



Lakeside Plantation

Community Development District

Alan Sabol, Chairman

Patrick Lavoy, Vice Chairman

Bonnie Benjamin, Assistant Secretary

Maria Chichelli, Assistant Secretary

Mary Martin, Assistant Secretary

February 15, 2023

AGENDA

Lakeside Plantation Community Development District
AGENDA

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

Wednesday
February 15, 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. District Engineer
- VI. Business Administration
 - A. Approval of Minutes of the January 18, 2023 Meeting
 - B. Approval of January 2023 Check Register
 - C. Balance Sheet & Income Statement
 - D. Special Assessment Receipts Schedule
 - E. Hurricane Damage Analysis
- VII. New Business Items
 - A. Consideration of First Amendment to LMP Contract for Landscape Maintenance Services of Villas II
 - B. Consideration of Agreement for Landscape Maintenance Services between the Lakeside Plantation Community Development District & Villas of Lakeside Plantation Homeowners' Association, Inc.
 - C. Driveway Repair Letter - Strietelmeier

VIII. General Audience Comments

IX. Staff Reports

A. Attorney

B. District Manager

C. Amenities Manager

1. Report

2. Hurricane Recovery Update

3. Consideration of Air Conditioning Proposals

X. Other Business

XI. Supervisors Requests

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

XIII. Adjournment

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

SECTION IV

MEETING DATE	RESIDENT NAME	RESIDENT ADDRESS	COMMENT(S)	FOLLOW-UP REQUIRED
6/15/22	Theresa Mahoney	1520 Scarlett Avenue	Parking	
6/15/22	Donna Keller	2395 Savannah Drive	Tax Certificate	
6/15/22	Monica Lewis	1560 Scarlett Avenue	Resolution 2022-10	
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		
			Status & Dates: Tennis Lighting & Fencing, Pergolas at Entrance, Street Signs, Holes from Magnolias in Front of Clubhouse, Move Dumpster from Parking Lot, Streetlights on Plantation, Dormers Finished, Fountain on Exit Side	
1/18/23	Glenn Raymond	1509 Scarlett Avenue		

SECTION VI

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, **January 18, 2023** 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:

Alan (Bud) Sabol
Pat LaVoy
Pina Chichelli
Mary (Sue) Martin
Bonnie Benjamin

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Jordan Lansford
Brent Burford (*via Zoom*)
Sarah Sandy (*via Zoom*)
Margie Gertsmann
Landscape Maintenance Professionals Representative
Residents

GMS – District Management
District Engineer
District Counsel
WTS Amenity Manager

The following is a summary of the discussions and actions taken at the January 18, 2023 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Lansford called the meeting to order at 6:00 p.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited

THIRD ORDER OF BUSINESS

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

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

- Mr. Glenn Raymond of 1509 Scarlett Avenue requested an update on hurricane recovery, tennis lights, fencing, pergolas, street signs, street lighting, fountain and dumpster for the parking lot. Ms. Lansford stated these items would be addressed later in the meeting.
- Mr. Judson Vann of 1658 Scarlett Avenue questioned the status of the hot tub as him and other residents used it for physical therapy. Ms. Gertsmann would provide an update in her report.

There being no further comments, Ms. Lansford 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

Organizational Matters

A. Administration of Oath of Office for Newly Elected Supervisors

Ms. Lansford, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Mary (Sue) Martin and Pat Mr. LaVoy.

Ms. Martin and Mr. LaVoy elected to receive compensation.

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

Ms. Lansford presented Resolution 2023-02, appointing the officers of the Board and requested that the Board nominate a Chair and Vice Chair, the remaining Supervisors as Assistant Secretaries as well as current GMS staff, Ms. Lansford as Secretary for signing purposes along with the Chair and Ms. Hannah Henry as Assistant Treasurer.

Ms. Benjamin nominated Ms. Chichelli as Chair and Mr. Sabol as Vice Chair. Ms. Martin nominated Mr. Sabol as Chair and Mr. LaVoy as Vice Chair. There were no further nominations.

