Lakeside Plantation

Community Development District

Maria Chichelli, Vice Chairman

Alan Sabol, Assistant Secretary

Bonnie Benjamin, Assistant Secretary

Patrick Lavoy

Mary Martin

January 18, 2023

AGENDA

Lakeside Plantation Community Development District
AGENDA

Seat 3: Patrick Lavoy	
Seat 5: Maria Chichelli - VC	
Seat 2: Alan Sabol - AS	
Seat 4: Bonnie Benjamin - AS	
Seat 1: Mary Martin	

Wednesday
January 18, 2023
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. Organizational Matters

A. Oath of Office for Newly Elected Supervisors

B. Consideration of Resolution 2023-02 Appointing Officers of the Board

VI. District Engineer

VII. Business Administration

A. Approval of Minutes of the November 16, 2022 Meeting

B. Approval of November & December 2022 Check Registers

C. Balance Sheet & Income Statement

D. Special Assessment Receipts Schedule

E. Hurricane Damage Analysis

VIII. New Business Items

A. Ratification of Proposals from LMP

B. Discussion of Landscape Maintenance Services of Villas II

C. Ratification of Agreement with Signal USA, LLC for Property Restoration

D. Ratification of Addendum to Proposal with Westcoast Electric Services, Inc.

IX. General Audience Comments

X. Staff Reports

A. Attorney

B. District Manager

1. Discussion of Apron Repair Responsibility

C. Amenities Manager

1. Year in Review Report

2. Hurricane Recovery Update

3. Discussion of Bocce Ball Courts

4. Consideration of Sidewalk Repair Proposal

XI. Other Business

XII. Supervisors Requests

XIII. Next Scheduled Board Meeting is February 15, 2023 at 6:00 p.m. at Lakeside Plantation Clubhouse

XIV. 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	
11/16/22	Diane Raymond	1509 Scarlett Avenue	Status of Street Signs & Lights & Status of Dumpsters	
11/16/22	Theresa Mahoney	1520 Scarlett Avenue		
11/16/22	Sue Spayd	1534 Scarlett Avenue		

SECTION V

SECTION B

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Lakeside Plantation Community Development District:

1. The following persons were elected to the offices shown, to wit:

_____	is appointed Chairman
_____	is appointed Vice Chairman
_____	is appointed Secretary and Treasurer
_____	is appointed Assistant Secretary
_____	is appointed Assistant Secretary
_____	is appointed Assistant Secretary
_____	is appointed Assistant Treasurer
_____	is appointed Assistant Secretary
_____	is appointed Assistant Secretary

PASSED AND ADOPTED THIS 18th DAY OF JANUARY, 2023

ATTEST

_____
Secretary/Assistant Secretary

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

_____
Chairman / Vice Chairman

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, **November 16, 2022** at 6:00 p.m. via Zoom Communication Media Technology and at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

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

Also present:

Jordan Lansford	GMS – District Management
Sarah Sandy *(via Zoom)*	District Counsel
Margie Gertsmann	WTS Amenity Manager
Alex Murphy	WTS Operations Manager
Residents	

The following is a summary of the discussions and actions taken at the November 16, 2022 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Szewczyk 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)*

Mr. Szewczyk opened the general audience comments period. The following residents provided Request to Speak Forms and addressed the Board:

- Ms. Diane Raymond of 1509 Scarlett Avenue questioned the status of the dumpsters and the street lights and signs that were down. Ms. Gertsmann would address the street lights and signs later in the meeting but believed that the dumpsters belonged to a roofer for Carriage Houses. According to A1 Roofing, the dumpsters were supposed to be there on Monday or Tuesday and picked up on Wednesday or Thursday. If they were not removed, the management company for Carriage Homes would be contacted.
- Resident Theresa Mahoney questioned when an area next to the Clubhouse that stored electrical power was going to be addressed as there were debris and electrical lines on the ground. She wondered when fallen tree trunks were going to be removed, especially a big tree that fell on her roof.
- Ms. Sue Spade of 1534 Scarlett Avenue was on the HOA Board and reported a CDD Supervisor was violating the HOA by-laws by having a red shed on property in the single-family homes, which was blocking the sidewalk.

There being no further comments, Mr. Szewczyk closed the general audience comments period.

FOURTH ORDER OF BUSINESS **Audience Comment Tracker**

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

FIFTH ORDER OF BUSINESS **District Engineer**

A. Consideration of New Rate Schedule for FY23

Ms. Murphy presented the current Rate Schedule, which was requested by the Board along with the new Rate Schedule for Fiscal Year 2023. There was a $50 increase per hour. Mr. Sabol felt that this was reasonable as the new rate was a 10% increase and inflation was 13% to 14%. Discussion ensued.

On MOTION by Mr. Sabol seconded by Mr. Szewczyk with all in favor the new Rate Schedule for Fiscal Year 2023 for the District Engineer was approved.

SIXTH ORDER OF BUSINESS New Business Items

A. Blooming's Update

Ms. Sarah was looking into the most cost-effective approach to go after Bloomings.

B. Consideration of Proposals from LMP

Ms. Lansford presented proposals from Landscape Maintenance Professionals (LMP) for Brazilian Pepper cleanup and irrigation repairs, which were included in the agenda package. A proposal for stump grinding was provided to the Board under separate cover. Mr. Szewczyk asked if staff was keeping good records to submit to the District's insurance company. Ms. Gertsmann was submitting all items related to the hurricane, with the exception of the irrigation items. Mr. Roumy asked if the prices provided by LMP were researched as LMP charged $445 to install a valve, but Sprinkler Warehouse charged less than $121. Ms. Murphy stated that the rates were based on material and labor costs under LMP's agreement. Ms. Chichelli believed that the $445 charged by LMP included labor. Mr. Roumy requested that staff perform the research, ask a resident who owned an irrigation company whether LMP's prices were reasonable and not perform any irrigation work until all of the stumps were removed. Mr. Szewczyk agreed with Mr. Roumy on waiting to perform the irrigation work as the potential for damage was great during the stump grinding and felt that the quote for the stump grinding was reasonable based on estimates that he received for the removal of his tree.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor Estimate #80338 from Landscape Maintenance Professionals for topsoil and stump grinding in the amount of $41,525 was approved.

C. Ratification of Landscape Agreement with LMP

Ms. Lansford presented the Landscape Agreement with LMP, which was included in the agenda package. The PSA was removed as requested by the Board.

> On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the Landscape Agreement with Landscape Maintenance Professionals was ratified.

D. Ratification of Agreement with Westcoast Electric Services, Inc. for Electrical Demolition & Removal Services

Ms. Lansford presented an agreement with Westcoast Electric Services, Inc. for electrical demolition and removal services on the tennis court.

> On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the Agreement with Westcoast Electric Services, Inc. for Electrical Demolition & Removal Services was ratified.

E. Discussion of Contracting with Bradley Ray Concrete

Ms. Lansford reported that staff was working on the agreement for Bradley Ray Concrete and more information would be provided to the Board at the next meeting.

F. Budget Amendment FY22, Resolution 2023-01

Ms. Lansford presented Resolution 2023-01, amending the budget for Fiscal Year 2022, which was included in the agenda package. At the end of last fiscal year, the District's expenditures were $31,000 over budget.

> On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor the Budget Amendment for Fiscal Year 2022 as evidenced by Resolution 2023-01 was approved.

G. Discussion of Incident Report

Ms. Lansford reported that the Board had the option of imposing suspensions for incidents and due to an incident, Ms. Gertsmann wrote an incident report on Mr. Roumy for removing a light on District property. Ms. Sandy stated that this item was added to the agenda after discussion with the Chair to help facilitate discussion by the Board on its policies for the amenity facility management, how that policy is implemented, and who it applies to. As the policy currently stands, the Board hired and authorized WTS to manage its amenity facilities, including the repair of those facilities, coordinating all scheduled services and any maintenance or repairs. WTS hires the staff it deems appropriate for the staff. Absent Board direction

otherwise given at a Board meeting, all maintenance and repairs of District facilities flow through WTS. Historically, this policy applied to all – other District staff, consultants, contractors, residents, and Supervisors. If the policy is to change, then the Board needs to discuss such and provide that direction. Mr. Roumy defended his position regarding the incident, questioning the way that Ms. Gertsmann filled out the incident report and what was included. Mr. Szewczyk did not want to pick apart the report. Mr. Sabol understood that when the Board hired WTS, which Ms. Murphy and Ms. Gertsmann represented, the Board gave WTS the authority to make any decisions that should be made. In his opinion, Mr. Roumy had no right to be in the affected area as it was roped off and could have been hurt while moving the pole, causing liability issues. Therefore, Ms. Gertsmann had the right to make the report on Mr. Roumy. Mr. Roumy questioned the following:

- *Who is supposed to maintain Courts 3 and 4?* Ms. Gertsmann stated that a staff member maintained it and they were covered under the District's insurance. The pole was on the fence, not on the ground in order to open the tennis courts quickly. It was standard procedure to fill out an Incident Report, for documentation purposes, submit to District management and have the Chair decide whether to place on the agenda.
- *Why was there a priority to open three courts before November 1st?* Ms. Gertsmann stated that there was a priority in order to have league play.
- *Why was authority not provided to maintenance to cut the pole?* Ms. Gertsmann stated that it was not safe to do so. District management, the insurance carrier and the vendor made the decision.
- *Who closed the courts?* Ms. Gertsmann stated their maintenance person closed them by mistake due to miscommunication. He thought that play was done in the morning and locked them when he left after his shift. It never happened again.

Ms. Benjamin questioned why this item was placed on the agenda. Ms. Gertsmann explained that it was standard procedure for the purpose of the Board having the discussion. Ms. Sandy explained that the disciplinary portion of this matter was handled through a procedure under the Amenity Facility Policy. The first offense was a verbal and written warning, which was the written report. The agenda item was just to discuss the District's policy on how amenity facility maintenance is handled. Mr. Szewczyk pointed out that the Board hired WTS, GMS and

District Counsel to perform a job and if the Board did not like the job they were doing, the Board could terminate them, but Board Members should not be doing any work by themselves. WTS, GMS and District Counsel had the authority to manage and run the community. Mr. Sabol agreed. Mr. Roumy pointed out that he received a call from a resident yelling and screaming that the courts were closed, as an announcement was made when a court was closed. Mr. Szewczyk did not care whether November 1st was the start of tennis season. A certain priority of work needed to be completed and the tennis courts were not a priority. Mr. Szewczyk did not wish to have further discussion on this matter. Ms. Chichelli agreed. The Board agreed to continue with its prior policy of WTS managing the facilities and WTS's decision to control absent alternative direction from the Board at a Board meeting.

H. Consideration of Proposal from Innotech for Entrance Side Pergola

Ms. Lansford presented a proposal from Innotech for repair of the entrance side pergola, which would be covered by the District's insurance company as the deductible was met. Ms. Chichelli asked if it was for one pergola. Ms. Murphy replied affirmatively.

On MOTION by Ms. Benjamin seconded by Ms. Chichelli with all in favor the proposal from Innotech for the entrance side pergola in the amount of $3662.66 was approved.

Ms. Lansford commented on the insurance status for repairs. US Roofing was waiting to hear from the manufacturer on the shingles before providing a start date. The proposal for the resurfacing of the tennis, bocce and pickleball courts was received. It was $400,000 to resurface all of the courts. The maximum amount paid by the insurance for the lighting and fencing was 5% or $20,000. The proposal was sent to the insurance company. Ms. Gertsmann was working with the District Engineer on all of the street and roadway signs, which would be covered by the District's insurance. Staff was working on an agreement for the interior Clubhouse restoration work, which was included under US Roofing's proposal.

SEVENTH ORDER OF BUSINESS Business Administration

A. Approval of Minutes:

1. September 21, 2022 Meeting

2. October 19, 2022 Meeting

Ms. Lansford presented the minutes of the September 21 and October 19, 2022 meeting, which were included in the agenda package. There were no corrections.

> On MOTION by Ms. Chichelli seconded by Ms. Benjamin with all in favor the Minutes of the September 21, 2022 and October 19, 2022 Meetings were approved as presented.

B. Approval of October 2022 Check Register

Ms. Lansford presented the October 2022 Check Register, which was included in the agenda package.

> On MOTION by Ms. Chichelli seconded by Mr. Sabol with all in favor the October 2022 Check Register was approved.

EIGHTH ORDER OF BUSINESS General Audience Comments

This item was discussed after the Attorney's Report.

NINTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Sandy commented on the contract with Bradley Ray Concrete (Bradley Ray). The District typically used Bradley Ray for sidewalk repairs. They entered into the District's standard form of agreement in the past, but now preferred to use their proposal. Mr. Szewczyk asked if the District was protected. Ms. Sandy advised that the District's standard agreement included sovereign immunity, liability and attorney's fees being covered by the losing party in the event of a lawsuit and without it, the terms would apply according to Statute or the proposal. The Board may take on the risk; however, the lower the contract amount, the more Boards were comfortable with the risk. Ms. Gertsmann was meeting with another vendor on Monday, but if the Board waited, there was the risk with having bad sidewalks in the community and an increase in price as 25 more areas that were discovered after the hurricane. Ms. Lansford stated that Ms. Gertsmann was meeting with another vendor and asked if there would be an issue getting a hurricane reimbursement if there was no standard agreement. Ms. Sandy explained that the insurance company would not require a certain agreement, even though they preferred having one for liability purposes and could provide them with a shorter form of agreement that she used

with another vendor who did not want to use the District's form of agreement. The shorter form included provisions for public records and sovereign immunity. Mr. Szewczyk preferred to wait until Ms. Gertsmann met with the second vendor. Mr. Sabol was in favor of getting additional proposals.

Ms. Sandy reported that WTS and the District Engineer were working on repairing or replacing street signs on District right-of-ways and were in contact with the city regarding street signs on Plantation Boulevard. There was discussion back and forth on the responsibility for the street signs. The District's position was that the city was responsible for the ownership and maintenance of Plantation Boulevard including the street signs, which the city was informed about several times; however, if the Board wanted her to review the historical documents and try to push the city to repair the street signs, she would at the Board's direction. Mr. Szewczyk understood that the city was responsible for the street and sidewalk and the District was responsible for maintenance of the landscape and lighting and questioned how many street signs on Plantation Boulevard were affected. Ms. Sandy stated that the District Engineer had a map and an accounting of the number of street signs. Mr. Szewczyk counted six signs and requested that the District Engineer provide a cost versus waiting for the city.

- **General Audience Comments** *(Item 8)*

Mr. Szewczyk opened the public comment period. Resident Glenn Raymond of 1509 Scarlett Avenue asked if someone was contacted to come out to confirm that it was their dumpster and it would be removed. There being no further comments, Mr. Szewczyk closed the general audience comments period.

B. District Manager

1. FHP Traffic Report

Ms. Lansford presented the FHP Traffic Report, which was included in the agenda package. If the Board wanted to have traffic enforcement in the future, there could be a contract. Mr. Szewczyk was not in favor as they did not make many stops but would leave it up to the next Board. Ms. Lansford appreciated all of the hard work from this Board.

C. Amenities Manager

1. Update on US Roofing

This item was discussed.

2. Hurricane Recovery Update

Ms. Gertsmann met with LMP last Friday regarding the leaning Palms on Plantation Boulevard. They were a priority, but LMP needed a crane. They should be dealt with in the next couple of weeks. The roofs were fine. She requested a proposal from West Coast Electric on the downed streetlights on Plantation Boulevard. Staff had the make and model of the lights from when they were installed in 2018; however, the manufacturer was no longer in business. Mr. Sabol questioned when the roof repair would start. Ms. Gertsmann stated that US Roofing was waiting for the shingles. The manufacturer was working as quickly as possible. She would send an email to the Board when she heard from the roofer. The type of shingle that they had was discontinued and they were going to use a shingle of similar quality, but not the same shape or color. The manufacturer was going to provide three or four different colors for staff to choose. Mr. Szewczyk heard residents' comment about the roof looking like slate and hoped that they selected comparable material. Ms. Gertsmann was told that the shingles would lower their insurance rate.

Mr. Sabol requested an update on the air conditioner. Ms. Gertsmann stated it would be on the December agenda. Mr. Sabol noted there may not be a regular meeting until January. Ms. Gertsmann stated that the air conditioner would be fine until January. Ms. Chichelli asked how the light would be replaced if they no longer had that type of light. Ms. Gertsmann hoped to find something similar. Mr. Roumy asked if the tennis membership rate would be reduced since the courts were closed. Ms. Gertsmann explained that tennis members were not charged for October but would be charged for November since three courts were now open and a fourth one would be open next week. They extended all memberships by 30 days. Mr. Roumy thanked Ms. Murphy for opening Court #2 quickly. Ms. Murphy acknowledged that Ms. Gertsmann was responsible for it. There was Board consensus for Ms. Gertsmann to not offer any further extensions. Mr. Sabol questioned the number of tennis members compared to last year as there was an increase in the amount of the tennis membership. Ms. Gertsmann stated at the end of the season, they only had 18 paying members.

TENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS Supervisor's Requests

Mr. Szewczyk thanked the residents of Lakeside Plantation for allowing him to serve on the Board for the last 10 years, hoped that residents could see the improvements made throughout the community and that the incoming board recognized the great team that was in place with GMS and WTS and allow them to do their work. The Board thanked Mr. Szewczyk for his service. Mr. Roumy congratulated Ms. Sue Martin for her election to the Board, apologized to Ms. Murphy and Ms. Gertsmann for his harsh words and thanked the Board for allowing him to serve for two years. Mr. Sabol questioned whether there were any incidents on Halloween. Ms. Gertsmann did not hear anything negative.

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

Ms. Lansford stated that the next meeting was scheduled for December 21, 2022 at 6:00 p.m. at this location. Mr. Szewczyk recommended that the December meeting remain on the schedule and if Ms. Gertsmann did not have many items for the Board to take action on, she would cancel the meeting.

THIRTEENTH ORDER OF BUSINESS Adjournment

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION B

Lakeside Plantation
Community Development District

Summary of Invoices

November 1, 2022 to November 30, 2022

Fund	Date	Check No.'s		Amount
General Fund	11/4/22	2886-2892	$	18,242.51
	11/18/22	2893-2897	$	1,000.00
			$	19,242.51
Automatic Drafts				
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	$	1,056.61
		2200 Plantation Blvd - Fountain	$	279.84
		2200 Plantation Blvd - Pool	$	1,012.00
	North Port Utilities	2200 Plantation Blvd - Clubhouse	$	807.60
		2200 Plantation Blvd - Fountain	$	102.12
		2200 Plantation Blvd - Pool	$	592.40
	TECO Peoples Gas	2200 Plantation Blvd - Clubhouse Fireplace	$	16.07
	Comcast	2200 Plantation Blvd - Clubhouse	$	388.88
	ADT	2200 Plantation Blvd - Clubhouse	$	245.03
	Marlin Business Bank	Copier Contract Payment	$	104.86
			$	4,605.41
			$	**23,847.92**

*** CHECK DATES 11/01/2022 - 11/30/2022 *** 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 #
11/04/22	00005	10/17/22	SPE66452	202210	330-53800-48102				*	320.75		
			BACKFLOW CERTIFICATION									
								ALLIANCE FIRE & SAFETY			320.75	002886
11/04/22	00260	8/10/22	90245	202208	330-53800-51000				*	45.38		
			WITE GUTTER GRATE									
		9/16/22	WO-00109	202209	330-53800-51000				*	202.99		
			REPLACE LEAKING PIPE									
								DART POOL SOLUTIONS, INC			248.37	002887
11/04/22	00193	10/31/22	83	202210	310-51300-31100				*	416.25		
			ENGINEERING FEE									
								JOHNSON ENGINEERING, INC.			416.25	002888
11/04/22	00388	10/27/22	171205	202210	320-53800-46500				*	822.50		
			DISASTER RECOVERY									
		10/29/22	171265	202210	320-53800-46500				*	2,205.00		
			DISASTER RECOVERY									
		11/01/22	170993	202211	320-53800-46500				*	12,836.64		
			LANDSCAPE MAINT NOV22									
								LANDSCAPE MAINTENANCE PROFESSIONALS			15,864.14	002889
11/04/22	00357	10/24/22	7872-789	202210	330-53800-52000				*	280.00		
			WELL SEAL									
								NEW LIFE WELL AND PUMP INC			280.00	002890
11/04/22	00041	11/01/22	264247	202211	330-53800-48400				*	147.00		
			SECURITY									
								SECURITY ALARM CORP.			147.00	002891
11/04/22	00272	11/03/22	PSI-2266	202211	320-53800-46000				*	966.00		
			LAKE MAINT NOV22									
								SOLITUDE LAKE MANAGEMENT LLC			966.00	002892
11/18/22	00353	11/16/22	BB111620	202211	310-51300-11000				*	200.00		
			BOS MEETING 11/16/22									
								BONNIE J BENJAMIN			200.00	002893
11/18/22	00200	11/16/22	AS111620	202211	310-51300-11000				*	200.00		
			BOS MEETING 11/16/22									
								ALAN SABOL			200.00	002894
11/18/22	00342	11/16/22	NR111620	202211	310-51300-11000				*	200.00		
			BOS MEETING 11/16/22									
								NABIL B ROUMY			200.00	002895

*** CHECK DATES 11/01/2022 - 11/30/2022 *** 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	#
11/18/22	00056	11/16/22	JS111620	202211	310	51300	11000			*	200.00		
			BOS MEETING 11/16/22										
									JOE SZEWCZYK			200.00	002896
11/18/22	00282	11/16/22	MC111620	202211	310	51300	11000			*	200.00		
			BOS MEETING 11/16/22										
									MARIA J CHICHELLI			200.00	002897

TOTAL FOR BANK A 19,242.51

TOTAL FOR REGISTER 19,242.51

DART Pool Solutions, Inc.
1181 S. Sumter Blvd - PMB 324
North Port, FL 34287
CPC1457408

Dawn approved CS

330-53800-51000

Invoice

Date	Invoice #
9/16/2022	WO-0010953

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 On Receipt	9/26/2022	SB	9/16/2022

Description	Qty	Rate	Amount
I found the return sample tube fitting cracked and leaking, I replaced the failed fitting with a new one then tested ok.			
Trip Fee	1	100.00	100.00
Labor	0.75	120.00	90.00
1/4 fitting	1	12.99	12.99
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	$202.99
Payments/Credits	$0.00
Balance Due	$202.99

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

Board approved CS

330-53800-51000

Invoice

Date	Invoice #
8/10/2022	90245

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	9/9/2022	SB	8/10/2022

Description	Qty	Rate	Amount
White gutter grate & frame assembly	2	22.69	45.38
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	$45.38
Payments/Credits	$0.00
Balance Due	$45.38

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

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

Invoice

October 31, 2022
Project No: 20150050-000
Invoice No: 83

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 October 16, 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	79,596.76	T&M	100 %	79,596.76	79,180.51	416.25	0.00
	Totals	79,596.76			79,596.76	79,180.51	416.25	0.00

SUB-TOTAL PROFESSIONAL SERVICES: **416.25**

INVOICE TOTAL: **416.25**

Summary of professional services

Phase No. / Description		Bill Hours		Bill Rate	Billable Amount
1. - General Engineering					
Professional 3					
Burford, Brent	9/21/2022	1.50	Hrs @	140.00	210.00
Prepare for and attend 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	83
Technician 2							
Marino, Brian		9/21/2022	2.75	Hrs @	75.00		206.25
Created exhibit for residential lake bank repair; Calculated linear feet of residential lake bank repair; Created excel table;							
1. - General Engineering Total			4.25				416.25

Invoice

Landscape Maintenance Professionals, Inc.℠

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
11/1/2022	170993

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

Estimate #	Work Order #	PO / PA #

Description	Qty	Rate	Amount
Monthly Ground Maintenance	1	12,836.64	12,836.64
Effective 9-1-2022			

			Total	$12,836.64
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	*Terms*	*Due Date*	Payments/Credits	$0.00
	Net 30	12/1/2022	**Balance Due**	$12,836.64

320538 465

Landscape Maintenance Professionals, Inc.℠

Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/27/2022	171205

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

Estimate #	Work Order #	PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY			
Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal			
10-27-22			
Bobcat	1	300.00	300.00
Supervisor	9.5	55.00	522.50
320538465			

			Total	$822.50
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	*Terms*	*Due Date*	Payments/Credits	$0.00
	Net 30	11/26/2022	**Balance Due**	$822.50

Invoice

Landscape Maintenance Professionals, Inc.℠

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/29/2022	171265

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

Estimate #	Work Order #	PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal 10-29-22			
Equipment/Supplies/Fuel	9	10.00	90.00
Supervisor	9	55.00	495.00
Laborers(4)	36	45.00	1,620.00

320538465

			Total	$2,205.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	*Terms*	*Due Date*	Payments/Credits	$0.00
	Net 30	11/28/2022	Balance Due	$2,205.00

New Life Well and Pump, Inc
941-375-1065

6520 Beedla Street
North Port, Florida
34291
United States

330 - 53800 - 52000

Approved
CS

Billed To
Lakeside Plantation
2200 plantation blvd.
North port, Florida
34288
United States

Date of Issue
10/24/2022

Due Date
11/23/2022

Invoice Number
7872-7898

Amount Due (USD)
$280.00

Description	Rate	Qty	Line Total
4x2 cast iron well seal Simmons	$65.00	1	$65.00
Labor Labor	$100.00	1	$100.00
Service Call	$65.00	1	$65.00
Misc PVC 1",1.5", 1.25", 2"	$50.00	1	$50.00

Subtotal	280.00
Tax	0.00
Total	280.00
Amount Paid	0.00
Amount Due (USD)	$280.00

Tennis Court irrigation repair

DR MS

Notes
Fix broken plumbing on well next to tennis court

Terms

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	**264247**
Sale Date	11/1/2022
Due Date	11/11/2022

Lakeside Plantation CDD
Care Of: GMS
219 E Livingston St
Orlando, FL 32801

Description	Qty	Price	Net	Tax	Total
Monitoring-Commercial-Fire-Basic	3	$28.00	$84.00	$0.00	$84.00
For: Lakeside Plantation-F at 2200 Plantation Blvd. North Port, FL 34286 Period Covered: 11/01/2022 to 01/31/2023 inclusive.					
Monitoring-Commercial-Security-Basi	3	$21.00	$63.00	$0.00	$63.00
For: Lakeside Plantation at 2200 Plantation Blvd. North Port, FL 34289 Period Covered: 11/01/2022 to 01/31/2023 inclusive.					
TOTALS			**$147.00**	**$0.00**	**$147.00**

To ensure proper credit please include the invoice number on your check or visit our website to pay online. Please pay exact amount. If applicable, a late fee will be assesed on payments received 10 days or more past the due date.

330 538 48400

Return Stub Below

SOLITUDE
LAKE MANAGEMENT

INVOICE

Invoice Number: PSI-22662
Invoice Date: 11/3/2022

Bill
To: Lakeside Plantation CDD
Governmental Mgmt Services-Central Florida, LLC
9145 Narcoossee Road, Ste. A206
Orlando, FL 32827

Ship
To: Lakeside Plantation CDD
Governmental Mgmt Services-Central
9145 Narcoossee Road, Ste. A206
Orlando, FL 32827

Tax Ident. Type Legal Entity
Ship Via
Ship Date 11/3/2022
Due Date 12/3/2022
Terms Net 30

Customer ID L2077
P.O. Number
P.O. Date 11/3/2022
Our Order No.
SalesPerson Jeff Moding

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance November Billing 11/1/2022 - 11/30/2022 Lakeside Plantation Cdd LAKE ALL		1	1	966.00	966.00

320 538 46000

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 966.00

Subtotal:	**966.00**
Invoice Discount:	0.00
Total Sales Tax:	0.00
Payment Amount:	0.00
Total:	**966.00**

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

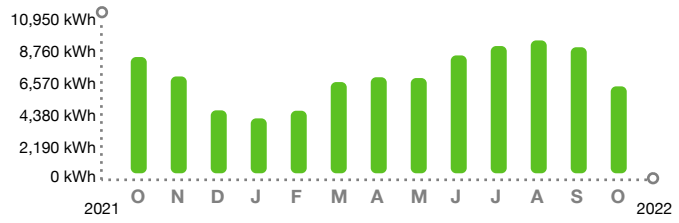
LAKESIDE PLANTATION COMM DEVELOPMENT DIST, Here's what you owe for this billing period.

CURRENT BILL

$1,056.61
TOTAL AMOUNT YOU OWE

Nov 15, 2022
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,287.09
Payments received	-1,287.09
Balance before new charges	0.00
Total new charges	1,056.61
Total amount you owe	**$1,056.61**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after January 12, 2023 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after November 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	$1,056.61	Nov 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			1,287.09
Payment received - Thank you			–1,287.09
Balance before new charges			$0.00
New Charges			
Rate: GSD-1 GENERAL SERVICE DEMAND			
Base charge:		$28.17	
Non-fuel:	*($0.026290 per kWh)*	$170.62	
Fuel:	*($0.038060 per kWh)*	$247.01	
Demand:	*($11.93 per KW)*	$524.92	
Electric service amount		970.72	
Gross rec. tax/Regulatory fee		25.61	
Franchise charge		60.28	
Taxes and charges		85.89	
Total new charges			$1,056.61
Total amount you owe			**$1,056.61**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Nov 22, 2022.

Usage Type	Current	-	Previous	x	Const	=	Usage
kWh used	84703		84054		10		6490
Demand KW	4.35				10.00		44

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 25, 2022	Sep 23, 2022	Oct 25, 2021
kWh Used	6490	9410	8680
Service days	32	30	31
kWh/day	202	313	280
Amount	$1,056.61	$1,287.09	$1,145.63

KEEP IN MIND

- Taxes and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

Download now ›

Easy way to save lives

As you set clocks back on Nov. 6 to end daylight saving time, change smoke alarm batteries to save lives.

Your bill after the storm

Rest assured, you will not be charged for any time you are without power, and your bill will be based on actual energy usage.

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: Sep 23, 2022 to Oct 25, 2022 (32 days)
Statement Date: Oct 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

$279.84
TOTAL AMOUNT YOU OWE

Nov 15, 2022
NEW CHARGES DUE BY

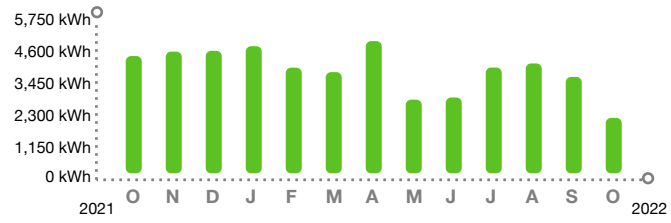
BILL SUMMARY

Amount of your last bill	477.02
Payments received	-477.02
Balance before new charges	0.00
Total new charges	279.84
Total amount you owe	**$279.84**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after January 12, 2023 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after November 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	$279.84	Nov 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		477.02
Payment received - Thank you		–477.02
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)*	$162.52	
Fuel: *($0.038060 per kWh)*	$82.67	
Electric service amount	257.10	
Gross rec. tax/Regulatory fee	6.78	
Franchise charge	15.96	
Taxes and charges	22.74	
Total new charges		$279.84
Total amount you owe		**$279.84**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN46183. Next meter reading Nov 22, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	31294		29122		2172

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 25, 2022	Sep 23, 2022	Oct 25, 2021
kWh Used	2172	3777	4596
Service days	32	30	31
kWh/day	67	125	148
Amount	$279.84	$477.02	$481.09

KEEP IN MIND

- Taxes and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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

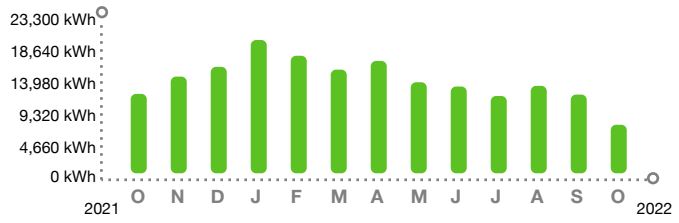
LAKESIDE PLANTATION COMM DEVELOPMENT DIST, Here's what you owe for this billing period.

CURRENT BILL

$1,012.00
TOTAL AMOUNT YOU OWE

Nov 15, 2022
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,322.09
Payments received	-1,322.09
Balance before new charges	0.00
Total new charges	1,012.00
Total amount you owe	**$1,012.00**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

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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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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	$1,012.00	Nov 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			1,322.09
Payment received - Thank you			–1,322.09
Balance before new charges			$0.00
New Charges			
Rate: GSD-1 GENERAL SERVICE DEMAND			
Base charge:		$28.17	
Non-fuel:	*($0.026290 per kWh)*	$202.62	
Fuel:	*($0.038060 per kWh)*	$293.33	
Demand:	*($11.93 per KW)*	$405.62	
Electric service amount		929.74	
Gross rec. tax/Regulatory fee		24.53	
Franchise charge		57.73	
Taxes and charges		82.26	
Total new charges			$1,012.00
Total amount you owe			**$1,012.00**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Nov 22, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	81024		73317		7707
Demand KW	34.36				34

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 25, 2022	Sep 23, 2022	Oct 25, 2021
kWh Used	7707	12505	12612
Service days	32	30	31
kWh/day	240	416	406
Amount	$1,012.00	$1,322.09	$1,244.69

KEEP IN MIND

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TECO PEOPLES GAS
AN EMERA COMPANY

ACCOUNT INVOICE

peoplesgas.com

Statement Date: 10/20/2022
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:	**11/10/2022**

Your Account Summary

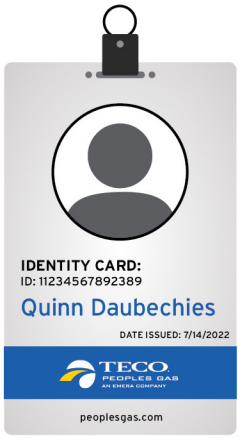
Previous Amount Due	$16.07
Payment(s) Received Since Last Statement	-$16.07
Current Month's Charges	**$16.07**
Total Amount Due	**$16.07**

DO NOT PAY. Your account will be drafted on 11/10/2022

SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Peoples Gas, ask to see his or her company badge.



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

Looking to connect?

It's easy to find a list of local natural gas appliance retailers, installation and service contractors, and repair technicians.
Visit peoplesgas.com for more information.

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:	**$16.07**
Payment Due By:	**11/10/2022**
Amount Enclosed	**$_____**

690889814820 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 11/10/2022

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: 10/20/2022
Current month's charges due **11/10/2022**

Details of Current Month's Charges – Service from - 09/17/2022 to 10/17/2022

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	10/17/2022	405		405		0 CCF		1.043		1.0000		0.0 Therms	31 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)

OCT 2022	0.0
SEP	0.0
AUG	0.0
JUL	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 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.

Don't get "tricked" by scammers.
October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit our Natural Gas Blog at peoplesgasblog.com to learn more.

Hello Lakeside Plantation,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		$389.45
EFT Payment - thank you	Oct 13	-$389.45
Balance forward		**$0.00**
Regular monthly charges	Page 3	$358.10
Taxes, fees and other charges	Page 3	$30.78
New charges		**$388.88**
Amount due		**$388.88**

Thanks for paying by Automatic Payment

Your automatic payment on Nov 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	Nov 12, 2022
Please pay	**$388.88**

Electronic payment will be applied Nov 12, 2022

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

853510055062439400388884

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 $30.78

Other charges $4.13

Federal Universal Service Fund	$2.46	
Regulatory Cost Recovery	$1.67	

Taxes & government fees $26.65

Sales Tax	$2.83	
State Communications Services Tax	$12.24	
Local Communications Services Tax	$10.38	
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.

marlin capital solutions™

PO Box 13604
Philadelphia PA 19101-3604

INVOICE

Address Service Requested

ATTN: ACCOUNTS PAYABLE
LAKESIDE PLANTATION CDD
2200 PLANTATION BLVD
NORTH PORT FL 34289-9472

☐ Please check here if your address has changed.
Provide new address on reverse side.

Remittance Section

Customer Account Number:	1833219
Invoice Number:	20210336
Invoice Date:	11/14/2022
Invoice Due Date:	12/05/2022
Total Due:	**$104.86**

Amount Paid: $ _____

Use enclosed envelope and make check payable to:

MARLIN LEASING CORP
PO BOX 13604
PHILADELPHIA PA 19101-3604

0000100202103362000000104869 4

For faster processing, please remove the check skirt.
Keep lower portion for your records - Please return upper portion with your payment

Important Messages

MyMarlin will soon be
PEAC Connect
Same great technology...new name + look!

- Pay your bills and manage your account online
- Visa® and Mastercard® payments accepted

Visit and register today at account.marlincapitalsolutions.com!

**some restrictions apply and processing fee incurred*

CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE	LAST PAYMENT RECEIVED
1833219	11/14/2022	20210336	12/05/2022	11/05/2022 Thank You

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
	BALANCE DUE:	**104.86**					**104.86**

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

Lakeside Plantation
Community Development District

Summary of Invoices

December 1, 2022 to December 31, 2022

Fund	Date	Check No.'s		Amount
General Fund	12/6/22	2898-2912	$	154,702.68
	12/15/22	2913-2920	$	49,265.66
			$	203,968.34
Capital Reserve Fund	12/6/22	136	$	8,500.00
			$	8,500.00
Automatic Drafts				
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	$	882.73
		2200 Plantation Blvd - Fountain	$	245.68
		2200 Plantation Blvd - Pool	$	1,288.54
	North Port Utilities	2200 Plantation Blvd - Clubhouse	$	328.60
		2200 Plantation Blvd - Fountain	$	32.52
		2200 Plantation Blvd - Pool	$	377.34
	TECO Peoples Gas	2200 Plantation Blvd - Clubhouse Fireplace	$	16.07
	Comcast	2200 Plantation Blvd - Clubhouse	$	388.88
	ADT	2200 Plantation Blvd - Clubhouse	$	245.03
	Marlin Business Bank	Copier Contract Payment	$	104.86
			$	3,910.25
			$	**207,878.59**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/06/22	00014	11/14/22	946727 WATER	202211	330-53800-48100		*	53.48		
						CULLIGAN WATER			53.48	002898
12/06/22	00260	10/01/22	90263 POOL MAINT OCT22	202210	330-53800-51100		*	850.00		
		10/13/22	WO-00110 REPAIRS AND MAINT PUMP	202210	330-53800-51000		*	1,033.33		
						DART POOL SOLUTIONS, INC			1,883.33	002899
12/06/22	00104	11/16/22	110288 MAINTENANCE	202211	330-53800-48700		*	141.44		
						FITNESS LOGIC			141.44	002900
12/06/22	00001	11/01/22	143 MANAGEMENT FEES NOV22	202211	310-51300-34000		*	3,541.67		
		11/01/22	143 WEBSITE ADMIN NOV22	202211	310-51300-35200		*	66.67		
		11/01/22	143 INFORMATION TECH NOV22	202211	310-51300-35100		*	104.17		
		11/01/22	143 DISSEMINATION SVC NOV22	202211	310-51300-31300		*	83.33		
						GOVERNMENTAL MANAGEMENT SERVICES			3,795.84	002901
12/06/22	00358	11/10/22	2147 HURRICANE MAINTENANCE	202211	320-53800-49100		*	3,662.66		
		11/10/22	2148 HURRICANE MAINTENANCE	202211	320-53800-49100		*	500.00		
						INNOTECH CONSTRUCTION SERVICES, LLC			4,162.66	002902
12/06/22	00193	6/23/22	5B ENGINEERING FEES	202206	310-51300-31100		*	8,382.00		
						JOHNSON ENGINEERING, INC.			8,382.00	002903
12/06/22	00371	11/28/22	3141235 ATTORNEY FEES	202210	310-51300-31500		*	2,659.00		
		11/28/22	3141238 ATTORNEY FEES	202210	310-51300-31500		*	1,815.00		
						KUTAK ROCK LLP			4,474.00	002904
12/06/22	00388	11/01/22	171343 HURRICANE DISASTER	202211	320-53800-46501		*	1,472.50		
		11/04/22	171397 HURRICANE DISASTER	202211	320-53800-46501		*	6,435.00		
		11/12/22	171638 HURRICANE DISASTER	202211	320-53800-46501		*	9,450.00		

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		11/14/22	171642	202211	320-53800-46501			*	1,900.00		
			HURRICANE DISASTER								
		11/15/22	171643	202211	320-53800-46501			*	1,900.00		
			HURRICANE DISASTER								
		11/15/22	171650	202211	320-53800-46501			*	350.00		
			HURRICANE DISASTER								
		11/16/22	171758	202211	320-53800-46501			*	1,900.00		
			HURRICANE DISASTER								
		11/17/22	171759	202211	320-53800-46501			*	2,327.50		
			HURRICANE DISASTER								
		11/18/22	172026	202211	320-53800-46501			*	4,465.00		
			HURRICANE DISASTER								
		11/21/22	172032	202211	320-53800-46501			*	1,900.00		
			HURRICANE DISASTER								
		11/22/22	172037	202211	320-53800-46501			*	1,900.00		
			HURRICANE DISASTER								
		11/23/22	172076	202211	320-53800-46501			*	1,900.00		
			HURRICANE DISASTER								
		12/01/22	171845	202212	320-53800-46400			*	12,836.64		
			LANDSCAPE MAINT DEC22								
							LANDSCAPE MAINTENANCE PROFESSIONALS			48,736.64	002905
12/06/22	00394	11/21/22	11212022	202211	330-53800-48102			*	205.00		
			LOWES REIMBURSE								
							ROBERT SCHIMIDT			205.00	002906
12/06/22	00370	12/06/22	12062022	202212	330-53800-48000			*	150.00		
			SANTA 2HRS								
							RON MESSINESE			150.00	002907
12/06/22	00393	11/30/22	32-2202-	202211	320-53800-49100			*	32,011.78		
			HURRICANE REPAIRS								
							SIGNAL RESTORATION SERVICES			32,011.78	002908
12/06/22	00041	12/01/22	266207	202212	330-53800-48400			*	344.04		
			FIRE INSPECTION								
							SECURITY ALARM CORP.			344.04	002909
12/06/22	00365	6/24/22	6571024	202206	300-15500-10000			*	1,590.21		
			FY22 TRUSTEE FEES								
		6/24/22	6571024	202206	310-51300-32300			*	3,180.42		
			FY22 TRUSTEE FEES								
							U.S. BANK			4,770.63	002910
12/06/22	00395	11/18/22	11182022	202212	330-53800-48000			*	400.00		
			BAND PAYMENT								
							WENDY BACKHAUS			400.00	002911

*** CHECK DATES 12/01/2022 - 12/31/2022 *** 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	#
12/06/22	00369	11/01/22	12350450	202211	330-53800-12000				*	22,595.92		
			MANAGEMENT FEES									
		12/01/22	12353296	202212	330-53800-12000				*	22,595.92		
			MANAGEMENT DEC22									
								WTS INTERNATIONAL, LLC			45,191.84	002912
12/15/22	00001	12/01/22	144	202212	310-51300-34000				*	3,541.67		
			MANAGEMENT FEES DEC22									
		12/01/22	144	202212	310-51300-35200				*	66.67		
			WEBSITE ADMIN DEC22									
		12/01/22	144	202212	310-51300-35100				*	104.17		
			INFORMATION TECH DEC22									
		12/01/22	144	202212	310-51300-31300				*	83.33		
			DISSEMINATION SVC DEC22									
		12/01/22	144	202212	310-51300-51000				*	.15		
			OFFICE SUPPLIES									
		12/01/22	144	202212	310-51300-42000				*	35.89		
			POSTAGE									
								GOVERNMENTAL MANAGEMENT SERVICES			3,831.88	002913
12/15/22	00193	11/22/22	84	202211	310-51300-31100				*	2,275.00		
			ENGINEERING FEES									
								JOHNSON ENGINEERING, INC.			2,275.00	002914
12/15/22	00371	8/29/22	3096564	202207	310-51300-31500				*	1,757.00		
			ATTORNEY FEES									
								KUTAK ROCK LLP			1,757.00	002915
12/15/22	00317	12/15/22	15152022	202212	300-36900-10000				*	40.00		
			REFUND N.Y.E PARTY									
								KAREN GRESHAM			40.00	002916
12/15/22	00028	12/15/22	12152022	202212	300-20700-10000				*	38,773.84		
			FY23 ASSESSMENTS									
								LAKESIDE PLANTATION C/O USBANK			38,773.84	002917
12/15/22	00351	12/10/22	000001	202212	330-53800-48102				*	175.00		
			REIMBURSE									
								NABIL ROUMY			175.00	002918
12/15/22	00272	12/08/22	PSI-3349	202212	320-53800-46000				*	966.00		
			LAKE MAINT DEC22									
								SOLITUDE LAKE MANAGEMENT LLC			966.00	002919
12/15/22	00369	6/20/22	12340773	202205	330-53800-12000				*	317.44		
			MAY2022									

*** CHECK DATES 12/01/2022 - 12/31/2022 ***
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	#
		12/06/22	12355758	202212	330	53800	12000			*	1,129.50		
			MANAGEMENT DEC22										
									WTS INTERNATIONAL, LLC			1,446.94	002920

TOTAL FOR BANK A 203,968.34

TOTAL FOR REGISTER 203,968.34

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

330-53800-41810

Invoice #946727

Vendor #

11/14/2022 12:20:38
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			-$5.01
Payments: None			
Net Due			$53.48

Next Delivery: 12/14/2022

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

Approved
CS

330- 53800-51000

DART Pool Solutions, Inc.
1181 S. Sumter Blvd - PMB 324
North Port, FL 34287
CPC1457408

Invoice

Date	Invoice #
10/13/2022	WO-0011033

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 On Receipt	10/23/2022	RK	10/13/2022

Description	Qty	Rate	Amount
Had power to motor but tripping breaker, will locate new motor. After returning and taking the pump apart we found the impeller fallen apart. we replaced the failed impeller and shaft seal then reassembled and tested ok.			
Trip Fee	1	100.00	100.00
Labor	2	120.00	240.00
Seal Pkg SVC EQ/C series	1	69.40	69.40
Impeller 6hp EQ	1	623.93	623.93
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	$1,033.33
Payments/Credits	$0.00
Balance Due	$1,033.33

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

Approved
330- 53800-5100

Invoice

Date	Invoice #
10/1/2022	90263

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	10/31/2022	SB	10/1/2022

Description	Qty	Rate	Amount
Pool maintenance Oct		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	

FITNESS LOGIC

380 Scarlet Blvd.
Oldsmar, FL 34677
P: 727 784-4964
F: 727 784-0223

№ 110288

Next Maintenance Due:

NAME: Lakeside Plantation
ADDRESS: 2200 Plantation Blvd North Port

CONTACT:
PHONE:
DATE: 11/16/22

☐ Warranty ☐ Non-Warranty ☐ Courtesy ☐ Install ☐ Sales

DESCRIPTION OF WORK

Replace speed & Incline overlays on Vision T-mill, mdl T-80, s/n TM445116112CA00020
Tested, working ok

Approved CS 330-53800-418700

QTY.	PART NO.	WTY.	PRICE EA.	PARTS DESCRIPTION
1			$ 13.22	Incline overlay (LH)
1			$ 13.22	Speed overlay (RH)

Date Completed:
Time In:
Time Out:
Service Technician: TRENT
☐ Paid in full:

Customer Signature

Maintenance:	
Compliance Fee:	
Parts:	$ 26.44
Service Call:	
Labor:	$ 94.00
Shipping:	$ 21.00
Sub Total:	$ 141.44
Tax:	
TOTAL:	$ 141.44

Invoice To Follow

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

Invoice

Invoice #: 143
Invoice Date: 11/1/22
Due Date: 11/1/22
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - November 2022 310 513 340		3,541.67	3,541.67
Website Administration - November 2022 310 513 352		66.67	66.67
Information Technology - November 2022 310 513 351		104.17	104.17
Dissemination Agent Services - November 2022 310 513 31300		83.33	83.33

Total	$3,795.84
Payments/Credits	$0.00
Balance Due	$3,795.84

Innotech Construction Services, LLC
1077 Innovation Ave Unit 112
North Port, FL 34289
941-204-0159
innotechconstructiongroup@gmail.com

Hurricane Main.

Approved
CS

INVOICE

BILL TO
Lakeside Plantation
2800 Plantation Blvd
North Port, FL 33948

INVOICE	2147
DATE	11/10/2022
TERMS	Due on receipt
DUE DATE	12/10/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		Billed on a Time and Material Basis. $85 a man Hour Plus Dump Fees.			0.00
	Sales	Labor: 34.7 Man Hours	34.70	85.00	2,949.50
	Sales	Dump Fees: 4 Dump Loads	78.54	4.00	314.16
	Sales	Materials	1	399.00	399.00
		Demolish the damaged Left Front Entrance Trellis & Pergola and remove & dispose of the rubble. Inspect the gazebo and block the area to keep a safety zone from the Public Access			

BALANCE DUE **$3,662.66**

Estimate Summary

Estimate 1915	3,662.66
This invoice 2147	$3,662.66
Total invoiced	3,662.66

001320 538 49100

Hurricane Main.

Approved CS

Innotech Construction Services, LLC
1077 Innovation Ave Unit 112
North Port, FL 34289
941-204-0159
innotechconstructiongroup@gmail.com

INVOICE

BILL TO
Lakeside Plantation
2800 Plantation Blvd
North Port, FL 33948

INVOICE # 2148
DATE 11/10/2022
DUE DATE 11/10/2022
TERMS Due on receipt

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sales	Purchase & Install Orange Safety Fence to secure the construction zone around the fallen pergola	1	500.00	500.00

BALANCE DUE **$500.00**

001 320 538 49100

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

Invoice

June 23, 2022
Project No: 20150050-001
Invoice No: 5

Project Manager Andrew Tilton

FEID #59-1173834

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

Project 20150050-001 Lakeside Plantation CDD Stormwater Management Needs Analysis
20150050-001
Stormwater Mgmt Needs Analysis
Professional Services through June 12, 2022 06/22 001 310 513 31100

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.	Stormwater Mgmt Needs Analysis	15,240.00	NTE	95 %	14,478.00	6,096.00	8,382.00	762.00
REIM	Reimbursable Expeses	50.00	T&M	0 %	0.00	0.00	0.00	50.00
	Totals	15,290.00			14,478.00	6,096.00	8,382.00	812.00

SUB-TOTAL PROFESSIONAL SERVICES: **8,382.00**

INVOICE TOTAL: **8,382.00**

Outstanding Invoices

Number	Date	0 - 30	31 - 60	61 - 90	91 - 120	121 +	Balance
4	5/26/2022	304.80	0.00	0.00	0.00	0.00	304.80
	Total	304.80	0.00	0.00	0.00	0.00	304.80

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

KUTAK ROCK LLP

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

Federal ID 47-0597598

November 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. 3141235
Client Matter No. 12323-1

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

001 310 513 31500

Invoice No. 3141235
12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

10/03/22	S. Sandy	0.20	57.00	Review revised SAC agreement; confer regarding same
10/03/22	D. Wilbourn	0.70	101.50	Review and compare security agreement
10/05/22	S. Sandy	0.10	28.50	Review SAC revised agreement
10/05/22	D. Wilbourn	0.30	43.50	Review draft alarm monitoring agreement
10/11/22	S. Sandy	0.50	142.50	Review correspondence regarding Bloomings failure to perform; review correspondence regarding potential insurance claim for sidewalk incident; facilitate insurance notification; conduct follow-up regarding status of FY 2021 audit; review draft agenda
10/11/22	D. Wilbourn	0.20	29.00	Follow up regarding accident claim letter
10/12/22	S. Sandy	0.70	199.50	Review draft agenda and minutes
10/13/22	S. Sandy	0.40	114.00	Confer with Lansford regarding October board meeting

10/13/22	D. Wilbourn	0.60	87.00	Prepare addendum to pergola demolition proposal
10/17/22	S. Sandy	0.20	57.00	Confer regarding debris clearing proposal; confer with Greenwood regarding board meeting
10/18/22	S. Sandy	0.20	57.00	Review Bradley Ray Concrete agreements
10/19/22	S. Sandy	3.10	883.50	Prepare for and attend board meeting; conduct follow-up regarding same
10/20/22	D. Wilbourn	0.80	116.00	Prepare roof replacement services agreement
10/21/22	S. Sandy	0.30	85.50	Confer with Gertsmann regarding use of amenity center as polling location; confer with Lansford regarding roofing proposal
10/24/22	S. Sandy	0.10	28.50	Review correspondence regarding insurance claim for roof and water damage and street sign damage
10/26/22	S. Sandy	1.20	342.00	Confer regarding Bradley Ray Concrete agreement and street signage replacement; prepare agreement with US Roof; conduct follow-up regarding same
10/27/22	S. Sandy	0.40	114.00	Conduct research regarding ownership and maintenance of Plantation Blvd; confer with Buford regarding same; confer with Murphy regarding sidewalk and driveway maintenance
10/28/22	S. Sandy	0.20	57.00	Prepare agreement with West Coast Electrical
10/28/22	D. Wilbourn	0.80	116.00	Prepare agreement for light pole demolition and removal
TOTAL HOURS		11.00		

TOTAL FOR SERVICES RENDERED		$2,659.00
TOTAL CURRENT AMOUNT DUE		$2,659.00
UNPAID INVOICES:		
August 29, 2022	Invoice No. 3096564	1,757.00
TOTAL DUE		$4,416.00

KUTAK ROCK LLP

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

Federal ID 47-0597598

November 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. 3141238
Client Matter No. 12323-2