On MOTION by Ms. Benjamin seconded by Ms. Chichelli with Ms. Benjamin and Mr. Sabol in favor and Ms. Martin, Mr. Sabol and Mr. LaVoy dissenting, appointing Ms. Pina Chichelli as Chair and Mr. Bud Sabol as Vice Chair was not approved. (Motion Failed 2-3)

Ms. Chichelli questioned how many times Mr. Sabol served as Vice Chair. Mr. Sabol confirmed that he was Chair four times and Vice Chair three times. Ms. Chichelli felt that other Supervisors should be given an opportunity to serve as Chair. Mr. Sabol pointed out that the office was open to anyone.

On MOTION by Ms. Martin seconded by Mr. LaVoy with Mr. Sabol, Ms. Martin and Mr. LaVoy in favor and Ms. Chichelli and Ms. Benjamin dissenting, appointing Mr. Bud Sabol as Chair and Mr. Pat LaVoy as Vice Chair was approved. (Motion Passed 3-2).

Ms. Lansford requested that the Board approve Resolution 2023-02, appointing Mr. Bud Sabol as Chair; Mr. Pat LaVoy as Vice Chair; Ms. Pina Chichelli, Ms. Bonnie Benjamin, Ms. Mary (Sue) Martin and Ms. Amanda Ferguson (GMS) as Assistant Secretary; Ms. Jordan Lansford (GMS) as Secretary and Ms. Hannah Henry (GMS) as Treasurer.

On MOTION by Mr. LaVoy seconded by Ms. Martin with Mr. Sabol, Ms. Benjamin, Mr. LaVoy and Ms. Martin in favor and Ms. Chichelli dissenting, appointing the slate of officers as stated above as evidenced by the adoption of Resolution 2023-02 was adopted. (Motion Passed 4-1)

SIXTH ORDER OF BUSINESS

District Engineer

Mr. Burford reported that a few months ago, Mr. Sabol requested that he look into solar power and met with a contractor who was willing to help the CDD; however, the contractor was unresponsive and would other contractors come out and assess the CDDs needs. Mr. Sabol felt that it was important to have a quote on the solar, but they currently did not have the funds and requested that Mr. Burford find a contractor willing to come to a meeting to present to the Board. Mr. Sabol questioned the situation with the ponds. Mr. Burford reported that an assessment was

performed on the ponds early last year, but repairs could not be made until after the end of the rainy season.

Mr. Burford left the meeting.

SEVENTH ORDER OF BUSINESS

Business Administration

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

Ms. Lansford presented the minutes of the November 16, 2022 meeting, which were included in the agenda package. There were no corrections.

B. Approval of November & December 2022 Check Registers

Ms. Lansford presented the November and December 2022 Check Registers, which were included in the agenda package.

C. Balance Sheet & Income Statement

D. Special Assessment Receipts Schedule

E. Hurricane Damage Analysis

Ms. Lansford presented the December 31, 2022 Unaudited Financial Statements, Special Assessment Receipts Schedule and Hurricane Damage Analysis, which were included in the agenda package. A line item was added in the financials to track hurricane damages that were not reimbursable from the insurance company. The Hurricane Damage Analysis listed every item that was approved, paid upfront by the District and sent to the insurance company for reimbursement. The only invoice that was sent, was to Signal and a check was sent yesterday to the insurance company and the District was waiting for reimbursement. Since an unanticipated event occurred after the budget was approved, Ms. Lansford recommended that any large capital expenditure approved by the Board be paid out of reserve funds.

Regarding the street signs and streetlights, Ms. Gertsman obtained proposals, which were submitted to the insurance company. Ms. Lansford emailed them last week to find out whether or not it was approved. All items on the spreadsheet were approved by the insurance company. Those were guaranteed funds that the Board would receive per the insurance company. Mr. Sabol recalled that the cost was \$4,800 to repair the signs and asked if the District would be liable for delaying it since it was a safety issue as people were running through not clearly marked the intersections. Ms. Lansford agreed that it should be approved, but voiced concern if the insurance company did not cover it 100% and the District started the work as the District

must take a loss for the amount that the insurance company did not approve. In her emails to the insurance company, Ms. Lansford emphasized that it was a liability as someone would get hurt and the Board had the option of approving it and risk not receiving the full amount back. Mr. LaVoy stated that they needed to proceed, due to the safety issue and questioned whether the District must pay \$2,800 if the insurance company only returned \$2,000. Ms. Lansford replied either \$2,000 or the full \$4,800.

On MOTION by Mr. Sabol seconded by Mr. LaVoy with all in favor the proposal from Fast Signs for street signs in the amount of \$4,800 to be paid out of reserve funds was approved.