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

Invoice No. 3141238
12323-2

10/22 001 310 513 31500

Re: Hurricane Ian FEMA Claim

For Professional Legal Services Rendered

09/30/22	K. John	1.80	333.00	Research FEMA procurement and funding process; confer regarding same
10/04/22	S. Sandy	0.30	85.50	Review Hurricane Ian damage report; confer with Murphy regarding same
10/04/22	S. Sandy	1.10	313.50	Confer with District staff regarding fallen trees and hurricane damage assessment
10/06/22	S. Sandy	0.60	171.00	Confer with District staff regarding proposals for Hurricane Ian recovery; confer with insurance provider regarding claim process; confer with Mossing regarding FEMA claim process
10/07/22	S. Sandy	0.40	114.00	Confer with Gerstmann and GMS FEMA working group regarding amenity facility water and roof damage
10/10/22	S. Sandy	1.70	484.50	Research and review executive order

				suspending in person quorom; confer with Lansford regarding same; attend conference call regarding insurance and FEMA claims
10/11/22	S. Sandy	0.60	171.00	Review agreement from Signal for water damage inspection; confer with Murphy and Lansford regarding same; confer with Lansford and Murphy regarding roofing proposals
10/12/22	S. Sandy	0.20	57.00	Review proposal for gazebo demolition and repairs; confer with Murphy and Lansford regarding same
10/13/22	S. Sandy	0.30	85.50	Prepare addendum to Innotech proposal
TOTAL HOURS		7.00		

TOTAL FOR SERVICES RENDERED $1,815.00

TOTAL CURRENT AMOUNT DUE $1,815.00

Landscape Maintenance Professionals, Inc.℠

Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
11/1/2022	171343

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

Estimate #	Work Order #	PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY			
Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal			
11-1-22			
Equipment/Supplies/Fuel	9.5	10.00	95.00
Supervisor	9.5	55.00	522.50
Laborers(2)	19	45.00	855.00
001 320 538 -46501			

			Total	$1,472.50
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	*Terms*	*Due Date*	Payments/Credits	$0.00
	Net 30	12/1/2022	**Balance Due**	$1,472.50

Landscape Maintenance Professionals, Inc.℠

Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
11/4/2022	171397

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

Estimate #	Work Order #	PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal			
11-4-22			
Team A			
Equipment/Supplies/Fuel	9	10.00	90.00
Supervisor	3	55.00	165.00
Laborers(5)	45	45.00	2,025.00
Team B			
Equipment/Supplies/Fuel	9	10.00	90.00
Supervisor	3	55.00	165.00
Laborers(5)	45	45.00	2,025.00
Team C			
Equipment/Supplies/Fuel	9	10.00	90.00
Supervisor	3	55.00	165.00
Laborers(4)	36	45.00	1,620.00
001 310 538 46501			

			Total	$6,435.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	*Terms*	*Due Date*	Payments/Credits	$0.00
	Net 30	12/4/2022	**Balance Due**	$6,435.00

Landscape Maintenance Professionals, Inc.℠

Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
11/23/2022	172076

Bill To:

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

Property Information

Estimate #	Work Order #	PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY			
Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal			
11-23-22			
Equipment/Supplies/Fuel	9.5	10.00	95.00
Supervisor	9.5	55.00	522.50
Laborers(3)	28.5	45.00	1,282.50
001 320 538 46501			

			Total	$1,900.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	*Terms*	*Due Date*	Payments/Credits	$0.00
	Net 30	12/23/2022	**Balance Due**	$1,900.00

Landscape Maintenance Professionals, Inc.℠

Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
11/22/2022	172037

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

Estimate #	Work Order #	PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal 11-22-22			
Equipment/Supplies/Fuel	9.5	10.00	95.00
Supervisor	9.5	55.00	522.50
Laborers(3)	28.5	45.00	1,282.50
DUI 320 538406501			

			Total	$1,900.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	*Terms*	*Due Date*	Payments/Credits	$0.00
	Net 30	12/22/2022	**Balance Due**	$1,900.00

Landscape Maintenance Professionals, Inc.℠

Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
11/21/2022	172032

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

Property Information

Estimate #	Work Order #	PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal 11-21-22			
Equipment/Supplies/Fuel	9.5	10.00	95.00
Supervisor	9.5	55.00	522.50
Laborers(3)	28.5	45.00	1,282.50

001 320 538 46501

			Total	$1,900.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	*Terms*	*Due Date*	Payments/Credits	$0.00
	Net 30	12/21/2022	**Balance Due**	$1,900.00

Invoice

Landscape Maintenance Professionals, Inc.℠

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
11/18/2022	172026

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

Estimate #	Work Order #	PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal 11-18-22			
Equipment/Supplies/Fuel	9.5	10.00	95.00
Supervisor	9.5	55.00	522.50
Laborers (9)	85.5	45.00	3,847.50

001 320 538 46501

			Total	$4,465.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	*Terms*	*Due Date*	Payments/Credits	$0.00
	Net 30	12/18/2022	**Balance Due**	$4,465.00

Landscape Maintenance Professionals, Inc.℠

Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
11/17/2022	171759

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

Estimate #	Work Order #	PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY			
Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal			
11-17-22			
Equipment/Supplies/Fuel	9.5	10.00	95.00
Supervisor	9.5	55.00	522.50
Laborers (4)	38	45.00	1,710.00

001 320 538 46501

			Total	$2,327.50
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	*Terms*	*Due Date*	Payments/Credits	$0.00
	Net 30	12/17/2022	**Balance Due**	$2,327.50

Landscape Maintenance Professionals, Inc.℠

Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
11/16/2022	171758

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

Estimate #	Work Order #	PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY			
Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal			
11-16-22			
Equipment/Supplies/Fuel	9.5	10.00	95.00
Supervisor	9.5	55.00	522.50
Laborers (3)	28.5	45.00	1,282.50
001 320 538 41501			

			Total	$1,900.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	*Terms*	*Due Date*	Payments/Credits	$0.00
	Net 30	12/16/2022	**Balance Due**	$1,900.00

Landscape Maintenance Professionals, Inc.℠

Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
12/1/2022	171845

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

Estimate #	Work Order #	PO / PA #

Description	Qty	Rate	Amount
Monthly Ground Maintenance	1	12,836.64	12,836.64
Effective 9-1-2022			
DDI 320 538 46 400			

			Total	$12,836.64
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	*Terms*	*Due Date*	Payments/Credits	$0.00
	Net 30	12/31/2022	**Balance Due**	$12,836.64

Landscape Maintenance Professionals, Inc.℠

Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
11/12/2022	171638

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

Estimate #	Work Order #	PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY			
Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal			
11-12-22			
Team A			
Equipment/Supplies/Fuel	9	10.00	90.00
Supervisor	4.5	55.00	247.50
Laborers (5)	45	45.00	2,025.00
Team B			
Equipment/Supplies/Fuel	9	10.00	90.00
Supervisor	4.5	55.00	247.50
Laborers (5)	45	45.00	2,025.00
Team C			
Equipment/Supplies/Fuel	9	10.00	90.00
Supervisor	4.5	55.00	247.50
Laborers (5)	45	45.00	2,025.00
Team D			
Equipment/Supplies/Fuel	9	10.00	90.00

			Total
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	*Terms*	*Due Date*	Payments/Credits
	Net 30	12/12/2022	**Balance Due**

001 320 538 46501

Landscape Maintenance Professionals, Inc.℠

Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
11/12/2022	171638

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

Estimate #	Work Order #	PO / PA #

Description	Qty	Rate	Amount
Supervisor	4.5	55.00	247.50
Laborers (5)	45	45.00	2,025.00

			Total	$9,450.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	*Terms*	*Due Date*	Payments/Credits	$0.00
	Net 30	12/12/2022	**Balance Due**	$9,450.00

Landscape Maintenance Professionals, Inc.℠

Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
11/15/2022	171650

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

Estimate #	Work Order #	PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal 11-15-22			
Stump Removal	1	350.00	350.00

001 320 538 46501

			Total	$350.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	*Terms*	*Due Date*	Payments/Credits	$0.00
	Net 30	12/15/2022	**Balance Due**	$350.00

Landscape Maintenance Professionals, Inc.℠

Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
11/15/2022	171643

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

Estimate #	Work Order #	PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY			
Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal			
11-15-22			
Equipment/Supplies/Fuel	9.5	10.00	95.00
Supervisor	9.5	55.00	522.50
Laborers(3)	28.5	45.00	1,282.50
001 320 538 46501			

			Total	$1,900.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	*Terms*	*Due Date*	Payments/Credits	$0.00
	Net 30	12/15/2022	**Balance Due**	$1,900.00

Landscape Maintenance Professionals, Inc.℠

Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
11/14/2022	171642

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

Estimate #	Work Order #	PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal 11-14-22			
Equipment/Supplies/Fuel	9.5	10.00	95.00
Supervisor	9.5	55.00	522.50
Laborers(3)	28.5	45.00	1,282.50
001 320 538 46501			

			Total	$1,900.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	*Terms*	*Due Date*	Payments/Credits	$0.00
	Net 30	12/14/2022	**Balance Due**	$1,900.00

WTS INTERNATIONAL

Check Request Form

Community Name: Lakeside Plantation CDD

Event: Maintenance

Event Date: N/A

Check Request Date:

CHECK PAYABLE TO:

Name: Robert Schmidt

Address: 3129 Conway Blvd

City, State, Zip: Port Charlotte, Fla 33952

Phone #: 609 997 4238

Check needed by date: ASAP

DESCRIPTION	AMOUNT
Lowe's - Ladder	205.00
TOTAL	$ 205.00

001 330 538 48102

Request made by: _____

LOWE'S HOME CENTERS, LLC
5601 TUSCOLA BOULEVARD
NORTH PORT, FL 34287 (941) 257-2200

- SALE -

SALES#: S2727VQY 4747653 TRANS#: 2039727 11-21-22

54056 20-FT AL EX LDR 225-LB CP	205.00
SUBTOTAL:	205.00
TAX:	0.00
INVOICE 02265 TOTAL:	205.00
M/C:	205.00

M/C: XXXXXXXXXXX1884 AMOUNT:205.00 AUTHCD: 070572
CHIP REFID:272702156642 11/21/22 09:08:20
APL: CAPITAL ONE TVR: 0000008000
AID: A0000000041010 TSI: E800
STORE: 2727 TERMINAL: 02 11/21/22 09:08:47

 # OF ITEMS PURCHASED: 1

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

THANK YOU FOR SHOPPING LOWE'S.
FOR DETAILS ON OUR RETURN POLICY, VISIT
LOWES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: CHRIS WILSON

LOWE'S PRICE PROMISE
FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

****
* SHARE YOUR FEEDBACK! *
* ENTER FOR A CHANCE TO BE *
* ONE OF FIVE $500 WINNERS DRAWN MONTHLY! *
* ¡ENTRE EN EL SORTEO MENSUAL *
* PARA SER UNO DE LOS CINCO GANADORES DE $500! *
* *
* ENTER BY COMPLETING A SHORT SURVEY *
* WITHIN ONE WEEK AT: www.lowes.com/survey *
* Y O U R I D #022656 272723 256588 *
* *
* NO PURCHASE NECESSARY TO ENTER OR WIN. *
* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *
****

STORE: 2727 TERMINAL: 02 11/21/22 09:08:47

WTS INTERNATIONAL

Check Request Form

Community Name: Lakeside Plantation CDD

Event: Santa Pictures

Event Date: 12/11/22

Check Request Date:

CHECK PAYABLE TO:

Name: Ron Messinese

Address: 2800 Plantation Blvd

City, State, Zip: North Port, FL, 34289

Phone #: 941-962-8469

Check needed by date: 12/10/22

DESCRIPTION	AMOUNT
Santa 2hrs	150.00
TOTAL	$ 150.00 -

001 330538 480

Request made by: Courtney Sam

INVOICE

Signal Restoration Services
2490 Industrial Row
Troy, MI 48084
800.533.9898

Federal Tax ID #: 45-4249779

Claim #:	
Invoice Due Date	12/30/2022
Invoice Number	32-2202-12062-1
Invoice Date	11/30/2022
Job / Project Number	32-2202-12062
Project Manager	Irv Lipschutz

BILL TO INFORMATION:

Lakeside Plantation CDD
2800 Plantation Boulevard
Northport, FL 34289
manager@lakesideplantationcdd.com

PROJECT INFORMATION:

Attn: Margie Gertsmann
Lakeside Plantation CDD Clubhouse - H. Ian
2800 Plantation Boulevard
Northport, FL 34289

INVOICE SUMMARY DETAIL

Billing Categories | Billing Details Attached	INVOICE	Invoice Category Totals
#1 Billable Labor		$12,697.50
#2 Associated Labor Fees (Per Diem & Small Tools)		$224.48
#3 Materials & Consumables		$1,062.50
#4 Equipment & Tools		$8,750.00
#5 Subcontractors & Vendors		$8,227.93
Equipment Terms Discount		($475.00)
REMIT PAYMENT TO:	Invoice Sub Total	$30,487.41
Signal Restoration Services 2490 Industrial Row Troy, MI 48084	CAT Fee (4%)	$1,219.50
	Administrative Surcharge	$304.87
	Sales Tax	$0.00
	Previous Payments / Credits	$0.00
	Invoice Total Amount Due	$32,011.78

Billing Created with Time and Materials PLUS II™ - Time and Materials Billing

DOI 320 538 49100

Job / Project Number
32-2202-12062

Invoice Number
32-2202-12062-1

PROGRESS BILLING - This invoice represents a Partial (Progress) Billing and may not include all Cost for Vendors / Subcontractors. Signal Restoration Services will bill any and all invoice related to the project once they are received and processed. These will be added to additional Partial (Progress) and/or Final Invoice for this project.

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 266207
Sale Date 12/1/2022
Due Date 12/11/2022

Lakeside Plantation CDD
Care Of: GMS
219 E Livingston St
Orlando, FL 32801

001330 538 4840

Description	Qty	Price	Net	Tax	Total
Service-Comm-Fire Inspection	12	$28.67	$344.04	$0.00	$344.04

Fire Inspection billed in advance month before inspection due.
For: Lakeside Plantation-F at 2200 Plantation Blvd. North Port, FL 34286
Period Covered: 12/01/2022 to 11/30/2023 inclusive.

TOTALS	$344.04	$0.00	$344.04

To ensure proper credit please include the invoice number on your check or visit our website to pay online. Please pay exact amount. If applicable, a late fee will be assesed on payments received 10 days or more past the due date.

Return Stub Below

Please return this portion of your invoice with your payment. Thank you!

Customer : Lakeside Plantation CDD

Invoice Number 266207
Bill Payer ID 11765
CSID

Acct. Bal. $491.04 **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 #** **266207**

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

"Copy of Previously Printed Invoice"

Invoice Number:	6571024
Account Number:	6753328
Invoice Date:	06/24/2022
Direct Inquiries To:	SCOTT SCHUHLE
Phone:	954-938-2476

LAKESIDE PLANTATION CDD
ATTN ACCOUNTING DEPT
6200 LEE VISTA BLVD
SUITE 300
ORLANDO, FL 32822

06/22
001 300 155 100 1590.21 FY22 Trustee Fees
001 310 513 32300 3180.42 FY23 Trustee Fees

LAKESIDE PLANTATION CDD 99 A&B

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	$4,770.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
"Copy of Previously Printed Invoice"

Invoice Number: 6571024
Invoice Date: 06/24/2022
Account Number: 6753328
Direct Inquiries To: SCOTT SCHUHLE
Phone: 954-938-2476

LAKESIDE PLANTATION CDD 99 A&B

Accounts Included In This Relationship: 6753328 6753336 6753337 6753359 6753360

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04280 Administration	1.00	4,427.50	100.00%	$4,427.50
Subtotal Administration Fees - In Advance 06/01/2022 - 05/31/2023				**$4,427.50**
Incidental Expenses 06/01/2022 to 05/31/2023	4,427.50	0.0775		$343.13
Subtotal Incidental Expenses				**$343.13**
TOTAL AMOUNT DUE				**$4,770.63**

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.

WTS INTERNATIONAL

Check Request Form

Community Name: Lakeside Plantation CDD

Event: Holiday Party

Event Date: 12/9/22

Check Request Date: 11/18/22

CHECK PAYABLE TO:

Name: Wendy Backhaus

Address: 2800 Plantation Blvd.

City, State, Zip: North Port, FL 34289

Phone #: 941-423-5500

Check needed by date: ASAP

DESCRIPTION	AMOUNT
Band Payment	$400.00
TOTAL	$400.00

001 330 538 480

Request made by: Courtney Sears

CONTRACT OF EMPLOYMENT

This contract is entered into by and between Wendy Backhaus party one of THE SENSATIONS, and party two MARGIE GERSTMANN of LAKESIDE PLANTATION
The terms of this contract are as follows:

Party one agrees to:

PROVIDE MUSICAL ENTERTAINMENT ON DEC. 9th, 2022 FROM 6:30-9:30 P.M.

Party two agrees to:

PAY THE SENSATIONS $400.00 UPON COMPLETION OF PROGRAM.

This contract may not be modified in any manner unless in writing and signed by both parties. This document and any attachments hereto constitute the entire agreement between the parties. This contract shall be binding under the laws of the state of Florida.

Wendy J Backhaus
(Signature)

M Gerstmann
(Signature)

Wendy J. Backhaus
(Printed name) (Date)

Marjorie Gerstmann
(Printed name) (Date)

941-830-2281 5-16-22

570 994 2770 - 5-16-22

ARCH AMENITIES GROUP
From the experts at WTS International, LifeStart and Meet Hospitality

WTS INTERNATIONAL

Invoice

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

Invoice Number:	12353296
Date:	12/01/2022
Terms Code:	Due on receipt
Due Date:	12/01/2022
PO:	

Invoice Description: DEC 2022 - MGMT

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

001 330 538 12000

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

ARCH AMENITIES GROUP
From the experts at WTS International, LifeStart and Meet Hospitality
WTS INTERNATIONAL

Invoice

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

Invoice Number:	12350450
Date:	11/01/2022
Terms Code:	Due on receipt
Due Date:	11/01/2022
PO:	

Invoice Description: NOV 2022

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

330 538 12000

~~* put on hold~~

take off hold

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
DBA Arch Amenities Group
3200 Tower Oaks Blvd
Suite 400
Rockville, MD 20852

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

Invoice

Invoice #: 144
Invoice Date: 12/1/22
Due Date: 12/1/22
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - December 2022 001 310 513 34O		3,541.67	3,541.67
Website Administration - December 2022 310 513 35200		66.67	66.67
Information Technology - December 2022 310 513 35100		104.17	104.17
Dissemination Agent Services - December 2022 310 513 31300		83.33	83.33
Office Supplies 310 513 51000		0.15	0.15
Postage 310 513 42000		35.89	35.89

Total	$3,831.88
Payments/Credits	$0.00
Balance Due	$3,831.88

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

Invoice

November 22, 2022
Project No: 20150050-000
Invoice No: 84

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 November 13, 2022

001 310 513 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	81,871.76	T&M	100 %	81,871.76	79,596.76	2,275.00	0.00
	Totals	81,871.76			81,871.76	79,596.76	2,275.00	0.00

SUB-TOTAL PROFESSIONAL SERVICES: **2,275.00**

INVOICE TOTAL: **2,275.00**

Summary of professional services

Phase No. / Description		Bill Hours		Bill Rate	Billable Amount
1. - General Engineering					
Professional 3					
Lohr, Paul	10/25/2022	.50	Hrs @	150.00	75.00
Lakeside Plantation CDD. Convert field points collected in online map to shapefile. Requested by Brent Burford through Mike Lohr.					

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

Project	20150050-000	Lakeside Plantation CDD			Invoice	84
Professional 3						
Burford, Brent	10/17/2022	1.00	Hrs @	150.00		150.00
Review plats to determine ownership of Scarlett Ave.						
Burford, Brent	10/19/2022	.75	Hrs @	150.00		112.50
Prepare for and attend the Lakeside Plantation Board of Supervisors meeting.						
Burford, Brent	10/24/2022	5.00	Hrs @	150.00		750.00
Sign Damage Inventory.						
Burford, Brent	10/25/2022	1.00	Hrs @	150.00		150.00
Sign damage exhibit.						
Burford, Brent	10/26/2022	1.00	Hrs @	150.00		150.00
Emails regarding signage and discussion with City of North Port staff. Review sign exhibit.						
Burford, Brent	10/27/2022	1.00	Hrs @	150.00		150.00
Emails regarding signage and discussion with City of North Port staff.						
Burford, Brent	11/7/2022	.25	Hrs @	150.00		37.50
Review streets ownership.						
Burford, Brent	11/9/2022	1.00	Hrs @	150.00		150.00
Conference call with CDD staff on up coming agenda. Phone call with Supervisor Chichelli in regard to ownership of streets.						
Professional 9						
Tilton, Andrew	10/31/2022	.50	Hrs @	300.00		150.00
Review and comment on upcoming BOS agenda.						
Technician 2						
Marino, Brian	10/26/2022	5.00	Hrs @	80.00		400.00
Created shapefile with field data; Added map ID to shapefile; Added status field to shapefile; Created exhbit with roadside signage issues; Labelled all points and roads; Added Lat/Long field to shapefile and populated it; created Excel file of signs;						
1. - General Engineering Total		17.00				2,275.00

KUTAK ROCK LLP

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

Federal ID 47-0597598

August 29, 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. 3096564
Client Matter No. 12323-1

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

07/22
001 310 513 31500

Invoice No. 3096564
12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

07/05/22	S. Sandy	0.10	28.50	Correspond regarding Bloomings contract termination
07/05/22	D. Wilbourn	0.80	116.00	Review and summarize provisions of landscape maintenance contract
07/06/22	S. Sandy	0.80	228.00	Review Bloomings agreement; confer with Lansford regarding same
07/08/22	S. Sandy	0.20	57.00	Confer with Lansford regarding informal landscape request for proposals
07/11/22	S. Sandy	0.80	228.00	Prepare form of landscape services agreement; review landscape proposal package; confer with Lansford regarding same
07/11/22	D. Wilbourn	1.10	159.50	Prepare form of landscape agreement for informal RFP
07/12/22	S. Sandy	1.30	370.50	Confer with Lansford and Buford regarding landscape maintenance map and landscape RFP; prepare landscape maintenance RFP

07/12/22	D. Wilbourn	0.60	87.00	Update and revise landscape RFP
07/17/22	M. Rigoni	0.10	26.50	Prepare memorandum regarding statutory changes to publication requirements
07/20/22	S. Sandy	0.30	85.50	Review amenity policy; confer with staff regarding same
07/22/22	S. Sandy	0.20	57.00	Confer with Lansford regarding amenity policies
07/25/22	S. Sandy	0.60	171.00	Prepare amenity facility policy; review incident report; confer with Gertmann regarding same
07/26/22	S. Sandy	0.50	142.50	Prepare revised amenity policy; confer with District staff regarding same

TOTAL HOURS	7.40	
TOTAL FOR SERVICES RENDERED		$1,757.00
TOTAL CURRENT AMOUNT DUE		$1,757.00
UNPAID INVOICES:		
April 28, 2022	Invoice No. 3039751	1,542.50
TOTAL DUE		$3,299.50

WTS INTERNATIONAL

Check Request Form

Community Name: Lakeside Plantation CDD

Event: New years Eve

Event Date: 12/31/22

Check Request Date: 12/15/22

CHECK PAYABLE TO:

Name: Karen Gresham

Address: 1974 Scarlett Ave

City, State, Zip: North Port, FL, 34288

Phone #: 314-541-0760

Check needed by date: ASAP

DESCRIPTION	AMOUNT
N.Y.E. Party - refund - check deposited	40.00
TOTAL	$ 40.00 -

Request made by: [signature]

300 369 10000

Lakeside Plantation CDD

FY 2023 - Operating Account

Regular Pay Request X **Expedited Request** _____

GMS-Tampa LLC
4530 Eagle Falls Place
Tampa, FL 33619

Invoice Amount $ 38,773.84

Make Payable To: Lakeside Plantation CDD Series 1999

In Payment of: FY23 Assessments thru 12/14/22

G/L Code: 001.300.20700.10000 $ 38,773.84 Due to Debt Service

Expense Month December

V: 28

LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2023

Gross Assessment	$ 957,272.36	$ 185,322.67	$ 1,142,595.03
Net Assessment	$ 899,836.02	$ 174,203.31	$ 1,074,039.33

TOTAL ASSESSMENT LEVY — **ASSESSED THROUGH COUNTY**

							83.78%	16.22%	100.00%
DATE	**DESCRIPTION**	**GROSS AMT**	**COMMISSIONS**	**DISC/PENALTY**	**INTEREST**	**NET RECEIPTS**	**O&M Portion**	**S1999 DSF Portion**	**Total**
11/25/22	P/E 11/14/22	$113,281.97	($1,699.23)	$0.00	$0.00	$111,582.74	$93,484.63	$18,098.11	$111,582.74
11/30/22	P/E 11/25/22	$129,416.12	($1,941.24)	$0.00	$0.00	$127,474.88	$106,799.15	$20,675.73	$127,474.88
	TOTAL	$242,698.09	($3,640.47)	$0.00	$0.00	$239,057.62	$200,283.78	$38,773.84	$239,057.62

22%	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
Total			$0.00	$0.00	$0.00

INVOICE

Approved
CS

12/22

From

Bill Roumy

1759 scarlett ave
North Port
FL 34289

To

Lakeside Plantation

2200 Plantation blvd
North Port FL 34289

Invoice #	0000001
Invoice Date	Dec 10, 2022
Due Date	Dec 17, 2022

Item	Description	Unit Price	Quantity	Amount
Product	Shoe blaster reconditioned	175.00	1.00	175.00
Service	Shoe blaster repair (free charge)	0	1.00	0.00

New Line

Notes

Shoe blaster cost new +$500

Subtotal	175.00
Total	175.00
Amount Paid	0.00
Balance Due	$175.00

Rumb Bill Roumy

V: 351

330 538 48102

SOLITUDE
LAKE MANAGEMENT

INVOICE

Please Remit Payment to:
Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI-33497
Invoice Date: 12/8/2022

Bill To: Lakeside Plantation CDD
Governmental Mgmt Services-Central Florida, LLC
9145 Narcoossee Road, Ste. A206
Orlando, FL 32827

Ship To: Lakeside Plantation CDD
Governmental Mgmt Services-Central
9145 Narcoossee Road, Ste. A206
Orlando, FL 32827

Ship Via
Ship Date 12/8/2022
Due Date 1/7/2023
Terms Net 30

Customer ID L2077
P.O. Number
P.O. Date 12/8/2022
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance December Billing 12/1/2022 - 12/31/2022 Lakeside Plantation Cdd LAKE ALL		1	1	966.00	966.00

001 320 538 460

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 966.00

Subtotal:	**966.00**
Invoice Discount:	0.00
Total Sales Tax:	0.00
Payment Amount:	0.00
Total:	**966.00**

WTS INTERNATIONAL

Invoice

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

Invoice Number:	12340773
Date:	6/20/2022
Terms Code:	NET10
Due Date:	6/30/2022
PO:	

Invoice Description: MAY 2022 - INCENTIVES

05/22 330 538120

Item	Description	Amount
Contract Incentives - Programming	MAY 2022 - see attached	$317.44

Subtotal	$317.44
Tax (0%)	$0.00
Invoice Total	$317.44
Total Paid	$0.00
Balance Due	$317.44

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

LAKESIDE PLANTATION CDD

Month: **May 2022**

Pro Tennis Revenue		**$**	**320.00**
Pro Tennis Pay	80%	$	256.00
Payroll Taxes	15%	$	38.40
Total Payroll			$294.40
Net Revenue		$	25.60
Revenue Share to CDD	10%	**$**	**2.56**
AAG Invoice- Due from CDD		**$**	**317.44**

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

WTS INTERNATIONAL

Invoice

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

Invoice Number:	12355758
Date:	12/6/2022
Terms Code:	Due on receipt
Due Date:	12/6/2022
PO:	

Invoice Description: DEC 2022 - MGMT ADD'L

12/22 330538 120

Item	Description	Amount
All-in Monthly Management Fee	Fee increase as of December 1, 2022	$23,725.42
All-in Monthly Management Fee	Previously Billed	$-22,595.92

Subtotal	$1,129.50
Tax (0%)	$0.00
Invoice Total	$1,129.50
Total Paid	$0.00
Balance Due	$1,129.50

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

Electric Bill Statement
For: Oct 25, 2022 to Nov 22, 2022 (28 days)
Statement Date: Nov 22, 2022
Account Number: 57421-67439
Service Address:
2800 PLANTATION BLVD # CLBHSE
NORTH PORT, FL 34289

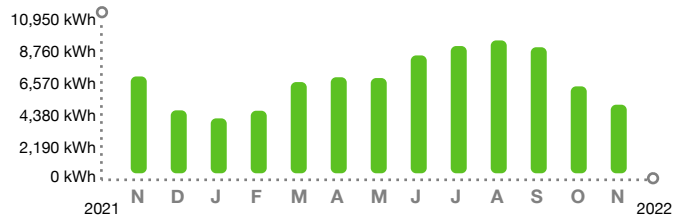
LAKESIDE PLANTATION COMM DEVELOPMENT DIST, Here's what you owe for this billing period.