Ms. Lansford would start working on the agreement.

- **Amenities Manager Report (*Item 10C3*)**
 - **Discussion of Bocce Ball Courts**

Mr. Sabol wanted to proceed with the repair on the bocce ball courts as many items were deferred for a long time and the bocce ball courts should have already been repaired and opened. There was a proposal from Easy Turf in the amount of \$7,100 for the repair. Ms. Lansford pointed out that Welch Tennis (Welch) provided a proposal for \$14,100 and a proposal was received from ProGreen. Since this item was not reimbursed by the insurance company, it should be paid for out of reserve funds. Ms. Chichelli asked if ProGreen provided a warranty. Ms. Gertsman did not know. Mr. LaVoy voiced concern about the square footage as one proposal had 930 square feet and another had 747 square feet. Ms. Gertsman did not know why as they measured 747 square feet and would question it as well as the warranty. There may be different prices for different lengths. Mr. LaVoy did not want to wait for an answer due to the amount of interest from residents. Ms. Martin asked if there was a difference between the turf products. Ms. Gertsman stated that they were basically the same. Mr. Sabol believed that \$7,100 was a great deal of money for just putting glue down with turf on top. Ms. Gertsman explained that the glue must be scraped off first and this was professional turf that could not be purchased at Home Depot. It was \$4,000, which did not include installation. Mr. Sabol requested that the Board approve the repair tonight. Ms. Martin questioned what the warranty should be. Ms. Gertsman believed that it was seven years. Mr. LaVoy preferred the proposal from Easy Turf. Ms. Chichelli agreed.

On MOTION by Ms. Chichelli seconded by Mr. LaVoy with all in favor the proposal with Easy Turf to repair the bocce ball courts in an amount not-to-exceed \$8,460 to be paid from reserve funds was approved.

Ms. Lansford provided the following update on items requested by residents earlier in the meeting:

- **Tennis Lights and Fencing:** Ms. Gertsman received an updated proposal, but the insurance company would not approve it until the proposal was received. It was received on January 13th from Welch and they were in the process of getting it scheduled to proceed.
- **Pergola Repairs:** Approval was received from the insurance company on January 9th and the agreement was sent to the company.

Ms. Gertsman clarified that the proposal was for the material and they were trying to get a company to install it.

- **Street Signs:** This item was discussed.
- **Street Lighting:** Ms. Gertsman received a proposal today.

On MOTION by Ms. Benjamin seconded by Ms. Chichelli with all in favor the Minutes of the November 16, 2022 Meeting and November and December 2022 Check Registers were approved as presented.

EIGHTH ORDER OF BUSINESS

New Business Items

A. Ratification of Proposals from LMP

Ms. Lansford reported that since the last meeting, the Vice Chair, Ms. Chichelli, worked closely with Ms. Gertsman as well as a representative from Landscape Maintenance Professionals (LMP) to continue the hurricane repairs and cleanup. The proposals were in the agenda package. Mr. Sabol commended Ms. Lansford for doing a wonderful job with the landscape company, but they were expensive. Every invoice showed charges for sprinkler heads, bolts and nuts and felt that LMP should be lenient. A representative from LMP pointed out that their prices were lower than the marketplace and it was important for them to list everything in order to be held accountable. Mr. Sabol pointed out that Bloomings used to cut corners and LMP

did not do that, which was good. What they went through was unheard of, with 155 mile-per-hour winds, which destroyed the entire community, but LMP has done a good job and asked if Ms. Chichelli was willing to work with them. Ms. Chichelli replied affirmatively.

On MOTION by Ms. Benjamin seconded by Ms. Chichelli with all in favor the proposals from Landscape Maintenance Professionals were ratified.