CURRENT BILL

$882.73
TOTAL AMOUNT YOU OWE

Dec 13, 2022
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,056.61
Payments received	-1,056.61
Balance before new charges	0.00
Total new charges	882.73
Total amount you owe	**$882.73**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after February 14, 2023 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after December 03, 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	$882.73	Dec 13, 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		1,056.61
Payment received - Thank you		–1,056.61
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Base charge:	$28.17	
Non-fuel: *($0.026290 per kWh)*	$134.60	
Fuel: *($0.038060 per kWh)*	$194.87	
Demand: *($11.93 per KW)*	$453.34	
Electric service amount	810.98	
Gross rec. tax/Regulatory fee	21.39	
Franchise charge	50.36	
Taxes and charges	71.75	
Total new charges		$882.73
Total amount you owe		**$882.73**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Dec 22, 2022.

Usage Type	Current	-	Previous	x	Const	=	Usage
kWh used	85215		84703		10		5120
Demand KW	3.83				10.00		38

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 22, 2022	Oct 25, 2022	Nov 23, 2021
kWh Used	5120	6490	7230
Service days	28	32	29
kWh/day	182	202	249
Amount	$882.73	$1,056.61	$1,039.21

KEEP IN MIND

- Taxes and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

Download now ›

Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

Start saving ›

Your bill after the storm

Rest assured, you will not be charged for any time you are without power, and your bill will be based on actual energy usage.

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: Oct 25, 2022 to Nov 22, 2022 (28 days)
Statement Date: Nov 22, 2022
Account Number: 04126-05586
Service Address:
2800 PLANTATION BLVD # FNTN
NORTH PORT, FL 34289

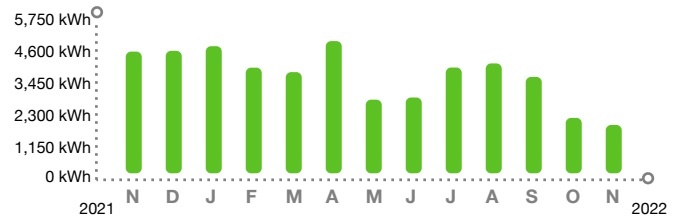
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

$245.68
TOTAL AMOUNT YOU OWE

Dec 14, 2022
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	279.84
Payments received	-279.84
Balance before new charges	0.00
Total new charges	245.68
Total amount you owe	**$245.68**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after February 15, 2023 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after December 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
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	$245.68	Dec 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		279.84
Payment received - Thank you		–279.84
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)*		$141.71
Fuel: *($0.038060 per kWh)*		$72.09
Electric service amount	225.71	
Gross rec. tax/Regulatory fee	5.95	
Franchise charge	14.02	
Taxes and charges	19.97	
Total new charges		$245.68
Total amount you owe		**$245.68**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN46183. Next meter reading Dec 22, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	33188		31294		1894

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 22, 2022	Oct 25, 2022	Nov 23, 2021
kWh Used	1894	2172	4770
Service days	28	32	29
kWh/day	67	67	164
Amount	$245.68	$279.84	$498.89

KEEP IN MIND

- Taxes and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

Download now ›

Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

Start saving ›

Your bill after the storm

Rest assured, you will not be charged for any time you are without power, and your bill will be based on actual energy usage.

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: Oct 25, 2022 to Nov 22, 2022 (28 days)
Statement Date: Nov 22, 2022
Account Number: 84595-15071
Service Address:
2800 PLANTATION BLVD #POOL & TENNIS
NORTH PORT, FL 34289

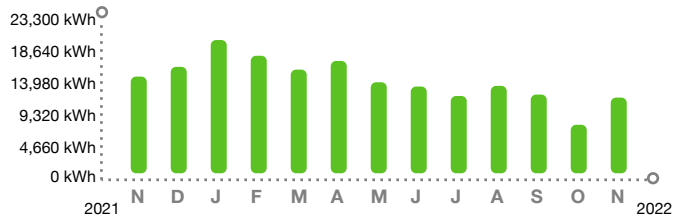
LAKESIDE PLANTATION COMM DEVELOPMENT DIST, Here's what you owe for this billing period.

CURRENT BILL

$1,288.54
TOTAL AMOUNT YOU OWE

Dec 13, 2022
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,012.00
Payments received	-1,012.00
Balance before new charges	0.00
Total new charges	1,288.54
Total amount you owe	**$1,288.54**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after February 14, 2023 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after December 03, 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	$1,288.54	Dec 13, 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		1,012.00
Payment received - Thank you		–1,012.00
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Base charge:	$28.17	
Non-fuel: *($0.026290 per kWh)*	$316.16	
Fuel: *($0.038060 per kWh)*	$457.71	
Demand: *($11.93 per KW)*	$381.76	
Electric service amount	1,183.80	
Gross rec. tax/Regulatory fee	31.23	
Franchise charge	73.51	
Taxes and charges	104.74	
Total new charges		$1,288.54
Total amount you owe		**$1,288.54**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Dec 22, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	93050		81024		12026
Demand KW	31.84				32

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 22, 2022	Oct 25, 2022	Nov 23, 2021
kWh Used	12026	7707	15361
Service days	28	32	29
kWh/day	429	240	529
Amount	$1,288.54	$1,012.00	$1,436.75

KEEP IN MIND

- Taxes and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

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Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

Start saving ›

Your bill after the storm

Rest assured, you will not be charged for any time you are without power, and your bill will be based on actual energy usage.

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TECO PEOPLES GAS
AN EMERA COMPANY

ACCOUNT INVOICE

peoplesgas.com

Statement Date: 11/18/2022
Account: 211014212750

LAKESIDE PLANTATION COMMUNITY DEV
C/O STE A206
2200 PLANTATION BLVD
NORTH PORT, FL 34289-9472

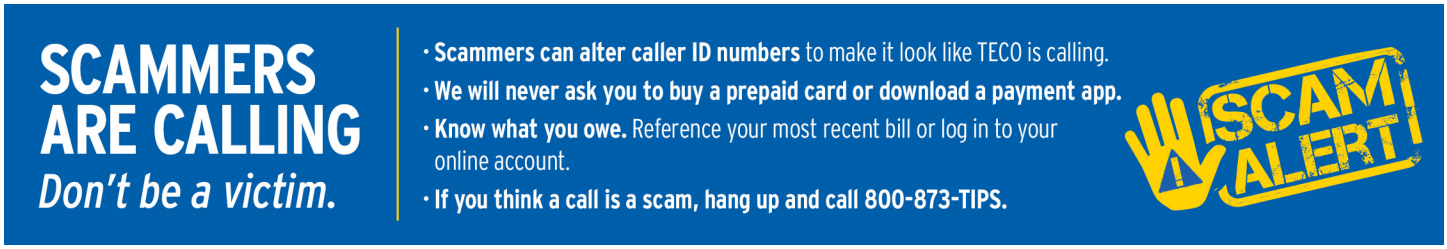
Current month's charges:	**$16.07**
Total amount due:	**$16.07**
Payment Due By:	**12/09/2022**

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 12/09/2022

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:	**$16.07**
Payment Due By:	**12/09/2022**
Amount Enclosed	**$_____**

683482461832 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 12/09/2022

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: 11/18/2022
Current month's charges due **12/09/2022**

Details of Current Month's Charges – Service from - 10/18/2022 to 11/16/2022

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	11/16/2022	405		405		0 CCF		1.044		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)

NOV 2022	0.0
OCT	0.0
SEP	0.0
AUG	0.0
JUL	0.0
JUN	0.0
MAY	0.0
APR	0.0
MAR	0.0
FEB	0.0
JAN	0.0
DEC	0.0
NOV 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	Nov 21, 2022	Nov 25, 2022 to Dec 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		$388.88
EFT Payment - thank you	Nov 13	-$388.88
Balance forward		**$0.00**
Regular monthly charges	Page 3	$358.10
Taxes, fees and other charges	Page 3	$30.78
New charges		**$388.88**
Amount due		**$388.88**

Thanks for paying by Automatic Payment

Your automatic payment on Dec 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	Dec 12, 2022
Please pay	**$388.88**

Electronic payment will be applied Dec 12, 2022

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

8535100550624394003888884

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 $30.78

Other charges $4.13

Federal Universal Service Fund	$2.46	
Regulatory Cost Recovery	$1.67	

Taxes & government fees $26.65

Sales Tax	$2.83	
State Communications Services Tax	$12.24	
Local Communications Services Tax	$10.38	
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.

ADT Commercial

Invoice 148102229

adt.com/commercial

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	11/20/2022	12/15/2022		$245.03

Learn how to get more out of your system

See reverse side for details.

Description	Amount
LAKESIDE PLANTATION CDD 2800 PLANTATION RD	
Services Provided (12/19/22 - 01/18/23)	$229.00
Includes: Extended Service Protection, Secure Access	
Total Tax	$16.03
Sub Total	**$245.03**
INVOICE AMOUNT DUE	$245.03

Approved
CS

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:
1-855-238-2666
Hearing Impaired:
1-800-395-6137
Email:
comcare@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	148102229
Account Number	70180815
Invoice Date	11/20/2022
Payment Due Date	12/15/2022
Amount Due	**$245.03**
Amount Enclosed	$

☐ Please check box if your billing address has changed, and indicate changes on back.

Powered by Experience. Driven by Excellence.™

1oz - #10 - 604 - 815
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 00000024503 3 148102229 9

1oz - #10 - 604 - 815

PEAC SOLUTIONS

PO Box 13604
Philadelphia PA 19101-3604

INVOICE

Address Service Requested

ATTN: ACCOUNTS PAYABLE
LAKESIDE PLANTATION CDD
2200 PLANTATION BLVD
NORTH PORT FL 34289-9472

☐ Please check here if your address has changed.
Provide new address on reverse side.

Remittance Section

Customer Account Number:	1833219
Invoice Number:	20271334
Invoice Date:	12/15/2022
Invoice Due Date:	01/05/2023
Total Due:	**$104.86**

Amount Paid: $ _____

Use enclosed envelope and make check payable to:

MARLIN LEASING CORP
PO BOX 13604
PHILADELPHIA PA 19101-3604

0000100202713343000000104869 6

For faster processing, please remove the check skirt.
Keep lower portion for your records - Please return upper portion with your payment

Important Messages

MyMarlin is now
PEAC Connect
Same great technology...new name + look!

- Pay your bills and manage your account online
- Visa® and Mastercard® payments accepted

Visit and register today at PEACconnect.com!

**some restrictions apply and processing fee incurred*

CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE	LAST PAYMENT RECEIVED
1833219	12/15/2022	20271334	01/05/2023	12/05/2022 Thank You

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
	BALANCE DUE:	**104.86**					**104.86**

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. Marlin Leasing Corporation dba PEAC Solutions.

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

SECTION C

Lakeside Plantation

Community Development District

Unaudited Financial Reporting
December 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
December 31, 2022

Governmental Fund Types

	General	*Capital Reserve*	*Debt Service*	*Totals (memorandum only)*
Assets				
Cash:				
Operating Account	$29,104	$70,213	----	$99,317
Debit Card Account	$910	----	----	$910
Money Market Account	$629,818	----	----	$629,818
Petty Cash	$3	----	----	$3
Investments:				
Reserve	----	----	$77,304	$77,304
Revenue	----	----	$45,630	$45,630
Prepayment	----	----	$0	$0
SBA	$517	$365,899	----	$366,416
Due from General Fund	----	----	$97,921	$97,921
Due from Capital Reserve	$2,626	----	----	$2,626
Due from Other	$111	----	----	$111
Due from Insurance	$36,174	----	----	$36,174
Deposits	$517	----	----	$517
Prepaid Expenses	$670	----	----	$670
Total Assets	**$700,451**	**$436,112**	**$220,855**	**$1,357,418**
Liabilities				
Accounts Payable	$9,587	----	----	$9,587
Accrued Expenses	$2,394	----	----	$2,394
Due to Debt Service	$97,921	----	----	$97,921
Due to General Fund	----	$2,626	----	$2,626
Fund Equity				
Net Assets	----	----	----	$0
Fund Balances				
Unassigned	$589,362	----	----	$589,362
Assigned for Capital Reserve Fund	----	$433,486	----	$433,486
Nonspendable- Deposits	$517	----	----	$517
Nonspendable- Prepaid	$670	----	----	$670
Restricted for Capital Projects	----	----	----	$0
Restricted for Debt Service	----	----	$220,855	$220,855
Total Liabilities, Fund Equity, Other	**$700,451**	**$436,112**	**$220,855**	**$1,357,418**

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

	Adopted Budget	Prorated Budget 12/31/22	Actual 12/31/22	Variance
Revenues				
Operations and Maintenance Assessments- Tax Roll	$899,836	$706,088	$706,088	$0
Tennis Club	$20,000	$5,000	$1,906	($3,094)
Activities	$10,000	$2,500	$289	($2,211)
Clubhouse Rentals	$5,000	$1,250	($90)	($1,340)
Miscellaneous	$1,500	$375	$252	($124)
Interest Earnings	$50	$13	$42	$29
Total Revenues	**$936,386**	**$715,226**	**$708,487**	**($6,739)**
Administrative Expenditures				
Supervisor Fees	$11,000	$2,750	$1,800	$950
District Manager	$42,500	$10,625	$10,625	($0)
District Counsel	$25,750	$6,438	$6,842	($404)
District Engineer	$14,000	$3,500	$3,216	$284
Disclosure Report	$1,000	$250	$250	$0
Trustee Fees	$4,771	$1,193	$1,520	($328)
Audit Fees	$3,350	$838	$0	$838
Postage, Phone, Faxes, Copies	$1,500	$375	$61	$314
General Liability Insurance	$7,553	$7,553	$6,766	$787
Legal Advertising	$2,000	$500	$202	$298
Dues, Licenses & Fees	$175	$175	$175	$0
Other Current Charges	$2,500	$625	$912	($287)
Property Insurance	$12,248	$12,248	$14,826	($2,578)
Information Technology	$1,250	$313	$313	($0)
Website Administration	$800	$200	$200	($0)
Total Administrative	**$130,397**	**$47,581**	**$47,707**	**($126)**
Field Expenditures				
Road & Sidewalk Repairs & Maintenance	$15,000	$3,750	$0	$3,750
Common Area Renewal & Maintenance	$10,000	$2,500	$0	$2,500
Street Light/Decorative Light	$1,000	$250	$0	$250
Landscape Maintenance - Contract	$155,000	$38,750	$38,510	$240
Landscape Maintenance - Other	$5,000	$1,250	$1,119	$131
Landscape Maintenance - Hurricane	$0	$0	$69,586	($69,586)
Lake Maintenance	$13,000	$3,250	$2,898	$352
Electric Utility Services - Entrance Feature	$9,000	$2,250	$825	$1,425
Water Utility Services - Entrance Feature	$3,000	$750	$397	$353
Repairs & Maintenance - Entrance Feature	$3,000	$750	$0	$750
Miscellaneous Tools & Equipment	$1,000	$250	$0	$250
Total Field	**$215,000**	**$53,750**	**$113,336**	**($59,586)**

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

	Adopted Budget	Prorated Budget 12/31/22	Actual 12/31/22	Variance
Clubhouse				
Personnel Services (Management Contract)	$282,449	$70,612	$68,917	$1,695
Activities	$20,000	$5,000	$4,712	$288
License/Fees	$2,000	$500	$53	$447
General Supplies	$7,500	$1,875	$5,293	($3,418)
Maintenance	$14,000	$3,500	$6,086	($2,586)
Office Supplies	$3,500	$875	$352	$523
Pest Control	$600	$150	$0	$150
Security	$1,500	$375	$1,471	($1,096)
AED	$500	$125	$0	$125
Telephone & Internet Services	$5,000	$1,250	$1,167	$83
Janitorial Supplies	$3,250	$813	$17	$796
Electric Utility Services - Clubhouse	$14,000	$3,500	$2,977	$523
Gas Utility	$250	$63	$48	$14
Garbage Collection	$2,100	$525	$505	$20
Water Utility Services - Clubhouse	$4,400	$1,100	$1,946	($846)
Electric Utility Services - Pool	$20,000	$5,000	$3,203	$1,797
Pool Cleaning	$10,200	$2,550	$2,550	$0
Pool Maintenance - Other	$10,000	$2,500	$1,051	$1,449
Tennis Courts - Maintenance	$5,000	$1,250	$760	$490
Water Utility Services -Pool	$7,500	$1,875	$1,616	$259
Total Clubhouse	**$413,749**	**$103,437**	**$102,727**	**$711**
Total Revenues	**$936,386**	**$715,226**	**$708,487**	**($6,739)**
Total Expenditures	**$759,146**	**$204,768**	**$263,770**	**($59,001)**
Operating Income (Loss)	**$177,240**	**$510,457**	**$444,717**	**($65,740)**
Other Sources/(Uses)				
Interfund Transfer Out- Capital Reserve	($177,240)	$0	$0	$0
Total Other Sources/(Uses)	**($177,240)**	**$0**	**$0**	**$0**
Excess Revenue/(Expenditures)	**$0**		**$444,717**	
Beginning Fund Balance	**$0**		**$145,832**	
Ending Fund Balance	**$0**		**$590,549**	

Lakeside Plantation

Community Development District

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

	Adopted Budget	Prorated Budget 12/31/22	Actual 12/31/22	Variance
Revenues				
Transfer In - General Fund	$177,240	$0	$0	$0
Interest Income	$0	$0	$3,477	$3,477
Total Revenues	**$177,240**	**$0**	**$3,477**	**$3,477**
Expenditures				
Property Site Elements	$135,587	$0	$0	$0
Tax Certificate Sale Process	$75,000	$0	$0	$0
Total Expenditures	**$210,587**	**$0**	**$0**	**$0**
Excess Revenues/(Expenditures)	**($33,347)**		**$3,477**	
Beginning Fund Balance	**$437,355**		**$430,009**	
Ending Fund Balance	**$404,008**		**$433,486**	

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

	Adopted Budget	Prorated Budget 12/31/22	Actual 12/31/22	Variance
Revenues				
Special Assessments- Tax Roll	$175,905	$136,695	$136,695	$0
Special Assessments- Off Roll	$8,842	$8,842	$612	($8,230)
Interest Income	$0	$0	$0	$0
Total Revenues	**$184,748**	**$145,537**	**$137,307**	**($8,230)**
Expenditures				
Series 1999				
Interest-11/1	$41,874	$41,874	$41,874	$0
Principal-5/1	$100,000	$0	$0	$0
Interest-5/1	$41,874	$0	$0	$0
Total Expenditures	**$183,748**	**$41,874**	**$41,874**	**$0**
Excess Revenues/(Expenditures)	**$1,000**		**$95,433**	
Beginning Fund Balance	**$44,299**		**$125,422**	
Ending Fund Balance	**$45,299**		**$220,855**	

Due from General Fund	$	97,921
Reserve	$	77,304
Revenue	$	45,630
Prepayment	$	0
Total	**$**	**220,855**

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	$200,284	$505,804	$0	$0	$0	$0	$0	$0	$0	$0	$0	$706,088
Tennis Club	($69)	$0	$1,975	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,906
Activities	$0	$0	$289	$0	$0	$0	$0	$0	$0	$0	$0	$0	$289
Clubhouse Rentals	($90)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	($90)
Miscellaneous	$0	$0	$252	$0	$0	$0	$0	$0	$0	$0	$0	$0	$252
Interest Earnings	$37	$2	$3	$0	$0	$0	$0	$0	$0	$0	$0	$0	$42
Total Revenues	($122)	$200,286	$508,323	$0	$0	$0	$0	$0	$0	$0	$0	$0	$708,487
Administrative Expenditures													
Supervisor Fees	$800	$1,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,800
District Manager	$3,542	$3,542	$3,542	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,625
District Counsel	$4,474	$2,368	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,842
District Engineer	$416	$2,275	$525	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,216
Disclosure Report	$83	$83	$83	$0	$0	$0	$0	$0	$0	$0	$0	$0	$250
Trustee Fees	$1,520	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,520
Audit Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Postage, Phone, Faxes, Copies	$25	$0	$36	$0	$0	$0	$0	$0	$0	$0	$0	$0	$61
General Liability Insurance	$6,766	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,766
Legal Advertising	$76	$63	$63	$0	$0	$0	$0	$0	$0	$0	$0	$0	$202
Dues, Licenses & Fees	$175	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$175
Other Current Charges	$149	$578	$185	$0	$0	$0	$0	$0	$0	$0	$0	$0	$912
Property Insurance	$14,826	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$14,826
Information Technology	$104	$104	$104	$0	$0	$0	$0	$0	$0	$0	$0	$0	$313
Website Administration	$67	$67	$67	$0	$0	$0	$0	$0	$0	$0	$0	$0	$200
Total Administrative	$33,023	$10,080	$4,605	$0	$0	$0	$0	$0	$0	$0	$0	$0	$47,707
Field Expenditures													
Road & Sidewalk Repairs & Maintenance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Common Area Renewal & Maintenance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Street Light/Decorative Light	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Landscape Maintenance - Contract	$12,837	$12,837	$12,837	$0	$0	$0	$0	$0	$0	$0	$0	$0	$38,510
Landscape Maintenance - Other	$0	$0	$1,119	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,119
Landscape Maintenance- Hurricane	$29,888	$35,900	$3,799	$0	$0	$0	$0	$0	$0	$0	$0	$0	$69,586
Lake Maintenance	$966	$966	$966	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,898
Electric Utility Services - Entrance Feature	$477	$102	$246	$0	$0	$0	$0	$0	$0	$0	$0	$0	$825
Water Utility Services - Entrance Feature	$85	$280	$33	$0	$0	$0	$0	$0	$0	$0	$0	$0	$397
Repairs & Maintenance - Entrance Feature	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Miscellaneous Tools & Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Field	$44,252	$50,085	$18,999	$0	$0	$0	$0	$0	$0	$0	$0	$0	$113,336

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)	$22,596	$22,596	$23,725	$0	$0	$0	$0	$0	$0	$0	$0	$0	$68,917
Activities	$817	$783	$3,111	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,712
License/Fees	$0	$53	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$53
General Supplies	$353	$2,892	$2,049	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,293
Maintenance	$5,421	$370	$295	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,086
Office Supplies	$301	$0	$51	$0	$0	$0	$0	$0	$0	$0	$0	$0	$352
Pest Control	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Security	$490	$392	$589	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,471
AED	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Telephone & Internet Services	$389	$389	$389	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,167
Janitorial Supplies	$0	$0	$17	$0	$0	$0	$0	$0	$0	$0	$0	$0	$17
Electric Utility Services - Clubhouse	$1,287	$808	$883	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,977
Gas Utility	$16	$16	$16	$0	$0	$0	$0	$0	$0	$0	$0	$0	$48
Garbage Collection	$168	$168	$168	$0	$0	$0	$0	$0	$0	$0	$0	$0	$505
Water Utility Services - Clubhouse	$561	$1,057	$329	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,946
Electric Utility Services - Pool	$1,322	$592	$1,289	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,203
Pool Cleaning	$850	$850	$850	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,550
Pool Maintenance - Other	$1,051	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,051
Tennis Courts - Maintenance	$280	$0	$480	$0	$0	$0	$0	$0	$0	$0	$0	$0	$760
Water Utility Services -Pool	$227	$1,012	$377	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,616
Total Clubhouse	$36,131	$31,979	$34,618	$0	$0	$0	$0	$0	$0	$0	$0	$0	$102,727
Total Revenues	($122)	$200,286	$508,323	$0	$0	$0	$0	$0	$0	$0	$0	$0	$708,487
Total Expenditures	$113,406	$92,143	$58,221	$0	$0	$0	$0	$0	$0	$0	$0	$0	$263,770
Operating Income/(Loss)	($113,528)	$108,143	$450,102	$0	$0	$0	$0	$0	$0	$0	$0	$0	$444,717
Other Sources/(Uses)													
Interfund Transfer Out- Capital Reserve	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Other Sources/(Uses)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Excess Revenue/(Expenditures)	**($113,528)**	**$108,143**	**$450,102**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$444,717**

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	$ 77,304
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 2023

Gross Assessment	$ 957,272.36	$ 185,322.67	$ 1,142,595.03
Net Assessment	$ 899,836.02	$ 174,203.31	$ 1,074,039.33

TOTAL ASSESSMENT LEVY — **ASSESSED THROUGH COUNTY**

							83.78%	16.22%	100.00%
DATE	**DESCRIPTION**	**GROSS AMT**	**COMMISSIONS**	**DISC/PENALTY**	**INTEREST**	**NET RECEIPTS**	**O&M Portion**	**S1999 DSF Portion**	**Total**
11/25/22	P/E 11/14/22	$113,281.97	($1,699.23)	$0.00	$0.00	$111,582.74	$93,484.63	$18,098.11	$111,582.74
11/30/22	P/E 11/25/22	$129,416.12	($1,941.24)	$0.00	$0.00	$127,474.88	$106,799.15	$20,675.73	$127,474.88
12/30/22	P/E 11/30/22	$550,817.74	($8,262.27)	$0.00	$0.00	$542,555.47	$454,555.94	$87,999.53	$542,555.47
12/30/22	P/E 12/05/22	$62,101.38	($931.52)	$0.00	$0.00	$61,169.86	$51,248.44	$9,921.42	$61,169.86
	TOTAL	$855,617.21	($12,834.26)	$0.00	$0.00	$842,782.95	$706,088.16	$136,694.79	$842,782.95

78%	**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**
Total			$0.00	$0.00	$0.00

SECTION E

ENTRACEWAY GAZEBO

Item	Vendor	Total Insured Value	Deductible	Proposal Cost	Sent to Insurance	Approved by Insurance	Agreement in Process	Completed Agreement	Approved by Board	Reimbursed
Pergola Removal	Innotech	$44,000	$2,200	$85/ man hour + Dump Fees	Yes	Yes	No	No- emergency work	Approved Oct.	
Pergola Repair	Innotech	$44,000	Met w/ Removal	$131,420.00	Yes	Yes	Yes		Approved Nov.	
		Clubhouse total Out of Pocket:	**$2,200**							

TENNIS COURTS

Item	Vendor	Total Insured Value	Deductible	Proposal Cost	Sent to Insurance	Approved by Insurance	Agreement in Process	Completed Agreement	Approved by Board	Reimbursed
Removal of Tennis Court Lighting	Westcost Electric	$161,000	$8,050	$13,280.00	Yes	Yes	Welch will not accept	Yes	Ratified Nov. Meeting	
Repair of Pickleball Court & Basketball Fencing	Welch	$161,000	Met w/ Removal	$397,810.00	Yes	Yes	Welch will not accept		Waiting on Margie to get updated proposal from Welch	
		Clubhouse total Out of Pocket:	**$8,050**							

PICKLEBALL COURT

Item	Vendor	Total Insured Value	Deductible	Proposal Cost	Sent to Insurance	Approved by Insurance	Agreement in Process	Completed Agreement	Approved by Board	Reimbursed
Refencing of Pickleball Court	Welch	$6,000	$300	$7,950.00	Yes	Yes	Welch will not accept		Present after Insurance Approval- December	
		Clubhouse total Out of Pocket:	**$300**							

CLUBHOUSE

Item	Vendor	Total Insured Value	Deductible	Proposal Cost	Sent to Insurance	Approved by Insurance	Agreement in Process	Completed Agreement	Approved by Board	Reimbursed
Roof Repair	US Roofing	$638,000	$31,900	$137,002.51	Yes	Yes	No	Yes	Yes (Oct.) & Rat. (Nov.)	Invoice not Received
Interior Restoration	Signal	$638,000	None- met with Roof	$36,902.21 + lodging	Yes	Yes	Yes	Yes	December Agenda	Invoice sent to Insurance
		Clubhouse total Out of Pocket:	**$31,900**							

STREETSIGN - INLAND MARINE

Item	Vendor	Total Insured Value	Deductible	Proposal Cost	Sent to Insurance	Approved by Insurance	Agreement in Process	Completed Agreement	Approved by Board	Reimbursed
Street Signs- Phase 2	Fast Signs	$37,000	$1,850	$ 2,441.68	Yes- 12/21/22	Waiting	Waiting			
Street Signs- Phase 1	Fast Signs	$37,000	$1,850	$ 2,250.00	Yes- 12/21/22	Waiting	Waiting			
		Clubhouse total Out of Pocket:	**$1,850**							

STREET & LIGHTS - INLAND MARINE

Item	Vendor	Total Insured Value	Deductible	Proposal Cost	Sent to Insurance	Approved by Insurance	Agreement in Process	Completed Agreement	Approved by Board	Reimbursed
Street & Lights		$346,000	$17,300							
		Clubhouse total Out of Pocket:	**$17,300**							

SECTION VIII

SECTION A

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

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

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

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.			