B. Discussion of Landscape Maintenance Services of Villas II

Ms. Lansford was informed by Ms. Chichelli that the area of Villas II that LMP currently maintained on behalf of the District, the HOA was interested in maintaining. In 2007, there was agreement between the CDD and the HOA to maintain this area. In case the Board wanted to allow the HOA to maintain this area, Ms. Lansford obtained a proposal, which would be a reduction from the District's current contract with LMP. The District would then enter into a contract with the HOA in order for the HOA to maintain this area. Ms. Chichelli stated that they would maintain the preserve area and around the lake at no charge. The HOA wanted to maintain it so everything looked uniform. The CDD would save \$3,000. Ms. Lansford explained that when the HOA and the CDD agreed with the agreement, staff would work with LMP to remove this area from the contract. Ms. Martin questioned when the agreement takes effect. Ms. Chichelli replied when the Board approved it. Ms. Martin asked if the HOA was going to contract with LMP. Ms. Lansford stated that they were going to enter into a contract with their own landscape vendor. Mr. LaVoy asked if this request was from the HOA. Ms. Lansford explained that the HOA spoke to Ms. Chichelli and suggested that the agreement take effect on February 1, 2023.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor entering into an agreement with the HOA for the HOA to maintain the landscaping in Villas II was approved.

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

Ms. Lansford requested ratification of the agreement with Signal USA (Signal) for property restoration, which was sent to the insurance company and included in the agenda package.

Ms. Benjamin MOVED to ratify the agreement with Signal USA, LLC for Property Restoration as of November 1, 2022 and Ms. Chichelli seconded the motion.

Ms. Martin questioned the date of the agreement as it was entered into on the 20th day of 2022. Ms. Lansford pointed out that the year was written in place of the month and the actual date was November 20, 2022.

On VOICE VOTE with all in favor the Agreement with Signal USA, LLC for Property Restoration as of November 20, 2022 was approved.

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

Ms. Lansford presented an addendum to the agreement with Westcoast Electric Services, Inc., which included in the agenda package.

On MOTION by Ms. Chichelli seconded by Ms. Benjamin with all in favor the Addendum to Proposal with Westcoast Electric Services, Inc. was ratified.

NINTH ORDER OF BUSINESS

General Audience Comments

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

- Resident Monica Lewis of 1560 Scarlett Avenue felt that Ms. Chichelli was doing a good job with the landscaping.
- Resident Ann Tyler of 1988 Scarlett Avenue questioned whether signs were covered by the insurance company. Ms. Lansford explained that signs were covered under the inland marine schedule, but any proposal submitted to the insurance company was torn apart.
- Resident Frances Dobler of 1701 Scarlett Avenue lived around a preserve and reported that there was dead plant material. Ms. Chichelli would have it looked at.
- Mr. Judson Vann of 1658 Scarlett Avenue felt that the coyotes should be addressed right away as they attacked kids. Mr. Sabol noted that since the

hurricane, there were more rattlesnakes, pigs and armadillos and the more property they clear, the worse it would get.

There being no further comments, Ms. Lansford closed the general audience comments period.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy sent each new Supervisor a packet of materials via email and reminded the Board that the District was a Governmental entity and certain laws applied such as the Public Records Law. Any documents related to the District were considered public records including emails, text messages and notes and recommended having a separate CDD email or creating a separate folder to file all CDD related emails. Text messages and social media posts were considered public records if they concerned CDD business. Board Members were discouraged from posting on social media regarding CDD business. The other law was the Sunshine Law, which prohibited two or more Board Members from discussing items that were anticipated to come before the Board outside of a publicly advertised meeting. She reminded the new Board Members to file their Financial Disclosure Form with the Supervisor of Elections, which must be renewed by July 1st of each year. There were fines for not filing this form in a timely manner. Ms. Sandy cautioned Mr. LaVoy, who served on both the CDD and HOA Boards from discussing CDD matters that come up at HOA meetings if there was another CDD Board member present as it could become a Sunshine Law violation. Ms. Martin questioned how they should handle Ms. Martin serving on an HOA committee when Mr. LaVoy was the President of the same HOA. Ms. Sandy believed that it was a Sunshine Law issue as well as a public records issue could arise if CDD issues were discussed at HOA board or committee meetings that both Mr. Lavoy and Ms. Martin attended, but she needed the facts on how the committee operated and it would depend on the facts of each circumstance.

Ms. Benjamin questioned the money being recovered from Bloomings. Ms. Sandy sent a letter to Bloomings and recommended that Board only claim an offset against their final invoice versus pursuing Bloomings to recover additional money. Ms. Lansford pointed out that their invoice was two and a half months late. Blooming's was sent a letter, but there was no response. The amount it would cost to seek recourse was more than the invoice total.

B. District Manager

Ms. Lansford reported that the next meeting was on February 15, 2023 at 6:00 p.m. and would update the Hurricane Repair Analysis once she received the invoices and payment, but it was not a swift process.