TERMS AND CONDITIONS:

TOTAL	$655.00

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OWNER / AGENT

DATE

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

TERMS AND CONDITIONS:

TOTAL	$445.00

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OWNER / AGENT

DATE

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	12/5/2022
Estimate #	80560
LMP REPRESENTATIVE	
SR	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Put top soil on the flower beds raise beds and make flowers standout.			
Soil - Top Soil (3/4 cu) CY	11	101.75	1,119.25

TOTAL **$1,119.25**

TERMS AND CONDITIONS:

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OWNER / AGENT

DATE 12/6/22

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	9/14/2022
Estimate #	79438
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Controller # 4 - clubhouse.

DESCRIPTION	QTY	COST	TOTAL
Replace 14 x 19 x 12 inch valve box	1	85.00	85.00
cap off head	1	8.00	8.00
relocate head	7	29.00	203.00
raise / straighten head	52	4.00	208.00
replace spray nozzle	86	5.00	430.00
replace MP Rotator nozzle	12	13.00	156.00
replace 6 inch spray head	11	24.00	264.00
replace 12 inch spray head	2	30.00	60.00
replace rotor	14	38.00	532.00
Irrigation inspection repairs needed:			
Replace damaged rectangular balve box.			
Replace 11 broken or leaking 6 inch spray heads.			
Replace 2 broken or leaking 12 inch spray heads.			
Replace 14 broken or leaking rotors.			
Replace 86 clogged or damaged spray nozzles.			
Replace 12 clogged or damaged MP Rotator nozzles.			
Raise or straighten 52 heads.			
Relocate 7 heads for proper coverage.			
Cap off 1 head.			

TERMS AND CONDITIONS:

TOTAL	$1,946.00

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OWNER / AGENT Pina Christella

DATE 12/1/22

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	9/14/2022
Estimate #	79436
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Controller # 3 - entrance

DESCRIPTION	QTY	COST	TOTAL
Relocate head	1	29.00	29.00
Raise / straighten head	14	4.00	56.00
replace spray nozzle	32	5.00	160.00
replace MP Rotator nozzle	3	13.00	39.00
replace rotor	19	38.00	722.00
replace 6 inch spray head	14	24.00	336.00
repair drip irrigation leak	2	5.00	10.00
replace 12 inch spray head	1	30.00	30.00
add 6 inch spray head with pipe	3	55.00	165.00
Irrigation inspection repairs needed: Replace 19 broken or leaking rotors. Replace 14 broken or leaking 6 inch spray heads. Replacre 1 broken or leaking 12 inch spray head. Replace 32 clogged or damaged spray nozzles. Replace 3 clogged or damaged MP Rotator nozzles. Reiase or straighten 14 heads. Relocate 1 spray head for proper coverage. Add 3 - 6 inch spray heads with pipe for areas with weak coverage. NOTE: Zones 1, 7, 16 and 21 and not working from controller. A seperate proposal will be submitted.			

TERMS AND CONDITIONS:

TOTAL	**$1,547.00**

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 Ana Chichelli

DATE 9/.122

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	9/14/2022
Estimate #	79437
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Controller # 3 - zones 1, 7, 16 and 21.

DESCRIPTION	QTY	COST	TOTAL
Track, locate, troubleshoot and repair 4 irrigation valves not working from controller. This will be done on a time and materials basis with a not to exceed limit of $ 200.00 per valve and will include minor wire repairs and solenoids if needed. NOTES: This will not include valve replacements, decoders or repairs zones. If valve replacements or decoders are needed a seperate proposal will be submitted. When zones are working a seperate proposal will be submitted for repairs needed.	4	200.00	800.00

TERMS AND CONDITIONS:

TOTAL	$800.00

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OWNER / AGENT Myra Gestman LAM

DATE 12/1/2022

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

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 Mayra Gastmann CAM

DATE 12/1/22

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			

TOTAL	$583.00

TERMS AND CONDITIONS:

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OWNER / AGENT Maryann Goodman CAM

DATE 12/1/22

SECTION B

LMP Landscape Maintenance Professionals, Inc.

VILLAS @ LAKESIDE PLANTATION

Proposal Cost / Service – Summary
December 2, 2022

Exterior Landscape Maintenance Price

Includes all labor, material and equipment needed to complete basic mowing and maintenance functions.

Price includes only the Villas CDD responsibility

- **Basic Maintenance Services to be performed 42 times per year :**

- Mow, edge, string-trim all designated St Augustine and Bahia turf areas
- Blowing off all designated curbs and sidewalk areas
- Police all designated St Augustine turf ares

TOTAL IS $280.00 PER MONTH

TOTAL IS $3,360.00 PER YEAR

TOTAL PONDS ONLY $77.00 PER MONTH

Contractor Signature

Client Signature

Contractor Printed

Client Printed

Title

Title

Lakeside CDD
Sarasota County, Florida

JOHNSON ENGINEERING

Preserves and Lakes

LAKESIDE PLANTATION
GENERAL GROUNDS MAINTENANCE SPECIFICATIONS
Contract Term January 1, 2022 to December 31, 2026

I. MOWING/EDGING/BLOWING

A. Mowing of all turf areas as outlined: **Weekly mowing services:** April 1 to September 30. **Bi-weekly mowing services:** October 1 to March 31. The height of the cut will be based on correct horticultural standards for turf variety and seasonality. All lake banks and common areas with Bahia grass will be cut twice a month from April 1 through September 30, once a month October 1 through March 31.

B. Edging of all sidewalks, curbs, pathways and other paved surfaces to follow mowing schedule above. Edging is to be defined as outlining and/or removing turf from the above-mentioned borders by use of a mechanical edger. Bed edging/soft edging will be done every other mowing throughout the year.

C. Trimming around obstacles within finished turf areas will be completed during each mowing visit by use of a string trimmer or other mechanical means.

D. Sidewalks, curbs, and other paved surfaces adjacent to turf and/or other landscaped elements will be kept clean of unwanted landscape debris by the use of forced air machinery.

E. Soft edging/bed edging will be performed every other mowing from April 1 through September 30, once a month October 1 through March 31. Beds with cement curbing will be trimmed with a string trimmer.

F. Blades are changed and sharpened daily to help ensure a quality cut.

G. Pre-mow cleanup: trash and debris will be removed from mowing areas prior to mowing.

II. PRUNING

A. Detailing of planted areas will be performed on a sectional basis with the frequency of passes being 12 times per year. The detailing process will include trimming and pruning of shrubbery, ornamentals, and groundcover, removal of tree suckers as well as the removal of trimmed vegetation.

B. Plants shall be neatly pruned and/or clipped to maintain the natural character of the plant and in a manner appropriate to the particular requirement of each plant.

C. Mechanical pruning will be used only on hedges where a walled effect is desired. Selective hand pruning will be employed on other varieties.

D. Ground cover and vines: thin and prune according to standard horticultural practices.

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E. Evergreen flowering shrubs: Except for gardenia, azalea, and camellia, which will be pruned after flowering, all other shrubs will be pruned according to standard horticultural practices.

F. All plant beds and tree basins will be maintained in a clean manner. Herbicide and Gly-Pro applications will be used to help control weed growth in plant beds, sidewalks and driveways as needed, as well as hand weeding as needed. Gly-Pro will not be used to chemically edge plant beds.

G. Remove grass from impeded irrigation heads to maintain proper functionality.

H. Palms 15-ft. and under that can be reached from the ground will be trimmed of dead fronds on the sectional rotation performed by the shrub crew. Tall trees and palms that cannot be reached from the ground can be trimmed for an additional charge. Debris generated from trimming will be removed the same day of trimming.

I. Low tree canopies near sidewalks and driveways will be raised so as not to interfere with pedestrians or parked vehicles.
See provisions in Section VII. General Conditions

III. MULCH/ANNUALS

ArtisTree offers a variety of mulch materials and programs. Mulch is horizontally spread as to not harm plant material. Only treated bag mulch is used; we do not use untreated bulk mulch.

Mulch will be installed one time per year with Cypress B mulch: 15 bags per unit.

There are many varieties of annuals that may be installed as well.
Annuals may be installed at an additional cost which will be determined and billed at time of installation.

IV. HEALTHCARE PROGRAM

All turf, shrubs, ornamentals and groundcovers will be monitored for pest, disease and nutrient problems with positive findings being reported.

TURF MAINTENANCE

Fertilizer will be a minimum 50% granular slow release containing trace elements. A total of four pounds of nitrogen per 1000 feet per year will be applied, as recommended by the Florida Cooperative Extension Agency. The ratio of nitrogen to potash will be 1:1 or 2:1 for complete fertilizer formulations.

Properties will be routinely evaluated and soil-tested when and where warranted.

Insecticide shall be included where warranted to prevent or control seasonal turf grass pest infestations. Contractor shall periodically inspect the grounds to schedule additional local applications as may be required for acceptable control of pest infestation.

Weed control treatments shall be applied where warranted during the cooler months as required by herbicide labeling. Weed control is limited to the broadleaf variety. Carpet grass and crab grass are excluded from this contract, as currently there are no chemicals on the market to effectively treat this type of weed problem.

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Disease control and/or fungus and limited nutritional supplements shall be included if a deficiency exists or soil conditions warrant.

Bermuda grass is an aggressive weed in Zoysia and St. Augustine lawns, and it's extremely difficult to control with herbicides. ArtisTree cannot be held responsible for lawns infested with Bermuda grasses.

FERTILIZATION: TREES, SHRUBS AND PALMS

The Contractor will fertilize trees, shrubs and palms as recommended by the Florida Cooperative Extension Service.

Young trees and shrubs: minimum 1-2 lbs. N per year in a 3:1:3 ratio of fertilizer, with applications split between spring and summer. Apply appropriate micronutrients if deficiencies occur to maintain proper plant health.

Palms and cycads: minimum of 2 lbs. N and K per year at a ratio of 3:1:3, with applications split between spring and late summer. Apply appropriate micronutrients if deficiencies occur to maintain proper plant health.

Notes: shrub and tree fertilizers will consist of 50% slow-release nutrients.
See provisions in Section VII. General Conditions

INSECTICIDE SPRAYING

All trees, shrubs and ornamentals will be sprayed with premium product to control insects where and when needed.

The Contractor will apply recommended, legally approved, pesticides to control insects and fungus causing damage to shrubs. Pesticides will be applied only as necessary to maintain the health of plant material.

Integrated pest management: ArtisTree proactively monitors damage caused by pests and disease. Horticultural pest control recommendations will be made to minimize ornamental plant injuries.
See provisions in Section VII. General Conditions

V. IRRIGATION MAINTENANCE – Standard Services

Irrigation maintenance is performed by experts who have completed extensive internal and external training from recognized irrigation manufacturers. Our services include:

- Inspection of entire system monthly
- Manually run each zone and check valves
- Check all heads and coverage
- Adjust heads where warranted
- Check shrub zones, adjust where warranted
- Check controller for automatic control
- Set controller for automatic control
- Inspect water source
- Clear grass (runners or growth inhibiting the rising of heads) from irrigation heads as needed for proper functionality
- 24-hour response time for service calls
- 24-hour emergency service available at a billable price of $78.00 per hour

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Service requests and repairs done at times other than during the monthly inspection, will be billable (parts and labor): Parts to be billed at our sales price and labor at the contract client, reduced price of $50.00 per hour. Does not apply if Warranty Option is chosen.

Estimated pricing for major repairs will be submitted by proposal prior to services being performed, unless it is an emergency. In case of an emergency, necessary procedures will be performed and a proposal will be submitted after the emergency services have been performed.

Any irrigation system damages caused by the Contractor while performing maintenance operations will be repaired at no charge.

VI. ADDITIONAL ARTISTREE SERVICES

Clean-up and removal of storm damage debris, fallen trees, tree limbs or other excessive debris from trees can be accomplished under a separate work order if it should become necessary.

VII. GENERAL CONDITIONS

It is agreed by both parties that the work performed under this contract will be done on a routine schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed professionally in accordance with generally accepted horticultural principles.

Contractor is not liable for damage to cable, internet cable, electrical wiring, irrigation/water lines, etc., that are not properly buried at a depth and location that would protect them from mowing or shrub services.

There must be at least 58" open access to side yards and back yards of homes and structures. This area cannot be obstructed by trees, plants, installed edging/curbing.

Yard area need to be free of pet waste prior to services being performed.

Contractor is not liable for damage to fences caused by string trimmer. Fencing should have a buffer/mulch area as to separate the fencing from the grass.

Contractor is not liable for string trimming damage to water backflows or landscape lighting fixtures in turf to be mowed, if not separated from turf by bed/mulch area around the backflow.

Contractor is not liable for damage by string trimming around houses/structures/monuments, etc. if there is no buffer, bed/mulch, at the base of the house/structure/monument, etc.

Contractor is not liable for damage caused by landscaping rocks/pebbles in plant beds or design areas, which have intruded into the turf areas to be mowed, string trimmed or blade edged.

Contractor will furnish to owner, upon request, evidence of general liability insurance, property damage insurance, and workman's compensation insurance. Contractor agrees to maintain at all times the necessary licenses and/or permits required to perform said work in the state, county, or city having jurisdiction.

It is expressly understood and agreed that Contractor shall assume no responsibility or liability for personal injury or property damage arising out of or resulting directly or indirectly from the accumulation of water, falling limbs, leaves or other debris on walkways, sidewalks, curbs and other paved surfaces between scheduled visits by maintenance crews.

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Contractor agrees to reimburse owner for damages to personal and/or real property the Contractor damages due to negligence. Reimbursement will occur when, and only when, the owner has taken the necessary steps to reasonably protect the structures and fixtures where damage will most likely occur. Notification of damage must be made promptly to the Contractor and an opportunity for inspection by the Contractor must occur before repairs are made.

If Contractor falls below acceptable industry standards in its performance of the items listed in any of the applicable schedules, owner shall notify Contractor in writing by certified mail, return receipt, of each specific deficiency. Then Contractor shall have fifteen (15) days in which to remedy stated deficiencies. If stated deficiencies are not remedied in fifteen (15) days, owner shall have the right to give Contractor thirty (30) days written notice of cancellation, delivered certified mail, return receipt.

160 Pond Cypress Road, Suite B, Venice FL 34292 | P: 941.488.8897 F: 941.484.0945 | arhstree.com

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: Jordan Crawford
☐ 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:**

1. Contractor shall mow all turf areas weekly, beginning on April 1st and ending on October 31st. (the growing season). No more than 1/3 of the leaf blades shall be removed per mowing.

ii. Mowing shall only be perfonned with mulching mowers. Mower blades shall be sharp at all times to provide a quality cut. Mowing height shall be according to grass type and variety recommendations. Contractor shall leave clippings on the lawn as long as no readily visible clumps remain on the grass surface after mowing. Otherwise, contractor shall distribute large clumps of clippings by blowing or by collecting and removing them. Contractor shall make every effmi to avoid blowing cut grass into planting beds, ponds and drainage ditches. All sidewalks, pool decks, building entrances, etc. shall be blown clean during maintenance visit. During the non-growing season, from November 1st through March 31st, the Contractor shall perform the lawn maintenance every other week. Mowing shall include all properties belonging to the District, according to the Association's recorded plats, as well as the map included with the specification package.

iii. The Contractor shall police all areas as a condition of this agreement during each mowing and /or shrub trimming service. All trash, and common litter, such as but not limited to paper, cans, bottles, cups, etc. shall be removed from all turf and bed areas. The entire length of all hedge lines shall be inspected for trash and common litter during each maintenance service. All vegetative litter such as braches, piles of leaves,

etc, shall be removed as a condition of this agreement. The removal of larger, illegally dumped items may require a separate removal charge to the District.

iv. If a mowing is missed due to inclimate weather, and the Contractor is not able to perform the mowing that week, the Contractor shall provide the Association a credit for future services or add a mowing to be provided at a later date. The Contractor shall detennine whether the credit or mowing at a later date shall be used.

v. **Value of single** mowing-$ 1,325.00 . *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:**

1. The contractor shall inspect lawn areas each visit for indications of insect, weed and disease problems. All treatment options shall adhere to Florida pesticide usage laws as well as the standards and recommendations from the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS). ~~Any discrepancies discovered, corrective actions recommended or completed shall, be reported in the PSA Weekly Contractor Report.~~

ll. 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, corrective 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.

lv. 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 I(required, a soil test is required.***

2 applications *of Complete fertilizer applied at I. 0 lbs NII 000 sq ft containing 50% soluble and 50% slow-release N*

3 applications *of Slow-release N applied at 1.0 lbs N/1000 sq.ft.*

1 application of Soluble N applied at 0.5 lbs N/1000 sq.ft

Fe = Apply Fe to provide dark green color without stimulating excessive growth. For foliar application use ferrous sulfate (2 oz /3-5 gal water/I 000 sq ft). If the Fe is applied to an acidic soil, use one pound of iron sulfate per I 000 square feet. If the soil is calcareous, use the container label recommended rate of an iron chelate.

Il. Bahia turf shall receive: Two complete annual fertilizer applications. 1 application of slow-release nitrogen and 1 application of soluble nitrogen.

Nutrient deficiencies shall be treated with supplemental applications of the specific lacking nutrient according to University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS).

iii. Do not apply near water, stonn drains or drainage ditches. Do not apply when heavy rain is expected.

Iv. All turf fertilizer applications shall be based on the results of two yearly ph tests. Written results shall be provided to the District ~~and PSA.~~

v. The Contractor may be required at times, to provide a copy of fertilizer or pesticide labels to the District ~~and PSA.~~ SAC

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.~~ SAC

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.~~ SAC

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 Report.~~ SKR

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 reported. 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.

Iv. Palm pruning shall be perfonned one time per year to remove brown fronds, seed heads and loose boots on pahns over 15 feet. Pahns shall be pruned at a time of the year to be determined by the District. On the palms up to fifteen feet, brown fronds, seed heads and loose boots shall be removed during regular maintenance visits. All appropriate palms shall be pruned at a 9 o'clock-3 o'clock position and loose boots shall be removed. "Hurricane" pruning is not acceptable. No pruning shall be done during or immediately following growth flushes. No herbicides shall be used for this purpose. The contractor shall remove all pruning litter and dispose of off-site.

v. Contractor shall be responsible for the pruning of all tree branches up to a three-inch diameter, up to a height of 15 feet, to keep them off of the walls, roofs, building and gutters. All signs and sight lighting shall be kept clear of tree branches at all times. All moss hanging from trees shall be removed up to a height of 15 feet, as part or regular maintenance procedures. Branches shall be pruned just outside the branch collar and pruning paint *shall not* be applied. All sidewalks, patios, driveways and other paved surfaces must have overhead tree clearance of at least eight feet. All trees shall be maintained from the ground up, at a uniform height. Contractor shall remove all branches from the property. All sucker growth and water sprouts shall be removed from the trees on a regular basis.

vi. Crape Myrtles shall be reshaped once a year at the start of the growing season. Sucker growth, water sprouts, and crossing and/or rubbing branches shall be removed. The tree shall be maintained in its natural vase-shaped habit. It may be tipped back for height or to remove branches that are blocking light or touching structures.

vii. There shall be no severe shaping and/or pruning of trees such as ligustrum, bottlebrush, crape myrtles and similar ornamental trees.

d. Mulching (optional)

i. The Contractor shall supply and install 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~~. SMC

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~~ SMC within the above-mentioned sixty (60) days.

iii. The Contractor shall provide written documentation to the District ~~and~~ SMC ~~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.~~ SAC 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.~~ SAC

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.

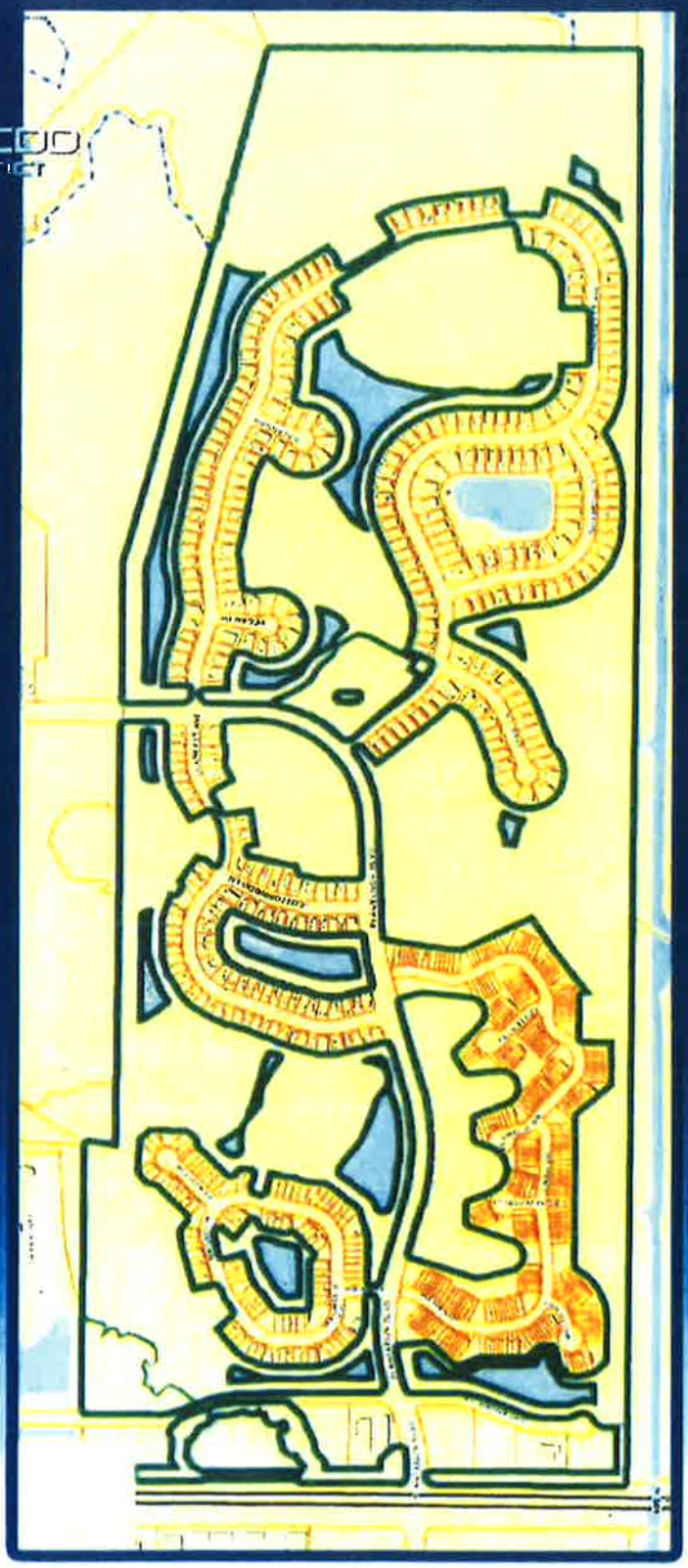
h. Contractor shall display a sufficient number of pesticide notification placards at the conclusion of each insecticide, herbicide, fungicide or fertilizer treatment. Placards shall indicate material applied the date of application, and any special instructions to the unit resident.

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 C

AGREEMENT BETWEEN THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT AND SIGNAL USA, LLC, FOR PROPERTY RESTORATION

THIS AGREEMENT ("Agreement") is made and entered into this 10th day of 2022, 2022, by and between:

Lakeside Plantation Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* being situated in the City of North Port, Florida, and whose mailing address is 4530 Eagle Falls Place, Tampa, Florida 33619 ("District"); and

Signal USA, LLC, a Michigan limited liability company, with a mailing address of 2490 Industrial Row, Troy, Michigan 48084 ("Contractor," together with District, "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the "Act"), by ordinance adopted by the City of North Port, Florida; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide property restoration services, including, but not limited to, demolition, mitigation, and mold remediation services; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide property restoration services and has agreed to provide to the District those services identified in **Exhibit A,** attached hereto and incorporated by reference herein ("Services"); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

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

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

SECTION 2. DUTIES. The District agrees to use Contractor to provide the Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.

A. Contractor shall provide property restoration services, as described in **Exhibit A.** The Services shall include any effort specifically required by this Agreement and **Exhibit A** reasonably necessary to allow the District to receive the maximum benefit of all of the Services and items described herein and demonstrated in **Exhibit A**, including but not limited to, the repair, construction, installation, and all materials reasonably necessary. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A,** this Agreement controls.

B. Services shall commence upon execution of this Agreement and be completed within _____ (___) calendar days of execution of this Agreement, unless extended in writing by the District in its sole discretion or terminated earlier in accordance with Section 13 herein.

C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

D. Contractor shall perform all Services in a neat and workmanlike manner. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Services.

E. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

F. Contractor shall report directly to the District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

G. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so and the cost thereof shall be charged to the Contractor.

SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.

A. The District shall pay Contractor an amount not-to-exceed **Thirty-Six Thousand**

Nine Hundred Two Dollars and Twenty-Once Cents ($36,902.21) for completion of the Services identified in **Exhibit A**. Contractor shall invoice the District for the Services pursuant to the terms of this Agreement. The District shall provide payment within forty-five (45) days of receipt of invoices. Such amounts include all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Services. Interest on any unpaid balance shall be charged at the rate of 1.5% per month, or the maximum rate allowed by law, for payment after forty-five (45) days of the date of the invoice. If payment is not timely made on submitted invoices, Contractor reserves the right to cease any Work upon the District withholding payment, after forty-five (45) days of non-payment, until Contractor is fully paid, including interest, for Work performed.

B. If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the 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, conditioned on payment to Contractor, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the 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 the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the 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.

SECTION 4. WARRANTY. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Work provided by the Contractor pursuant to this Agreement shall be warranted for one (1) year from the date of acceptance of the Work by the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after

receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner's within the District. Contractor's Warranty excludes remedies for damages caused by abuse, pre-existing defects, modifications not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. Mitigation and mold remediation Work is not warrantable but subject to current industry standards and testing protocols that includes "clearance" testing by an Independent Environmental Expert and/or Certified Industrial Hygienist. All Warranties are contingent upon full and final payment to Contractor.

SECTION 5. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

(1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than $1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:

(i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.

(3) Employer's Liability Coverage with limits of at least $1,000,000 (one million dollars) per accident or disease.

(4) 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 the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. 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 from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If the Contractor fails to have secured and maintained the required

insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 6. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to 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 action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon

the giving of notice of termination.

SECTION 9. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 10. 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.

SECTION 11. 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; 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.

SECTION 12. 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.

SECTION 13. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that 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. Upon any termination of this Agreement, 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.

SECTION 14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be

obtained and paid for by the Contractor.

SECTION 15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the 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. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the 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.

SECTION 17. 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.

SECTION 18. ENFORCEMENT OF AGREEMENT. In the event that either the District or the 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 and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

SECTION 20. 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 Parties.

SECTION 21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 22. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District: Lakeside Plantation Community Development District

4530 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 the Contractor: Signal USA, LLC
2490 Industrial Row
Troy, Michigan 48084
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the 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 in this Agreement.

SECTION 23. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto 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 Parties hereto 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 Parties hereto and their respective representatives, successors, and assigns.

SECTION 24. CONTROLLING LAW AND 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. All actions and disputes shall be brought in the proper court and venue, which shall be Sarasota County, Florida.

SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS. 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, the 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 the 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 the Contractor, the 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 THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 344-4844, JLANSFORD@GMS-TAMPA.COM, 4530 EAGLE FALLS PLACE, TAMPA, FLORIDA 33619.

SECTION 26. 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.

SECTION 27. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties 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.

SECTION 28. 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. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 29. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, 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*. 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.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Chairperson, Board of Supervisors

SIGNAL USA, LLC, a Michigan limited liability company

By: Izzy Lipschutz

Its: Sr. Estimator / Proj. Director

Exhibit A: Scope of Services

Signal Restoration Services

2490 Industrial Row
Troy, MI 48084

Insured:	Lakeside Plantation CDD	E-mail:	manager@lakesideplantationcdd.com
Property:	2200 Plantation Blvd North Port, FL 34289		
Estimator:	Irv Lipschutz	Business:	(702) 533-5643
Company:	Signal Restoration Services		
Business:	2490 Industrial Row Troy, MI 48084		
Contractor:	Irr Lipschutz	Business:	(248) 288-6300
Company:	Signal Restoration		
Business:	2490 Industrial Drive Troy, MI 48084		

Claim Number: **Policy Number:** **Type of Loss:**

Date of Loss:	9/30/2022 9:03 AM	Date Received:	
Date Inspected:		Date Entered:	10/12/2022 1:41 PM
Price List:	FLSR8X_OCT22 Restoration/Service/Remodel		
Estimate:	LAKESIDE_PLANTATION1		

Signal Restoration Services (Signal) respectfully submits the attached Scope of Work to provide our services for the structure at the above referenced location. The Scope of Work is based on our site visit conducted for damages associated with a ********* loss. The following processes were prepared without the aid of drawings: architectural, framing; mechanical; electrical; & plumbing. Signal reserves the right to adjust pricing upon the completion of demolition operations. We have created the Scope of Work based on our visible inspection and general knowledge of the structures typical construction. Additional drywall layers, insulation, or other materials may be found once demolition is started, which will need to be added to this scope. This Scope of Work includes all labor, material, and taxes as projected for the site conditions as they are known. If additional items become apparent, that were not readily visible during our inspection, the Scope of Work may change. If the Scope of Work decreases from what has been identified, the attached Scope of Work will be adjusted as well.

It is assumed that Signal Restoration Services will have necessary access to the facility. Common utilities such as water and electrical power must be readily available in suitable quantities. Signal Restoration Services can provide these items at an additional cost if not available.

EXCLUSIONS
This proposal does not include any of the following:
1 - Removal and disposal of any harmful building materials or contents. Pursuant to Federal Regulations an Asbestos Containing Materials survey must be obtained before any demolition of building components occur. This proposal does not include any testing or abatement associated with the removal of Asbestos Containing Materials.
2 - Removal or disposal of any hazardous materials or other environmental contaminants.
3 - Allowances for any issues concerning Apparent Mold Growth on building materials.
4 - Overtime or premium rates for after hours work.
5 - Hidden damages or defects.
6 - Code compliance items that may be required by the local building authority.
7 - Damages to concrete flatwork and landscape.

NOTE
********** Specific project notes

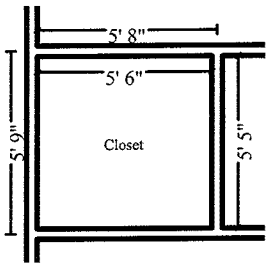
Our estimate and/or report is confidential and proprietary. We understand that it may be submitted to or made available to the insured's insurance company. Permission is hereby granted for this limited distribution and/or review. No further distribution, including by the insured's insurer, is permitted without our prior written consent.

The Scope of Work has been prepared using the Xactimate estimating platform, which is based on unit pricing. Not all line items may be necessary to be completed but they are part of the overall project price. Signal reserves the right to use alternate methods to restore the facility to its pre-loss condition, with like kind and quality materials. The Xactimate unit costs are updated at the beginning of every month. Due to the current market conditions for material and labor costs, Signal reserves the right to re-price projects that have not started prior to the beginning of the new price list cycle. Any increase or decrease in unit costs will be provided to the owner and their insurance carrier.

2490 Industrial Row
Troy, MI 48084

LAKESIDE_PLANTATION1

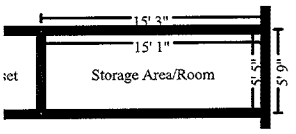
Main Level



Closet **Height: 8'**

174.67 SF Walls	29.79 SF Ceiling
204.46 SF Walls & Ceiling	29.79 SF Floor
3.31 SY Flooring	21.83 LF Floor Perimeter
21.83 LF Ceil. Perimeter	

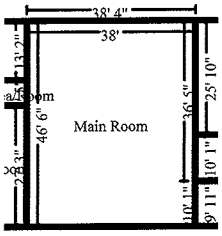
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
1. Suspended ceiling tile - High grade - 2' x 4'	17.60 SF	0.00	3.12	2.61	12.08	69.60
2 tiles						
2. Batt insulation - 10" - R30 - paper / foil faced	16.00 SF	0.00	1.67	1.41	5.91	34.04
3. Final cleaning - construction - Commercial	29.79 SF	0.00	0.24	0.61	1.51	9.27
Totals: Closet				4.63	19.50	112.91



Storage Area/Room **Height: 8'**

328.00 SF Walls	81.70 SF Ceiling
409.70 SF Walls & Ceiling	81.70 SF Floor
9.08 SY Flooring	41.00 LF Floor Perimeter
41.00 LF Ceil. Perimeter	

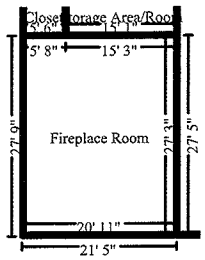
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
4. Suspended ceiling tile - High grade - 2' x 4'	89.87 SF	0.00	3.12	13.34	61.68	355.41
5. Batt insulation - 10" - R30 - paper / foil faced	81.70 SF	0.00	1.67	7.21	30.16	173.81
6. Final cleaning - construction - Commercial	81.70 SF	0.00	0.24	1.66	4.12	25.39
Totals: Storage Area/Room				22.21	95.96	554.61



Main Room **Height: 8'**

1,352.00 SF Walls	1,767.00 SF Ceiling
3,119.00 SF Walls & Ceiling	1,767.00 SF Floor
196.33 SY Flooring	169.00 LF Floor Perimeter
169.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
7. Acoustical Treatments Installer - per hour	1.00 HR	0.00	104.28	0.00	21.90	126.18
To replace 3 ceiling tiles in rear portion of room, with tiles from front portion						
8. Suspended ceiling tile - High grade - 2' x 4'	554.40 SF	0.00	3.12	82.27	380.52	2,192.52
9. Batt insulation - 10" - R30 - paper / foil faced	504.00 SF	0.00	1.67	44.45	186.10	1,072.23
10. Corner bead - per LF	14.00 LF	0.00	6.69	0.72	19.82	114.20
11. Crown molding - 6 1/8" to 7"	92.00 LF	0.00	9.84	36.32	197.74	1,139.34
12 inch crown						
12. Seal & paint crown molding, oversized - two coats	425.00 LF	0.00	1.76	5.65	158.27	911.92
13. Mask and prep for paint - plastic, paper, tape (per LF)	425.00 LF	0.00	1.54	8.03	139.13	801.66
14. Floor protection - heavy paper and tape	1,767.00 SF	0.00	0.49	8.66	183.64	1,058.13
15. Content Manipulation charge - per hour	4.00 HR	0.00	48.99	0.00	41.16	237.12
16. Seal & paint acoustic ceiling (popcorn) texture	744.00 SF	0.00	1.43	20.83	227.79	1,312.54
Paint portion of ceiling, where there are no ceiling tiles						
17. Final cleaning - construction - Commercial	1,767.00 SF	0.00	0.24	35.92	89.06	549.06
Totals: Main Room				242.85	1,645.13	9,514.90



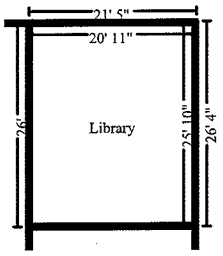
Fireplace Room **Height: 8'**

770.67 SF Walls	569.98 SF Ceiling
1,340.65 SF Walls & Ceiling	569.98 SF Floor
63.33 SY Flooring	96.33 LF Floor Perimeter
96.33 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL

CONTINUED - Fireplace Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
18. Vapor barrier - visqueen - 6mil	569.98 SF	0.00	0.39	2.39	47.18	271.86
19. Engineered wood flooring - floating - High grade	569.98 SF	0.00	12.65	353.50	1,588.40	9,152.15
20. Base shoe - stain grade	96.33 LF	0.00	2.02	5.66	42.06	242.31
21. Stain & finish base shoe or quarter round	96.33 LF	0.00	1.41	1.48	28.83	166.14
22. 5/8" drywall - hung, taped, floated, ready for paint	72.45 SF	0.00	3.00	3.60	46.41	267.36
Strip on ceiling along rear wall in room						
23. Tape joint for new to existing drywall - per LF	30.00 LF	0.00	10.30	0.78	65.06	374.84
24. Drywall patch / small repair, ready for paint	2.00 EA	0.00	92.97	0.50	39.15	225.59
Base at fireplace and repair holes created by asbestos test						
25. Seal/prime then paint the surface area (2 coats)	115.50 SF	0.00	1.09	1.86	26.84	154.60
Wall on fireplace						
26. Containment Barrier	154.00 SF	0.00	1.02	1.62	33.33	192.03
To cover and protect bookcase shelves along fireplace wall						
27. Final cleaning - construction - Commercial	569.98 SF	0.00	0.24	11.59	28.73	177.12
Totals: Fireplace Room				382.98	1,945.99	11,224.00

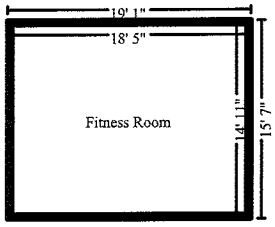


Library **Height: 8'**

748.00 SF Walls	540.35 SF Ceiling
1,288.35 SF Walls & Ceiling	540.35 SF Floor
60.04 SY Flooring	93.50 LF Floor Perimeter
93.50 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
28. Suspended ceiling tile - High grade - 2' x 4'	57.20 SF	0.00	3.12	8.49	39.26	226.21
7 Tiles						
29. Batt insulation - 10" - R30 - paper / foil faced	52.00 SF	0.00	1.67	4.59	19.20	110.63
30. Final cleaning - construction - Commercial	540.35 SF	0.00	0.24	10.99	27.24	167.91
Totals: Library				24.07	85.70	504.75

2490 Industrial Row
Troy, MI 48084



Fitness Room **Height: 8'**

533.33 SF Walls	274.72 SF Ceiling
808.05 SF Walls & Ceiling	274.72 SF Floor
30.52 SY Flooring	66.67 LF Floor Perimeter
66.67 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
31. Suspended ceiling tile - High grade - 2' x 4'	44.00 SF	0.00	3.12	6.53	30.20	174.01
5 Tiles						
32. Batt insulation - 10" - R30 - paper / foil faced	40.00 SF	0.00	1.67	3.53	14.77	85.10
33. Final cleaning - construction - Commercial	274.72 SF	0.00	0.24	5.59	13.84	85.36
Totals: Fitness Room				15.65	58.81	344.47
Total: Main Level				**692.39**	**3,851.09**	**22,255.64**

GC's

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
34. Commercial Supervision / Project Management - per hour	80.00 HR	0.00	75.52	0.00	1,268.74	7,310.34
35. Lodging - superintendent	10.00 DA	0.00	98.00	0.00	205.80	1,185.80
36. Per Diem - superintendent	10.00 EA	0.00	64.00	0.00	134.40	774.40
37. HD P/U Truck - superintendent	2.00 WK	0.00	750.00	0.00	315.00	1,815.00
38. Neg. air fan/Air scrub.-Large (per 24 hr period)-No monit.	4.00 WK	0.00	625.00	0.00	525.00	3,025.00
2 air scrubbers for 2 weeks = 4 total						
39. Carbon vapor filter (for air scrubber) - 24" x 24"	4.00 EA	0.00	104.45	25.20	93.03	536.03
Totals: GC's				25.20	2,541.97	14,646.57
Line Item Totals: LAKESIDE_PLANTATION1				**717.59**	**6,393.06**	**36,902.21**

Grand Total Areas:

5,974.67	SF Walls	4,231.99	SF Ceiling	10,206.65	SF Walls and Ceiling
4,231.99	SF Floor	470.22	SY Flooring	746.83	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	746.83	LF Ceil. Perimeter
4,231.99	Floor Area	4,423.13	Total Area	5,974.67	Interior Wall Area
3,558.00	Exterior Wall Area	395.33	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

2490 Industrial Row
Troy, MI 48084

Summary for Dwelling

Line Item Total	29,791.56
Material Sales Tax	651.23
Subtotal	30,442.79
Overhead	3,044.30
Profit	3,348.76
Total Cleaning Tax	66.36
Replacement Cost Value	**$36,902.21**
Net Claim	**$36,902.21**

Irv Lipschutz

2490 Industrial Row
Troy, MI 48084

Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (7%)	Cleaning Mat Tax (7%)	Total Cleaning Tax (7%)	Laundering Tax (2%)	Manuf. Home Tax (6%)	Storage Rental Tax (7%)
Line Items								
	3,044.30	3,348.76	651.23	0.00	66.36	0.00	0.00	0.00
Total								
	3,044.30	**3,348.76**	**651.23**	**0.00**	**66.36**	**0.00**	**0.00**	**0.00**

2490 Industrial Row
Troy, MI 48084

Recap by Room

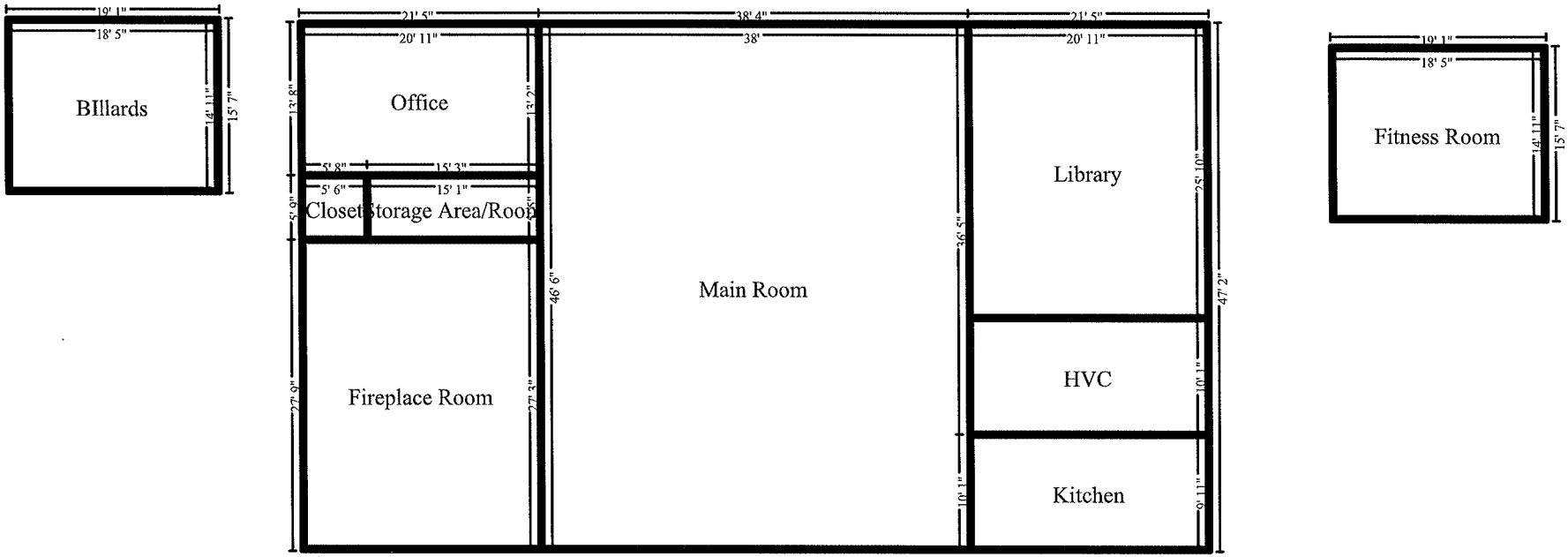
Estimate: LAKESIDE_PLANTATION1

Area: Main Level		
Closet	**88.78**	**0.30%**
Storage Area/Room	**436.44**	**1.46%**
Main Room	**7,626.92**	**25.60%**
Fireplace Room	**8,895.03**	**29.86%**
Library	**394.98**	**1.33%**
Fitness Room	**270.01**	**0.91%**
Area Subtotal: Main Level	**17,712.16**	**59.45%**
GC's	**12,079.40**	**40.55%**
Subtotal of Areas	**29,791.56**	**100.00%**
Total	**29,791.56**	**100.00%**

2490 Industrial Row
Troy, MI 48084

Recap by Category

O&P Items	Total	%
ACOUSTICAL TREATMENTS	2,485.05	6.73%
CLEANING	783.25	2.12%
CONTENT MANIPULATION	195.96	0.53%
DRYWALL	805.95	2.18%
FLOOR COVERING - WOOD	7,432.54	20.14%
FINISH CARPENTRY / TRIMWORK	1,099.87	2.98%
INSULATION	1,158.48	3.14%
LABOR ONLY	9,161.60	24.83%
PAINTING	3,593.98	9.74%
WATER EXTRACTION & REMEDIATION	3,074.88	8.33%
O&P Items Subtotal	29,791.56	80.73%
Material Sales Tax	651.23	1.76%
Overhead	3,044.30	8.25%
Profit	3,348.76	9.07%
Total Cleaning Tax	66.36	0.18%
Total	36,902.21	100.00%


19' 1"
18' 5"
BIllards
14' 11"
15' 7"
21' 5"
38' 4"
21' 5"
20' 11"
38'
20' 11"
Office
13' 8"
13' 2"
5' 8"
15' 3"
5' 6"
15' 1"
5' 9"
Closet
Storage Area/Room
5' 5"
Fireplace Room
27' 9"
27' 2"
46' 6"
Main Room
36' 5"
Library
25' 10"
47' 2"
HVC
10' 1"
Kitchen
10' 1"
9' 11"
19' 1"
18' 5"
Fitness Room
14' 11"
15' 7"

N

Main Level

SECTION D

ADDENDUM TO PROPOSAL BETWEEN THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") AND WESTCOAST ELECTRIC SERVICES, INC. ("CONTRACTOR")

District:	Lakeside Plantation Community Development District	**Contractor:**	Westcoast Electric Services, Inc.
Mailing Address:	4530 Eagle Falls Place Tampa, Florida 33619	**Mailing Address:**	2745 Commerce Parkway North Port, Florida 34289
Phone:	(813) 344-4844	**Phone:**	(941) 429-4900

The following provisions govern the proposal, dated November 3, 2022, submitted by the Contractor, and attached hereto as **Exhibit A** (hereinafter referred to as the "Proposal," and as modified by this Addendum, the "Agreement") for the following services:

1. The Agreement shall be deemed effective as of the date of the full execution of the Agreement and this Addendum.

2. District agrees to compensate Contractor for the services identified in the Proposal at an amount of Two Thousand Three Hundred Eighty Dollars ($2,380.00).

3. Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. Contractor shall defend, indemnify and hold harmless the District, and the District's officers, staff, representatives, and agents, from any and all liabilities, damages, claims, losses, costs, or harm of any kind, including, but not limited to, reasonable attorney's fees, to the extent caused by any acts or omissions of the indemnifying party and persons employed or utilized by the indemnifying party in the performance of the Agreement. The obligations under this paragraph shall be limited to no more than $1,000,000.00, which amount Contractor agrees bears a reasonable commercial relationship to this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.

4. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

    a. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
    b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than $1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
    c. 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 the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

    The District, its staff, consultants, agents and supervisors shall be named as additional insureds and certificate holders. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. 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 from a reputable insurance carrier, licensed to conduct business in the State of Florida.

    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 and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

ADDENDUM TO PROPOSAL BETWEEN THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") AND WESTCOAST ELECTRIC SERVICES, INC. ("CONTRACTOR")

District:	Lakeside Plantation Community Development District	**Contractor:**	Westcoast Electric Services, Inc.
Mailing Address:	4530 Eagle Falls Place Tampa, Florida 33619	**Mailing Address:**	2745 Commerce Parkway North Port, Florida 34289
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    b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than $1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
    c. 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 the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

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    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 and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

5. Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

6. The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 30 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.

7. 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, the 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 the 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 the Contractor, the 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 THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 344-4844, JLANSFORD@GMS-TAMPA.COM, AND 4530 EAGLE FALLS PLACE, TAMPA, FLORIDA 33619.

8. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, 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*. 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.

9. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Agreement, this Addendum controls.

WESTCOAST ELECTRIC SERVICES, INC.

By: Shawn Campbell
Its: Project Manager
Date: 11-21-2022

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

By: [signature]
Its: Chairman
Date: 11/21/22

SECTION X

SECTION C

SECTION 1

ARCH AMENITIES GROUP

Year In Review

2022

Submitted by:
Margie Gerstmann, Amenity and Lifestyle Director
Alex Murphy, Operations Director

LAKESIDE PLANTATION CDD
NORTH PORT, FL

PROGRAMMING

Below is a snapshot of our lifestyle program offerings for the year. We had a total of this 1,549 residents attended our events this past year. This does not include our tennis programs or water aerobic program.

Adult Social Events	47 events
Family Programs	7 events
Sports and Fitness/Wellness	4 programs

PROGRAMMING

New Years Eve

VALENTINES DAY

HALLOWEEN

EASTER

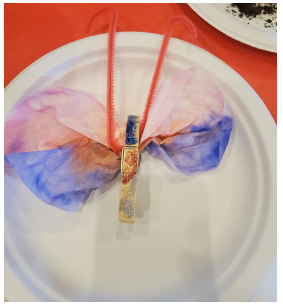
PROGRAMMING

CREATE AND SIP

COFFEE AND DONUTS

POOL PARTY

KIDS FUN



SPECIAL PROJECTS + ACCOMPLISHMENTS

PROJECT
Key fob and camera security system Install-JULY
Launched Mind Body software for online registration and credit card system-OCTOBER
Hurricane Repair Project Management-OCTOBER-CURRENT
Review and revised Amenity Policy-AUGUST
Safety Audit for Amenities-SEPTEMBER
Quarterly Coffee Talk with management and residents to solicit feedback for programs and events-ONGOING

COMMUNITY CONNECTIONS

We receive numerous emails and in-person feedback constantly from residents. Below are some highlights of comments we have receive throughout the year.