1. Discussion of Apron Repair Responsibility

Ms. Lansford recalled that two months ago, a homeowner requested that the apron in front of her home be regraded, but the CDD found that it was her responsibility to repair it; however, at this point in time, the homeowner had not repaired the area as she wanted the CDD to pay and repair it. It was not a budgeted expense and Ms. Lansford requested Board direction. Ms. Sandy advised that the District owned most of the right-of-way within the District, except for Plantation Boulevard, which included the driveway aprons. The HOA declarations provide that residents were responsible for maintenance of driveways. Additionally, the Board adopted rules this past year, providing an easement to the residents to maintain the verge, the area between the asphalt and the lots, and make it explicitly clear that residents and the HOA had the right to maintain the driveway apron. In most communities, if the resident did not properly maintain the driveway apron, the HOA would send a letter informing them that they were obligated to maintain it. The District was not obligated to repair it, unless it was a health safety issue. Ms. Gertsman was alerted to this area and multiple sidewalk vendors came out to look at it and advised that the issue was not the sidewalk, but the driveway apron. The HOA Manager informed the resident that they were obligated to make this repair.

Ms. Lansford pointed out that GMS could send a 30- or 60-day letter to the homeowner free of charge versus the attorney who would charge a fee. Mr. LaVoy was in favor of sending a 30-day notice. Ms. Lansford wanted to ensure that residents complete these repairs and staff would work with the HOA to ensure this happened. Mr. Sabol asked if a lien could be placed on a property if the HOA made a repair on behalf of the CDD if the homeowner contributed to the problem. Ms. Lansford could not speak for the HOA and their enforcement mechanisms, but typically they could assess fees and potentially use a lien. The CDD did not have the ability to place a lien. *There was Board consensus for GMS to send a letter to the homeowner to repair the area in 30 days and send a second letter if there was no response, providing a 60-day notice.*

C. Amenities Manager**• Consideration of Sidewalk Repair Proposal (Item 10C4)**

Ms. Lansford stated that there were many areas in the community where the sidewalks needed to be repaired. Ms. Gertsmann originally provided a proposal to repair every sidewalk that was marked, but the cost was significant, so Ms. Gertsmann identified one major area that had the most liability. Ms. Gertsmann stated there was one area of sidewalk on Magnolia Circle that was lifted at least 4 inches, which must be removed due to being a major trip hazard. She received a proposal of \$17,000 for the entire community prior to the hurricane and recently received a quote from Alpha Foundation (Alpha) for \$6,562 for this one area and \$10,000 more to complete the remaining areas. The majority of the sidewalks just needed to be grinded, but this was a major repair. Ms. Chichelli confirmed that \$15,000 was budgeted for the sidewalks. Ms. Gertsmann recommended piecemealing the work by handling this area first and then confirming with Ms. Lansford if any insurance money was received to complete the remaining areas.

Mr. Sabol asked if the \$6,562 was for the repair of two pads. Ms. Gertsmann confirmed that it was for the two pads, cutting tree roots and lifting the sidewalk. Mr. LaVoy walked the community, noting many trip hazards, which were a liability for the District. Ms. Sandy cautioned the Board about speculating the amount of liability associated with the sidewalk. If there were areas that were hazardous, Ms. Gertsmann and her staff were marking the areas with spray paint and addressing in a reasonable manner, but if additional action needed to be taken, they could put in stakes or rope areas off to ensure that they were not a hazard to the community. Ms. Chichelli suggested that the bocce ball court repairs be placed on hold to handle the sidewalks. Mr. Sabol questioned whether there was a pending case where someone fell due to a raised sidewalk. Ms. Lansford confirmed that there was a currently pending case, which could cost the District more than \$17,000. Mr. LaVoy wanted the repair to be done correctly. Mr. Sabol proposed spending \$6,562 to repair the pad and \$10,000 when the District received a reimbursement check from the insurance company. Ms. Martin questioned the condition of the bocce ball court. Ms. Gertsmann stated that they were not usable. Mr. Sabol questioned whether Alpha would hold their price for a year. Ms. Gertsmann felt that they were flexible. Ms. Lansford stated that the District was due to receive \$35,000 within the next two weeks. Ms. Gertsmann recommended repairing the Magnolia Circle sidewalk as soon as possible. Ms. Lansford suggested that the Board approve a not-to-exceed amount of \$14,000. Ms. Chichelli agreed.