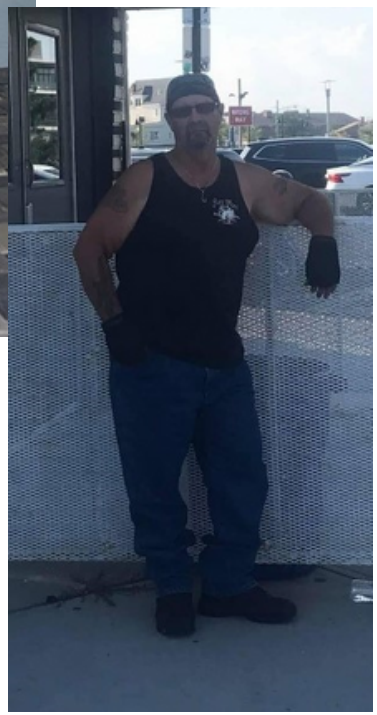
FEEDBACK FROM OUR RESIDENTS
H*ello Margie, I wanted to Thank You for all of the hard work. You're doing a great job for our community and we appreciate it.*
Thank you so very much for keeping us updated. Thank you for all you and your staff do. It is much appreciated. (Regarding weekly management update)
Thank you for all the updates, and thanks for all you do.
What a great idea, we are so blessed to have such kind, and amazing staff, at Lakeside. You are all doing an amazing job, under very difficult circumstances, we want you to all know, how grateful we are for all you do!! (Regarding the holiday event)
You're doing a great job, Thank you.

TEAM HIGHLIGHTS

2022 Hurricane Ian cleanup crew

Jay Ramos, Jamie Staubly, Suzie Sam, Margie Gerstmann, Courtney Sears, Heather Ulmer, Melissa Sgro, Alex Murphy, Bob Schmidt and Frank Caruso

THANK YOU



2023 GOALS + INITIATIVES

DESCRIPTION OF NEXT YEAR'S PLANNED PROGRAMMING AND EVENTS	DATE(S)
Weekly kids summer crafts	
Trivia	
Name that Tune	
Mad Hater Tea Party	
Vendor Expo	
Educational and wellness seminars/workshops/classes	

NEXT YEAR INTIATIVES
Tracking facility utilization
Launch group fitness classes, recruit local instructors
New Resident Orientation checklist and packet with amenity, lakeside and city/county information
Expand community volunteer involvement for programs and events

THANK YOU.

ARCH AMENITIES GROUP

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

[YOUR LOGO HERE]

SECTION 2

HURRICANE IAN RECOVERY ACTION PLAN
Lakeside Plantation Clubhouse

Updated 01/10/2023 Anticipated Completion: **TBD**

#	Task	Notes/Comments
1	Cleanup of trash and debris	**Continued clean up**
2	Front entrance pergolas	We are waiting for quotes
3	Tennis lighting	Tennis lights have been removed. Welch Tennis approved for new light install.
4	Roof Damage	In process
5	Schedule a vendor to assess damage to pool gazebo	Innotech to fix ceiling of pool gazebo after roof is complete
6	Trash Company to move dumpster back off sidewalk	Requested removal back to dumpster area
7	Exit Fountain repair	Received quote from professional Fountain Services waiting on a date for repair.
8	Clubhouse ceiling repair, MP room floor and water damage	Clubhouse interior work completed
9	Quote from Welch Tennis for Bocce Court resurfacing and new windscreens	Received quote from Welch, Easy Turf and Pro Green. All have been submitted to GMS to send to insurance
10	Tennis cabana	Welch Tennis has been approved for replacement of tennis cabana
11	Order tennis shade awnings for fences, tennis storage shed, scoreboards	Will work on this after insurance process is complete
12	Damaged fencing	Welch Tennis has been approved for fence repair
14	Street Signs	Proposal submitted to Insurance

15	Plantation Blvd. streetlamps	Waiting for proposal
16	Clubhouse restoration	Complete

SECTION 3

EASYTURF
A FieldTurf Company
EASYTURF ● 3203 US HIGHWAY 301 N ● ELLENTON, FL 34222
Florida Office: 941-753-3312 ● Florida Toll Free: 800-445-2944 ● WWW.EASYTURF.COM

SYNTHETIC GRASS INSTALLATION PROPOSAL

Date: December 7, 2022

Our Proposal Is As Follows For:

Lakeside Plantation

Installation of 747 ft^2 of EasyTurf artificial grass
at 2800 Plantation Blvd., North Port, FL 34289
as measured by Jason Bennett

If you wish to proceed with this proposal, please initial the artificial grass choice on page two and then sign and date the bottom of page three and the drawing on page four (all yellow highlighted lines), then email all three pages to us (to your sales rep or directly to dsheffer@easyturf.com). Once received in our office, we will add you to our installation schedule.

Reservation of installations dates cannot happen until we receive your signed copy of the proposal. Our schedule fills on a first come, first served basis so be sure to return your signed proposal as soon as possible to be able to secure the installation dates that work best for you.

Please note: **PRICES QUOTED ARE GUARANTEED FOR ONLY 30 DAYS**. If our proposal is more than 30 days old, please call us to obtain an updated proposal with current pricing.

Feel free to call us at 1-800-445-2944 to discuss any portion of this. We look forward to the opportunity of providing you with the Greatest Turf On Earth™: EasyTurf by FieldTurf!

Regards,

David Sheffer
EasyTurf | A FieldTurf USA, Inc. Company

EASYTURF
A FieldTurf Company
EASYTURF ● 3203 US HIGHWAY 301 N ● ELLENTON, FL 34222
Florida Office: 941-753-3312 ● Florida Toll Free: 800-445-2944 ● WWW.EASYTURF.COM

SYNTHETIC GRASS INSTALLATION PROPOSAL

Proposal Date: December 7, 2022 **EasyTurf Rep:** Jason Bennett at 941-465-2711

Installation Proposal For: (hereinafter referred to as "Client") **Account ID:** 240861

Lakeside Plantation Attn: Margie Gerstmann 2800 Plantation Blvd., North Port, FL 34289

Phone: 941-423-5500 Email: manager@lakesideplantationcdd.com

Installation Pricing Schedule & Work Performed:

- **Install At:** Client address above at clubhouse where existing bocce court is located
  - **Pricing based on the areas identified in the drawing on page 4 of this proposal**
  - **Please make sure that existing concrete surface is properly pitched and directing rain water off the bocce court as water that sits on the turf in shaded areas will lead to mold or mildew on the turf.**
- **Excavation**: 0 cubic yards to be removed
  - Nothing to excavate.
- **Sub-Surface PVC Nailer Board**: 0 total linear feet
  - No nailer board is required for installation. Artificial grass product will be glued along perimeter edges to existing concrete surface.
- **Drainage Sub-Base**: 0 tons of sub-base materials
  - Artificial grass to be installed over existing concrete surface. No additional sub-base proposed.
- **Artificial Grass Installation**: 747 square feet
  - Artificial grass secured to PVC nailer board using stainless steel staples for long-term security and safety.
  - Artificial grass products quoted to be infilled as per manufacturer's specifications.
  - Option to be infilled with Zeodorizer odor absorbing infill in the artificial grass: □ **YES** or ☑ **NO**
  - **NOTE: Our Pedigree and Pedigree XM products are the recommended turf choices for all dog applications. In addition, the use of Zeodorizer infill should be chosen for any artificial grass area that dogs will be using.**

EasyTurf Product:	**Ultimate Flex**
TOTAL PRICE:	**$ 8,460**
Lease Payment OPTION: **via North Star Leasing** **60 Monthly Payments of:** **(*with approved credit*)**	$ 212 per month (approximately)

Initial Acceptance: _____

NO ADDITIONAL WORK WILL BE PERFORMED THAT ISN'T INCLUDED IN THE ABOVE PRICING SCHEDULE & WORK TO BE PERFORMED

Please see additional page for Payment Terms, Conditions and Acceptance of Proposal…

EASYTURF
A FieldTurf Company
EASYTURF ● 3203 US HIGHWAY 301 N ● ELLENTON, FL 34222
Florida Office: 941-753-3312 ● Florida Toll Free: 800-445-2944 ● WWW.EASYTURF.COM

SYNTHETIC GRASS INSTALLATION PROPOSAL

Payment Terms: All checks should be made payable to: EasyTurf
100% due upon completion of installation
Payment can be made by check, ACH deposit or credit card.
IF PAYING BY CREDIT CARD, A 3% PROCESSING FEE WILL BE APPLIED TO THE AMOUNT BEING CHARGED.

Estimated Project Installation Time: Approximately 1 business working day
EasyTurf will make every attempt to complete the project in the days approximated above, however; factors such as weather conditions, ground conditions, material delivery delays, labor shortages and any unforeseen obstacles (such as root, irrigation, drainage, and/or utility systems) are beyond our control and may delay completion of this project.

Warranty: EasyTurf Product Warranty: Commercial Lawn = 8 YEARS ● Golf, Bocce & Multi-Use Field Turfs = 7 Years
Installation Warranty: Commercial Lawn = 8 YEARS ● Golf, Bocce & Multi-Use Field Turfs = 7 Years
Installation Warranty covers seam and edge of turf failures ONLY.
Movement or sinking of sub-base beneath an installation is not covered by warranty due to the loose soil nature in Florida.
Installation must be PAID IN FULL and Certificate of Completion must be signed and returned to be made active.
For complete warranty details, limitations and exclusions, please inquire. We will be happy to provide you with the details!

Exclusions/Notes: All proposals are good for a period of 30 days only. All materials remain the property of EasyTurf until paid in full. Client acknowledges that EasyTurf is NOT responsible for the identification or repair of sod, low voltage wiring, decorative borders (concrete and others), utility lines and/or irrigation lines on property (*this includes sod that may be damaged due to wear and tear from our equipment and movement of materials and access*). EasyTurf and workmen shall not be expected to keep gates closed for animals or children. Client also acknowledges that they have read the complete information folder and files and warranty details provided by EasyTurf and understands the limitations, recommendations and performances of the artificial grass products purchased herein and also understands the maintenance required to keep their artificial grass installation looking its best at all times. Client agrees to allow EasyTurf use and access of water spigots and electrical outlets on the property for the performance of our installation. Please note, unforeseen obstacles may add to the total cost of the project. Client will be notified of such an obstacle immediately upon discovery and no price adjustment will be made without agreement by Client. Obstacles include, but are not limited to, underground utilities, tree root systems, buried objects obstructing installation, etc. The total price of this proposal is based upon one mobilization to complete the installation. If the site is not ready and/or additional mobilizations are required, additional charges will apply.
Client is responsible for satisfying all HOA or neighborhood covenants and rules and informing EasyTurf of property lines, easements, permit requirements, right of ways and/or any other scenario that may prevent the installation of artificial grass products. It is Client's responsibility to check with their local city/county/municipality for any and all permit requirements prior to start of installation.
Changes or cancellation of your install start date must be made at least 48 hours in advance or additional mobilization charges will be incurred.

_____ **Client acknowledges they have received, read and understand our brochure titled: Fake Grass, Real Talk.**
(Initials)

Client Acceptance of Proposal: The prices, specifications, exclusions and details contained herein are satisfactory and accepted. EasyTurf is authorized to perform the work as stated. Payments will be made as outlined.

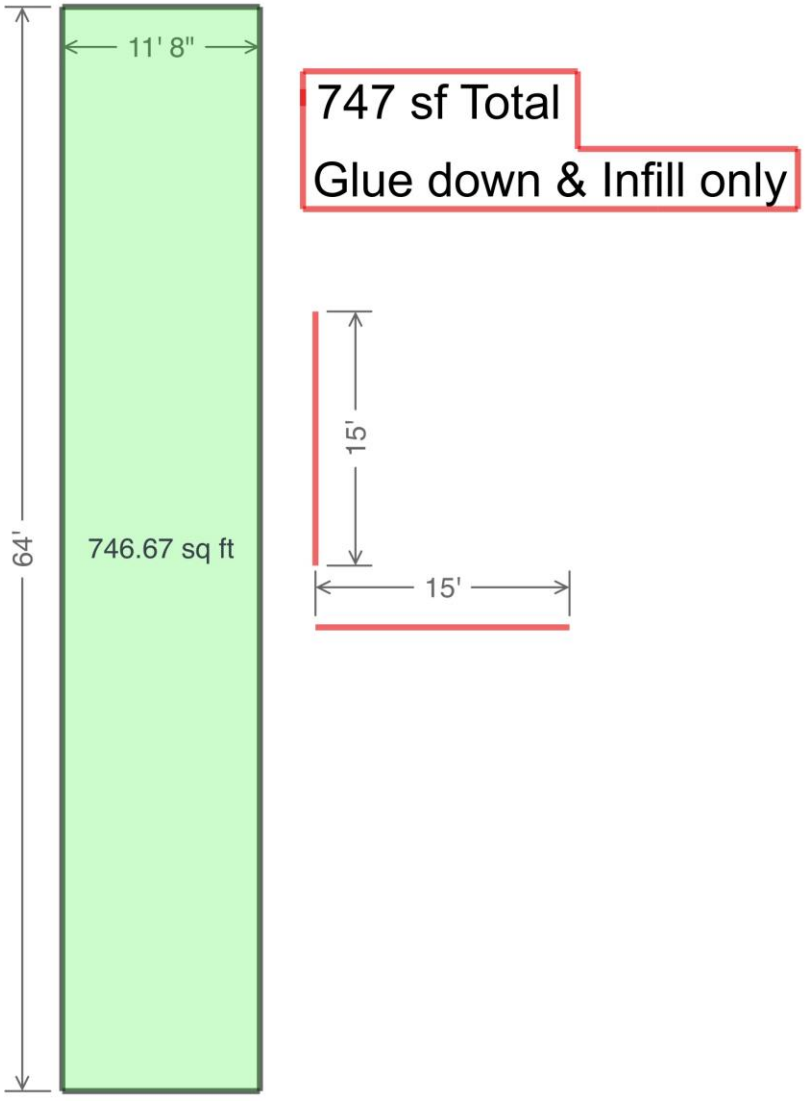
_____	_____	_____
(PRINT NAME)	(SIGNATURE)	(DATE)

EASYTURF
A FieldTurf Company
EASYTURF ● 3203 US HIGHWAY 301 N ● ELLENTON, FL 34222
Florida Office: 941-753-3312 ● Florida Toll Free: 800-445-2944 ● WWW.EASYTURF.COM

SYNTHETIC GRASS INSTALLATION PROPOSAL

Lakeside Plantation

Installation of 747 ft² of EasyTurf artificial grass
at 2800 Plantation Blvd., North Port, FL 34289
as measured by Jason Bennett



Client Acceptance of Identified Areas of Installation: The identified areas in the above drawing are the approved areas quoted in this proposal. EasyTurf is authorized to perform the work in these areas only.

(PRINT NAME)	(SIGNATURE)	(DATE)

ProGreen of Central Florida
576 Maguire Road Suite C
Ocoee, FL 34761

Proposal #2974

Created: 11/18/2022
From: Vince Gilberti

Proposal For

Margie Gerstmann
2800 plantation
North Port, FL 34289
main: 941-423-5500
manager@lakesideplantationcdd.com

Location

2800 Plantation Blvd
North Port, FL 34289

Lakeside Plantation

Terms

Due Upon Completion

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Turf:1040164 Proputt premium ProPutt Premium	930 Sqft	$ 4.00	$ 3,720.00
SAR Landscape with Aggregate Installation will include all additional materials and necessary labor to perform the following: 1. Removal of existing Turf. 2. Install Pro Putt Premium turf with total glue down to concrete.	1	$ 3,430.01	$ 3,430.01

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.

TOTAL	$ 7,150.01

Signature

x Date:

Please sign here to accept the terms and conditions

Sales Reps

Vince Gilberti
Mobile: 941.233.0621
v.gilberti@progreen.com

PROGREEN®
SYNTHETIC TURF SYSTEMS

PROPOSAL ADDENDUM

Addendum to ProGreen Proposal

I. PERMITTING

All permitting that may or may not be required is the sole responsibility of the homeowner. ProGreen is not responsible should the homeowner choose not to pull a permit. Please check with your city to see if you are required to pull a permit.

II. DEPOSIT ACCEPTANCE POLICY

Once deposit is made, turf is ordered to size. Should customer cancel job for any reason, a 15% restocking fee for turf will be charged and remainder of deposit will be returned.

III. CHANGE ORDERS

If a change in original design occurs, customer will receive a change order containing price for changes. If turf has already been cut to order, restocking fee will be added.

ProGreen Central Florida
Address: 575 Maguire Road Suite #C Ocoee, FL 34761
Phone: (407) 287-5075
Email: central-florida@progreen.com

Welch Tennis Courts, Inc.

World's Largest Builder of Fast Dry Courts

Construction - Resurfacing - Lighting - Accessories

USTA - USPTA

TENNIS COURT LIGHTING, FENCE AND RESURFACING PROPOSAL ASBA - TIY

Welch Tennis Courts, Inc. (hereinafter referred to as the "Contractor") proposes to furnish the labor, materials, equipment, and services necessary to remove and replace existing LED court lighting, repair damaged fencing and resurface on four (4) existing Fast-Drying Tennis Court, one (1) existing All-Weather Basketball court and one (1) existing Turf Bocce court at Lakeside Plantation in North Port, Florida. In accordance with, and subject to, the terms, conditions and specifications set forth below, the construction work is referred to in this proposal as the "Project."

1. **CONSTRUCTION REQUIREMENTS**: The Owner shall be responsible for assuring that the work described in this proposal complies with all applicable zoning requirements and deed restrictions. Owner shall be solely responsible for the suitability of the project site and the constructability of the Project upon the property.

This proposal includes an allowance for permits, fees, engineering costs and related acquisition costs; costs in excess of this allowance shall be reimbursed by the Owner to the Contractor.

The Contractor shall provide the required contractor licensing to construct the Project, along with general liability and workers' compensation insurance. If a waiver of subrogation is required by the Owner, an additional charge of $250.00 will be added to the contract price. If the Owner requires bonding in the form of payment and performance bonds or insurance in excess of the limits of liability coverage usually carried by Contractor such additional coverage and bonding will be provided to the Owner at the Contractor's cost.

2. **LED LIGHTING SYSTEM**:

TENNIS COURTS:

The Contractor shall provide and install LED court lighting on four (4) existing tennis courts. This shall include the removal of fourteen (14) existing light poles and installation of fourteen (14) powder-coated poles and thirty-two (32) LSI Zone Large LED light fixtures. **NOTE:** The Owner shall be responsible for providing wiring and adequate electric supply to the base of each pole, including contactors, switches, breaker, timer, and hookup. The Owner shall be responsible for the disconnection of electric wiring and conduit at the base of each of the existing light pole at the time of removal and the reconnection of electrical wiring at the base of each new light pole foundation during the installation. The Contractor takes no responsibility for the integrity of existing electrical wiring.

3. **FENCING**:

TENNIS COURTS:

The Contractor shall remove existing perimeter fence and dispose of then provide and install approximately 784 lineal feet of ten-foot-high and 160 lineal feet of three-foot-high black vinyl fencing in the same configuration as existing fence being removed.

a. All terminal posts shall be 3-inch and all line posts will be 2½-inch PC-40 Ameristar Permacoat pipe and top rail will be $1^{5}/_{8}$-inch PC-20 Ameristar Permacoat pipe.
b. All Ameristar Permacoat posts and top rail are high tensile steel, galvanized inside and out with pure zinc. The pipe is then electrostatically powder coated with polyester to provide a superior color coat finish. All fittings are PVC coated.

c. Fence fabric will be 1¾-inch #8-gauge vinyl mesh on all ten-foot-high fence and 2-inch #8-gauge vinyl mesh on all four-foot-high fencing.
d. Bottom tension wire will be installed on all fencing.
e. Four (4) walk gates and two (2) maintenance gates will be provided.

BASKETBALL COURT:
The Contractor Shall remove, dispose and replace approximately 60 lineal feet of damaged fencing.

a. All terminal posts shall be 3-inch and all line posts will be 2½-inch PC-40 Ameristar Permacoat pipe and top rail will be $1^{5}/_{8}$-inch PC-20 Ameristar Permacoat pipe.
b. All Ameristar Permacoat posts and top rail are high tensile steel, galvanized inside and out with pure zinc. The pipe is then electrostatically powder coated with polyester to provide a superior color coat finish. All fittings are PVC coated.
c. Fence fabric will be 1¾-inch #8-gauge vinyl mesh on all ten-foot-high fence and 2-inch #8-gauge vinyl mesh on all four-foot-high fencing.
d. Bottom tension wire will be installed on all fencing.

4. **COURT RESURFACING**:
TENNIS COURTS:
The Contractor shall resurface four (4) fast-drying tennis courts, in two (2) batteries each measuring approximately 108 feet by 120 feet

a. The existing line tapes and nails shall be removed. If nails require removal by hand (missing nail heads or nails do not pull out when line tape is removed) or new line tapes require pre-drilling each hole (determined if line tape nails bend during normal installation), a change order shall be issued for the additional work which shall be performed at a rate of $75 per man-hour.
b. Approximately 137 tons of fast-dry material shall be added to the courts. This material shall be placed with laser-guided grading equipment to provide a smooth and even surface. The courts shall be rolled twice after the placement of the fast-dry material and once more after installation of the line tapes. The courts may require additional rolling by the Owners to obtain a firmer playing surface.
c. New herringbone line tapes shall be installed.
d. The existing net posts and the existing nets shall be re-installed.

BOCCE COURT:
The Contractor shall resurface one (1) synthetic turf bocce courts, measuring approximately 12 feet by 72 feet.

a. The existing synthetic court surface shall be removed and disposed of.
b. Green Nova Bocce synthetic surfacing material shall be installed on the courts surface per manufacturer's recommendations.

5. **CANOPY**: The Contractor shall provide and install, in conjunction with construction, one (1) two-post canopies measuring 10 feet by 20 feet.

6. **CONTRACT PRICE:** The Contractor shall complete the work described above for the following contract prices:

TENNIS COURT LED LIGHTING	$155,250.00
TENNIS COURT FENCING	$ 86,050.00
TENNIS COURT RESURFACING	$103,100.00
BASKETBALL COURT FENCING	$ 7,950.00
BOCCE COURT RESURFACING	$ 14,060.00
CANOPY	$ 24,100.00
ALLOWANCE FOR PERMITS/FEES/ENGINEERING	$ 7,300.00
TOTAL	**$397,810.00**

7. **PAYMENT TERMS**: Contract amount shall be billed based on AIA Progress Payments and Schedule of Values. **NOTE**: Payment of Contractor's invoices is due upon receipt of the invoice by Owner. Late charges, at the rate of 1½% per month (18% per annum maximum) shall begin to accrue on any unpaid invoice balance, beginning thirty (30) days after the invoice date. Welch Tennis Courts, Inc. reserves the right to stop work in the event of non-payment.

8. **ESCALATION CLAUSE:** If, between the time this agreement is prepared and the date the Project described herein is completed, there is an increase in the cost of materials, equipment, transportation or energy, the prices specified herein shall be adjusted by written change order modifying this agreement.

9. **WARRANTY**: Welch Tennis Courts, Inc. shall warranty the completed Project to be free of significant defects in workmanship and materials for a period of one (1) year. The warranty shall commence on the date of completion, but will not be enforceable, unless payment is made in the full amount of the executed contract, including charge orders and late payment fees (if applicable).

10. **BUILDING REQUIREMENTS**. **The Owner shall provide access to the site for tractor-trailers and other vehicles with a weight in excess of twenty tons;** provide an area adjacent to the site for storing and preparing materials. The Contractor shall exercise reasonable care in utilizing the access and storage areas but cannot be responsible for damage caused by normal construction operations (for example; damage to sod, landscaping, sprinkler lines, pavement, sidewalks, etc.).

The Owner shall notify, locate and mark for the Contractor, prior to construction, any water, sewer, electrical or other conduits, which are located at the courts beneath the ground surface or otherwise obstructed from view, and in the absence of such notice, the Contractor shall not be held liable for any damages to conduits during the course of construction.

The Owner shall also be responsible for the removal and installation of all shrub, bushes, trees, curbs, benches, pavers, sodding around the perimeter of the Courts (or other suitable provisions for preventing erosion) If sod is used, it should be placed approximately one inch below the surface level of the Courts to allow for adequate courts drainage.

11. **BINDING CONTRACT:** This agreement and all of its terms and conditions shall be binding upon the parties to this agreement and upon the personal representatives, executors, administrators, heirs and successors assigns of either party.

12. **ATTORNEY'S FEES; COSTS OF COLLECTION; VENUE**: In the event that a dispute arises out of this agreement, and a civil action is brought by either party to resolve the dispute, then, in such event, the prevailing party, as determined by the Court hearing the matter, shall be entitled to recover its court costs, including reasonable attorney's fees, from the non-prevailing party. In the event that any sums invoiced by Contractor under this agreement are not paid when due, and suit is brought to enforce this agreement or to recover payment of any balance(s) due and owing by Owner under this agreement, Contractor shall be entitled to recover its costs of collection, including reasonable attorney's fees, regardless of whether suit is brought or not. Any action to enforce this contract or any action arising from this contract (which does not include an action to enforce a construction lien under Chapter 713 of the Florida Statutes) shall be brought only in a court of competent jurisdiction in Hillsborough County, Florida.

13. **TIME FOR ACCEPTANCE OF PROPOSAL**: This proposal and the prices set forth herein shall be valid for only 30 days from the date of this proposal, and must be accepted within such time, unless the Contractor agrees in writing to extend the time for acceptance. Acceptance of this proposal by the Owner shall give rise to a binding and enforceable contract.

14. **ENTIRE AGREEMENT/CHANGES TO AGREEMENT:** This proposal, once accepted by Owner, sets forth the entire agreement between the parties, and all oral representations, prior negotiations, understandings, agreements, conditions, and terms discussed between the parties prior to acceptance and signing of this proposal/agreement by Owner are deemed to have merged into this agreement. This agreement may ***not*** be modified or amended, except in writing, which is signed by all parties to this agreement.

ACCEPTED BY:

_____(OWNER) DATE:_____

_____
Type/Print Name & Title

Accepted and Approved By:

WELCH TENNIS COURTS, INC.

_____ DATE:_____
George Todd, Jr., President

ADDENDUM #1

This addendum shall become part of the contract documents and shall supersede any verbal or written agreements between Welch Tennis Courts, Inc. and the Owner. Modification of this addendum shall only occur by an executed change order.

Project Information Sheet

Customer Name: _____

Project Address: _____

_____

_____

Billing Address: _____

_____

_____

Primary Contact:

Name: _____

Phone Number: _____

Email Address: _____

Accts Payable Contact:

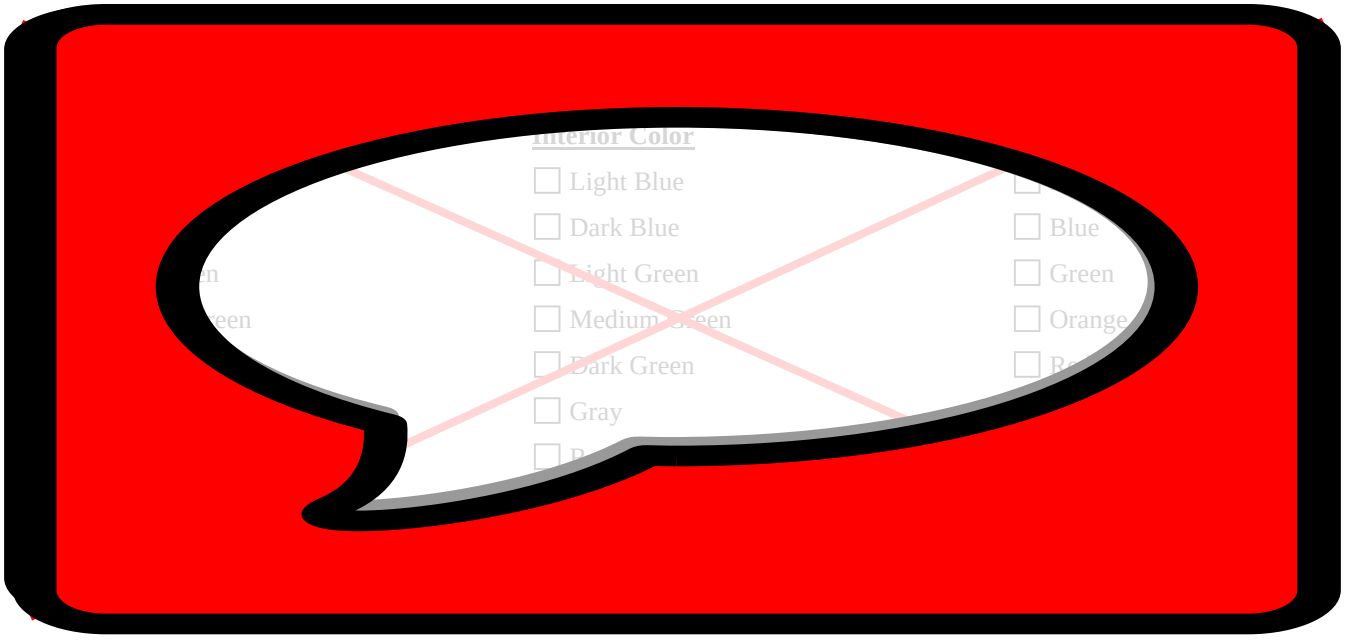
Name: _____

Phone Number: _____

Email Address: _____

****

Color Selection:	Green	Black	N/A	Other
Lighting	☐	☐	☐	
Cabana Frames	☐	☐	☐	
Cabana Canvas	☐	☐	☐	☐ _____
Net Posts	☐	☐	☐	
Windscreens	☐	☐	☐	☐ _____



By signing below the Owner is authorizing Welch Tennis Courts, Inc. to proceed with the selections above and that all information is accurate and true.

_____ _____

(Signature) *(Date)*

_____

(Print Name)

SECTION 4

Fort Myers
1755 Benchmark Ave
Fort Myers, FL 33905

ALPHA FOUNDATIONS
A Groundworks Company

Toll Free: (800) 714-3020
Website: www.alphafoundations.com

CONTRACT

Licensed Contractor	Date
CBC1257350	1/11/2023
Customer	**Phone (Work or Home)**
null	Mobile: (941) 423-5500, Mobile: (570) 994-2770
Project Location	**E-mail**
2800 Plantation Boulevard North Port, FL 34289	manager@lakesideplantationcdd.com

PROPOSED PRODUCTS	QTY
Utilities Protection	1.0
Concrete Remove & Replace	25.0
SettleStop PolyRenewal	180.0

Fuel Surcharge	**$99.00**
Contract Price	**$6,562.55**

This Contract, along with the Terms and Conditions, the Warranties, the Notice of Cancellation, and the Payment Terms form the contract (the "Contract") between the Customer and Alpha Foundation Specialists, LLC (the “Contractor”).

X_____ Customer is responsible for removing all personal items from the work area.

X_____ Customer assumes responsibility for damages to hidden or unmarked utility lines.

X_____ Stabilization is warrantied. Contractor can attempt to lift at Customer's request.

X_____ A full perimeter drainage system with sump pump was recommended.

X_____ Customer is aware of warranty and all addenda.

X_____ Customer is responsible for providing all necessary electrical outlets.

Acceptance of Contract - The above prices, specifications, conditions, and separate warranty are satisfactory and hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above or in accordance with the attached addendum. Subject to the Terms and Conditions, Contractor shall endeavor to start work within one hundred fifty (150) days of the date of the Contract and shall endeavor to complete the work within an estimated one hundred twenty (120) days of the start date of the work..

Customer

X_____

X_____

Date 1/11/2023

Contractor

X_____

Date 1/11/2023

Supplemental Notes Alpha Foundation Specialists, LLC to:

Product Specifications

Utilities Protection

Utilities protection will cover repairs to private utilities damaged during installation (cable, sprinklers, private water lines, private electric lines etc). Repairs limited to damaged area and do not include full line replacement.

Concrete Remove & Replace

Remove and replace concrete in the work area. New concrete will not match existing concrete. Concrete will be left with a broom finish.

SettleStop PolyRenewal

PolyRenewal is a two-part urethane polymer that expands into rigid, structural foam to fill voids, stabilize, and sometimes lift concrete. Small 3/8" holes are drilled in strategic locations in the slab. PolyRenewal is injected beneath the slab to fill voids and attempt lift. Holes are grouted and sealed but may not match the color of the existing flooring or concrete. Customer is aware that the concrete can crack during the lifting process. Contractor will repair cracks that are caused by the lift but will not replace any concrete. The concrete can sometimes be ground down to reduce tripping hazards. Customer is aware that the concrete may not be perfectly level. Contractor guarantees stabilization. Sealing all joints and preexisting cracks are recommended and can be added for an additional charge.

Terms and Conditions

1. **Services.** Alpha Foundation Specialists, LLC d/b/a Alpha Foundations, license no.CBC1257350, is licensed by the Florida Department of Business and Professional Regulation. This Contract for the services requested by Customer (the "Work") is based primarily upon Customer's description of the project and/or the related problem(s) and is intended to remediate those problem(s). Contractor assumes existing construction generally complies with the relevant building codes. Any drawing(s) attached to the Contract are intended solely for illustration purposes, are not to scale, and do not create any additional representation, warranty, or commitment on the part of Contractor in connection with the Work. Contractor is not responsible for products, services, or conditions not expressly reflected herein, not expressly included in the Contract, and not purchased and paid for by Customer. Start dates and completion deadlines for the Work are approximate and may be affected by events beyond Contractor's control, such as weather, permitting issues, access to the property, etc. Any delay caused by events beyond the control of Contractor shall not constitute abandonment and shall not be included in calculating timeframes for payment and performance. Contractor reserves the right to amend the scope of the Work in order to best address the project and/or problems. Any changes to the scope of Work which change the cost, materials, work to be performed, or estimated completion date must be made in writing, signed by both parties, and paid for before the Work can be performed. Any deviation from the scope of Work set forth in the Contract that results in additional costs, including but not limited to unforeseen site conditions, unusual building construction, changes needed after Contractor's engineering/ management review of the signed Contract, and/or special requirements from the county/city/agency, will become an extra charge over and above the contract amount set forth in the Contract. If Customer and Contractor cannot agree on the amount of such additional costs and sign an amendment to the Contract, then Contractor has the option, at its sole discretion, of not proceeding with the Work and canceling the Contract for its convenience. Contractor reserves the right to substitute a product with an equivalent or superior product. The Work will be completed in a workmanlike manner according to the standard practices of the industry, and Contractor will comply with local permitting, inspection, and zoning requirements.
2. **Acceptance of Contract.** By signing the Contract, Customer acknowledges that he/she understands and accepts all terms, the Terms and Conditions and the Warranties, and desires to enter into a contract with Contractor for the completion of the Work. Customer's signature authorizes Contractor to perform the Work as specified in the Contract. The Contract may be withdrawn by Contractor if it is not accepted within thirty (30) days from the date of delivery.
3. **Compensation.** Customer agrees to pay Contractor compensation as set forth in the Contract. Payment must be made in full upon completion of the Work. Failure by Customer to make payments when due shall constitute a breach of the Contract. A service fee of $25 will be charged for each returned check, and interest at a rate of 1% per month shall be applied to any amounts owed by Customer to Contractor (both pre-judgment and post-judgment) if Customer fails to pay the amounts owed for the Work as agreed.
4. **Insurance.** Contractor represents and warrants that it maintains insurance as set forth in the Contractor's Certificate of Liability Insurance, which can be made available upon request.
5. **Dispute Resolution.** Dispute Resolution. The Contract shall be governed by the law of the place where the project is located, excluding that jurisdiction's choice of law rules. Except for instances of failure to pay the full amount of the Contract, any claim, dispute, or other matter in controversy arising out of or related to this Contract or breach thereof shall be settled by arbitration administered by the American Arbitration Association ("AAA") in accordance with its Construction Industry Arbitration Rules in the place where the project is located, unless another location is mutually agreed upon, and judgment on the award rendered by the single arbitrator appointed to decide such proceeding may be entered in accordance with applicable law in any court having jurisdiction thereof. The fee schedule is listed on the AAA website at http://info.adr.org/constructionfeeschedule/.
   The arbitrator has the discretion and authority to award such remedies as may be available under applicable law. Each party shall be responsible for its own attorneys' fees for the arbitration.
   If payment in full is not made when due, Contractor is entitled to proceed with litigation and may recover all expenses of collection, including attorneys' fees, court costs, court reporter fees, and expert witness fees, in such amount as the court may adjudge reasonable. Contractor is also entitled to recover interest on the unpaid amount from the date due until paid at the rate of 1% per month. EACH PARTY TO THIS CONTRACT FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, WAIVES ALL RIGHTS TO TRIAL BY JURY FOR ANY CLAIM, DISPUTE, OR OTHER MATTER IN CONTROVERSY ARISING OUT OF OR RELATED TO THIS CONTRACT.
6. **Customer's Responsibility.**
   a. **Cosmetic Repairs.** Unless specifically noted in the Contract, Contractor is not responsible for any cosmetic repairs. Rather, Customer is responsible for any finished carpentry, painting, repointing, electrical work, extending discharge lines, replacement of floor tiles, carpeting, paneling, etc. that may be necessary after Contractor has completed the Work, unless such repairs are specifically identified in the Contract. When trenching or excavation is required, Contractor will backfill and compact soil to the best of its ability; however, Customer may need to add more topsoil at a later date if the excavated area settles. Customer is also responsible for any landscaping, reseeding, and resodding that may be necessary after Contractor has completed the Work.
   b. **Utilities.** Contractor will call the appropriate utility protection service or damage prevention authority (i.e., 811 or "Miss Utility") to have all public underground utilities located. If Customer lives at a rural address, public lines will only be located to the pole or Customer's property line. Customer is responsible for marking any private lines such as satellite dish cables, propane lines, low voltage lighting wires, sprinkler system lines, security system wires, services to outbuildings and swimming pools, etc. Customer assumes all responsibility for damage caused to hidden, buried, or unmarked fuel/utility/service/private lines. Unless otherwise noted, electrical work is not included in this Contract and problems with electrical connections are the responsibility of Customer.
   c. **Water Seepage.** Customer agrees to maintain positive drainage away from any wall(s) repaired by wall anchors, foundation piers, and/or carbon fiber strips/reinforcers. In the event of a wall anchor installation, a Water Management System is recommended to reduce hydrostatic pressure (which increases at greater depths) on the wall(s) and reduce the chance of water seepage into the basement. Water seepage into any area of the basement is NOT covered by the attached Warranties.
   d. **Access and Personal Property.** Customer shall provide access to the areas where the Work is to be performed and shall furnish utilities of electric and water at no cost to Contractor. Customer shall prepare such areas so that Contractor can begin work, including moving all items at least 10 feet away from areas where Work is to be performed and adequately sealing off living space from work areas. Customer shall remove or protect personal property, inside and outside of the residence, including but not limited to carpets, rugs, shrubs and plants, and Contractor shall not be responsible for said items. In the event that the removals have not been completed by the scheduled start date for Work, Customer shall be assessed a trip fee of $250. Contractor may offer, but is not required, to assist (i) in the preparation of the Work areas and/or (ii) in the removal and replacement of drywall, paneling, flooring, finish carpentry, wall coverings, or landscaping at a rate of $40 per man hour.
   e. **Representations.** Customer warrants that except as described in the request for service, all electrical, plumbing, HVAC, restoration, and handyman services located on the property are in good repair and condition and agrees to indemnify Contractor for any defective conditions that exist prior to or that occur after performance of the Work through no fault of Contractor. Customer is responsible for protecting the components that Contractor provides from future damage and shall follow all instructions provided in maintaining and protecting such components.
7. **On-Site Meetings.** Customer shall meet with Contractor on-site before the Work begins and shall meet with Contractor on-site when the Work is completed and ready for inspection such that Contractor can explain the Work and finalize payment by Customer. Customer shall be responsible for being present on-site during any attempts to lift any part of the structure and/or concrete pavement.
8. **Notice and Contractor's Right to Cure.** Customer shall promptly report, in writing, any problems with the Work to Contractor. If the problem with the Work is attributable to Contractor, Contractor will begin to repair/correct the problem within fourteen (14) days of receipt of written notice and shall complete the repair/correction in a reasonable time.
9. **Assignment.** This Contract will be binding upon the parties hereto and their respective successors and assigns. This Contract is not assignable without the written consent of both parties.
10. **Miscellaneous.** This Contract constitutes the entire agreement of the parties. All prior agreements, whether written or oral, are merged herein and shall be of no force or effect. This Contract shall not be modified except in writing signed by both parties. The waiver by any party of a breach or the failure to enforce any provision of this Contract shall not operate as a continued waiver or agreement or be construed as any other waiver or agreement. The validity, performance, and construction of this Contract shall be governed and interpreted in accordance with the law of the place where the project is located. If any term, condition, or provision of this Contract is found unenforceable by a court of law or equity, this Contract shall be construed as though that term, condition, or provision did not exist, and its unenforceability shall have no effect whatsoever on the rest of this Contract.
11. **Signatures.** This Contract may be executed in any number of counterparts, each of which shall, when executed, be deemed to be an original and all of which shall be deemed to be one and the same instrument. This Contract may be executed by facsimile or electronic signature pages which shall have the same force and effect as original executed signature pages. The person signing below for Customer represents that he/she has authority to act on behalf of the owner(s) of the property described in the Contract.
12. **Limitation of Liability.** IN NO EVENT SHALL CONTRACTOR BE RESPONSIBLE FOR INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO, LOSS OF USE OF THE SUBJECT PROPERTY, DAMAGE TO ANY PROPERTY NOT FURNISHED BY CONTRACTOR, ATTORNEYS' FEES, EXPERT FEES AND/OR COSTS.
13. FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND.

    PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF CUSTOMER LOSES 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: (850) 921-6593, Construction Industry Licensing Board, 2601 Blair Stone Road, Tallahassee, Florida 32399.

IN WITNESS WHEREOF, Customer and Contractor have caused their duly authorized representatives to execute this Contract as of the date first written above.

Customer

Name: X_____

By: null

Contractor Alpha Foundation Specialists, LLC

Name: X_____

By: Jacob Price

Licensed Contractor #: CBC1257350

Warranties

These Warranties are in effect only after the Work is completed and Customer has paid in full. If payment is not received, these Warranties are null and void. These Warranties are made in lieu of all other warranties, express or implied, and of all other obligations on the part of Contractor to Customer. There are no other oral or written warranties. There are no warranties which extend beyond the descriptions that appear below, including no warranties of express or implied merchantability and no warranties of express or implied fitness for a particular purpose. These Warranties are transferable to future owners of the structure on which the Work is completed. Contractor shall charge a fee of $200 to complete a system inspection and new owner orientation. All warranty claims must be brought prior to the expiration of the applicable warranty period in order to be valid. Contractor does not warrant products not mentioned herein. Some products may be covered by a separate manufacturer's warranty, and Customer is responsible for compliance with any notice and claim procedure included in such warranties.

1. Definitions. The term "stabilize," as used in these Warranties, shall mean to make unlikely to give way or fail. The term "horizontal movement," as used in these Warranties shall mean bowing. The term "vertical movement," as used in these Warranties shall mean settlement.
2. Wall Support Systems. Contractor hereby warrants that wall support systems, including wall anchors, carbon fiber strips, and steel I-beam systems, will stop further inward horizontal movement of the wall(s) in the areas where they are installed for the lifetime of the structure from the date of installation. Wall support systems are warranted only to stabilize repaired walls(s), not straighten. Walls that do not have wall support systems installed by Contractor entirely from corner to corner are not warranted. Contractor recommends annual maintenance for wall support systems. The cost of maintenance is not included in this contract, but maintenance is available from Contractor at an additional charge. For Carbon Fiber Strips, contractor does not warrant against: (1) any tipping or leaning at the top of the wall(s) repaired; (2) shearing or sliding at the bottom of the wall(s) repaired. In the rare instance that the repaired wall(s) experience leaning or shearing, steel brackets or other methods can be installed by Contractor at an additional charge.
3. Foundation Push Piers and Foundation Helical Piers. Contractor warrants that the foundation push piers and foundation helical piers will stabilize the affected area(s) against further vertical movement for the lifetime of the structure from the date of installation. Contractor DOES NOT WARRANT TO LIFT ANY STRUCTURE, to close cracks, to render doors and windows operational, or to move walls back to their original position, but will do its best to achieve positive results in this regard, if lift is requested by Customer. Contractor is not responsible for any damages caused by a lifting operation on Customer's foundation. Foundation push piers and foundation helical piers are sold and installed without the benefit of detailed knowledge of the existing foundation construction or subsurface conditions at the site. Contractor reserves the right to conduct a more thorough subsurface investigation, if necessary. Such an investigation may result in additional charges and delays.
4. Steel Columns/Adjustable Screw Jacks/IntelliJack Support. Contractor warrants that the IntelliJacks will stabilize the affected area(s) against further vertical movement for a period of two (2) years from the date of installation. This two (2) years warranty against further vertical movement is separate and apart from the manufacturer's warranty of twenty-five (25) years on the product(s). Contractor DOES NOT WARRANT TO LIFT ANY STRUCTURE, to close cracks, to render doors and windows operational, or to move walls back to their original position, but will do its best to achieve positive results in this regard, if lift is requested by Customer. Contractor is not responsible for any damages caused by a lifting operation on Customer's framing. The condition of wood located in crawl spaces can be highly variable and can rapidly deteriorate or move as a result of changes in environmental conditions and/or changes in the building envelope conditions. Contractor is not responsible for wood repair (i.e., joist sistering, beam replacement, sill plate repair, cracking/movement in hardwood flooring or tiles) incidental to changes in environmental conditions and/or changes in the building envelope conditions, unless specifically noted in this Contract. Contractor warrants carpentry work for a period of one (1) year. Steel columns/adjustable screw jacks are sold and installed without the benefit of detailed knowledge of the existing foundation construction or subsurface conditions at the site. Contractor reserves the right to conduct a more thorough subsurface investigation, if necessary. Such an investigation may result in additional charges and delays.
5. Slab Piers. Contractor warrants that the slab piers will stabilize the affected area(s) against further vertical movement for a period of ten (10) years from the date of installation. Contractors DOES NOT WARRANT TO LIFT the slab back to its original position.
6. Water Management. Contractor warrants that if water from the walls or floor wall joint passes through the perimeter of the water management system and into the basement floor, Contractor will provide the additional labor and materials to fix the leak at no additional charge to the Customer. This warranty applies to water management systems along the specific areas where the system is installed. This warranty will be in effect for the lifetime of the structure and may be transferred to future homeowners provided Contractor is notified within thirty (30) days of the real estate transfer. Annual maintenance is strongly recommended for all water management systems, but is not required for the warranty to be in effect. The water management system shall not rust, rot, or corrode for the life of the structure. If the entire perimeter of the basement was not treated, then additional work at an additional charge may be necessary to extend the system or treat other areas or other problems not addressed by this Work. In addition, a pump or power failure is possible; therefore, this warranty is not a guarantee of a dry basement. This warranty shall not apply to condensation, or any system that has been altered in any way, water vapor transmission, concrete discoloration from capillary action, water squirting out of the walls over the system, window well flooding, plumbing leaks, surface water flooding, leaks from chimneys or garages, wall dampness, or efflorescence (white powder) on concrete, masonry or bricks. Contractor is not responsible for frozen discharge lines or water once it is pumped from the structure. Installation of a water management system does not include extending discharge lines more than five (5) feet from the foundation or electrical work, unless specified. Floor cracks are warranted against leakage only with full perimeter water management systems. Primary AC operated sump pumps and DC back-up pumps may be covered under a separate manufacturer's warranty. Systems that drain to daylight cannot be warranted by Contractor if such system does not drain enough water, does not drain water from under the floor, clogs, or freezes. While drainage systems clogging or malfunctioning from iron ochre, iron get, or iron bacteria from the soil are rare, Contractor cannot be responsible for these situations, or for a system that requires cleaning, flushing, or other service as necessary to keep it functioning.
7. Crawl Space Encapsulation. A crawl space encapsulation system will isolate the home from the earth. The humidity level in the air will be lowered, reducing moisture; however, the encapsulation system does not claim to be a mold mitigation system and a dehumidification/air purification system is highly recommended to further reduce mold growth. CrawlSeal has a transferable twenty-five (25) years warranty—there will be no charge for service calls on any tears or holes in the CrawlSeal liner (not caused by abuse or misuse), in the unlikely event this occurs. Wet crawl spaces require a drainage system and a sump pump system to remedy any problems with water below the liner. There will be no charge for Contractor to repair tears or holes in the crawl space encapsulation liner, unless Contractor determines that the tear/hole was caused by abuse or misuse. Sump pumps and crawl space encapsulation systems may be covered under a separate manufacturer's warranty. Installation of a crawl space encapsulation system does not include extending discharge lines more than five (5) feet from the foundation or electrical work, unless specified. Contractor is not responsible for frozen discharge lines, water once it is pumped from the structure, or condensation. The condition of wood located in crawl spaces can be highly variable and can rapidly deteriorate or move as a result of changes in environmental conditions and/or changes in the building envelope conditions. Contractor is not responsible for the repair of pre-existing wood damage unless specifically noted in this Contract.
8. PolyRenewal and Expanding Polyurethane Structural Foam. Contractor represents that expanding polyurethane structural foam will fill voids, but will not necessarily lift Customer's slab to meet any criteria of levelness. Contractor recommends sealing all cracks and joints, and Contractor can do so for an additional charge. Contractor warrants that the area where the slab of concrete was stabilized will not settle more than ¼ inch for a period of five (5) years from the date of installation. If it does, Contractor will provide the labor and materials to re-inject the area at no additional charge to Customer. This Warranty does not include patching or caulking between slabs. Customer is aware that the concrete may not be perfectly level or may not lift at all. Contractor guarantees stabilization, NOT LIFT. Any personal items in the work area are to be removed by the Customer prior to the arrival of the Contractor's crew. This warranty is void if Customer does not maintain grade around slabs and seal joints between slabs.
9. Exclusions. THIS WARRANTY DOES NOT COVER, AND CONTRACTOR SPECIFICALLY DISCLAIMS LIABILITY FOR: (a) any product or system that is altered in any way; (b) exterior waterproofing; (c) system damage caused by Customer's negligence, misuse, abuse, or alteration; (d) damage, issues, and conditions incidental to installation, including dust and dirt; (e) changes to wood framing system; (f) damage to personal property of any type; (g) unmarked utility line breakage; (h) private utilities and lines (e.g., sprinkler, plumbing, discharge lines, etc.); (i) damage caused by unforeseen conditions such as mold, asbestos, or lead based paint; (j) removal and/or disposal of any hazardous materials; (k) failure or delay in performance or damage caused by acts of God (flood, fire, storm, earthquake, methane gas, etc.), acts of civil or military authority, or any other cause outside of Contractor's control; (l) damage beyond Contractor's control caused by dry rot, corrosion, termite infestation, and substandard construction; (m) damage done during a lifting operation; (n) basement water seepage, unless a full perimeter drainage system has been installed; (o) heave or any damage caused by it; and (p) damage caused by lateral movements and forces of hillside creep, land sliding or slumping of fill soils of deep embankments. EXCEPT AS EXPRESSLY SET FORTH, ALL SERVICES, MATERIALS, PARTS AND COMPONENTS PROVIDED BY CONTRACTOR ARE PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, AND CONTRACTOR EXPRESSLY DISCLAIMS ALL WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

NOTICE OF CANCELLATION

Date of Transaction: X_____

You may CANCEL this transaction, without any penalty or obligation, within THREE BUSINESS DAYS from the above date.

If you cancel, any property traded in, any payments made by you under the Contract or sale, and any negotiable instrument executed by you will be returned within 10 BUSINESS DAYS following receipt by Contractor of your cancellation notice, and any security interest arising out of the transaction will be canceled.

If you cancel, you must make available to Contractor at your residence, in substantially as good condition as when received, any goods delivered to you under this Contract or sale; or you may, if you wish, comply with the instructions of Contractor regarding the return shipment of the goods at Contractor's expense and risk.

If you do make the goods available to Contractor and Contractor does not pick them up within 20 days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to Contractor, or if you agree to return the goods to Contractor and fail to do so, then you remain liable for performance of all obligations under the Contract.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram, to:

Alpha Foundation Specialists, LLC at 1755 Benchmark Ave, Fort Myers, FL 33905

NOT LATER THAN MIDNIGHT OF X_____ (Date).

I HEREBY CANCEL THIS TRANSACTION.

(Date) _____

(Customer's signature) _____

If after three business days the transaction has not been canceled, then the deposit will be non-refundable.

PAYMENT TERMS

We propose hereby to complete the services indicated in this Contract for the sum of:

Contract Amount	**$6,562.55**
Deposit	**$1,640.64**
Due Upon Completion	**$4,921.91**

Is the project financed? YES _____ NO _____ (Financing must be set up at the time of the signed contract.)

Approval/Account #_____

X_____ (initial) - Customer must be present on final day of install and final walk-through is to be performed with the job foreman.

X_____ (initial) - Balance to be paid in full to foreman on last day of install. (Unless financed)

BUYER'S RIGHT TO CANCEL. This is a home solicitation sale, and if Customer does not want the goods or services, Customer may cancel the Contract by providing written notice to Contractor in person, by telegram, or by mail. This notice must indicate that Customer does not want the goods or services and must be delivered or postmarked before midnight of the third business day after Customer signs the Contract. The notice must be mailed or delivered to: Alpha Foundation Specialists, LLC at 1755 Benchmark Ave, Fort Myers, FL 33905. If Customer cancels the Contract, Contractor may not keep all or part of any cash down payment. If Customer does not cancel the transaction during the cancellation period listed in this paragraph of the Contract, the deposit will be non-refundable. See the attached Notice of Cancellation form for further explanation of this cancellation right.

Customer	**Contractor**
X_____	X_____
X_____	
Date 1/11/2023	Date 1/11/2023