On MOTION by Ms. Chichelli seconded by Ms. Martin with all in favor the proposal from Alpha Foundation to repair the Magnolia Circle sidewalk in the amount of \$6,562, with an additional not-to-exceed amount of \$10,437.45 for other sidewalk repairs, assuming that the District received a reimbursement check from the insurance company was approved.

1. Year in Review Report

Ms. Gertsman presented a Year in Review Report, which was included in the agenda package. The Board would receive this report monthly. In July, the key fob and camera system were installed. The online registration software and credit card system were installed in October and seem to be doing well. The hurricane repair project management was ongoing. The Amenity Policy was reviewed and revised in August. There was a safety audit for the amenities in September, prior to the hurricane.

2. Hurricane Recovery Update

Ms. Gertsman provided an update on the Hurricane Ian recovery. The District was still in cleanup mode and would be ongoing until it was completed. Regarding the front entrance pergolas, they received the product and the vendor was trying to find a local company to install it. Welch was handling the tennis lights. The roof was supposed to be inspected today but was postponed until Monday. Siding on the dormers on top of the roof were missing and would take two to three weeks to arrive as it was a special order. The roof of the gazebo by the pool was completed and the inside of the gazebo would be repaired. She was waiting for the work to be scheduled. The trash company was contacted to move the dumpster back to where it needed to go. They were waiting for coordinate it with a garbage pickup. The exit fountain quote for the repair was provided to Ms. Lansford. They were waiting for a date for the repair, which would cost \$5,148. Mr. Sabol pointed out that was not the fault of whomever tore the pergolas down and it was damaged during the hurricane. Ms. Gertsman explained that the pergolas were removed because they fell. Mr. Sabol questioned whether the repair company caused them to fall. Ms. Gertsman stated everything had to be replaced and would cost \$5,000 if the insurance did not cover it. The Clubhouse ceiling was completed. Welch was approved to replace the tennis cabanas, which would be completed when everything else was completed. The shade awnings for the fences, storage shed and scoreboards were ordered. The damaged fencing on the

pickleball court would be repaired by Welch. A quote was received today for the streetlamps on Plantation Boulevard and the Clubhouse restoration was complete.

Ms. Gertsmann reported that the air conditioning unit would be moved to another month as they needed a hot water heater, but they did not yet have a proposal. The spa was fixed last week, but when it was filled up with water on Sunday, the water level went down and there were no error messages on the spa heater. She contacted the vendor for the heater, who told her to flip a switch and it started back up, but on Monday, the water was extremely down. On Tuesday, the vendor came back out and determined that the equipment that they installed to get the spa up and running was fine, but there was a leak. They did not know if there was leak in the underground pipe or in the spa itself and suggested contacting a pool company. Ms. Lansford would contact a local pool company that could come out quicker. Once Ms. Gertsmann received the results, they could decide what to do. Sprinkler heads were installed so they could have the inspection. The emergency phone by the pool was up and running. The irrigation transformers were completed except for one, which she was informed about when she met with LMP.

Mr. Sabol pointed out that the spa had not worked for the past seven or eight years and residents like Mr. Vann used it for physical issues. If they could not fix the problem, as soon as they received more money, he wanted it to be used to rebuild the hot tub and convert it to gas. As soon as the issue was found, Ms. Gertsmann would share it with the Board, but questioned whether they had to wait until the next Board meeting to approve it. Ms. Lansford stated that the Chair had the authority to approve up to \$5,000 outside of a meeting for emergencies or the Board could set a not-to-exceed amount but did not recommend that it be a high amount, not over \$5,000. Mr. Sabol suggested analyzing the situation and making a decision when additional funds were received from the insurance company, but there needed to be reliable people performing the work as he was tired of deferring issue as they have been deferring issues for five or six years. When they ran into a situation, it was time to do something about it. Mr. LaVoy agreed. Ms. Murphy recalled that a resident was concerned about a leak in the lady's room. Ms. Gertsmann confirmed a toilet was leaking, which was in the process of being repaired. In the meantime, the water was shut off for that toilet. Ms. Martin asked if Florida, Power & Light (FPL) had equipment on Plantation Boulevard with yellow tape around it. Ms. Gertsmann believed that it was the city as many fences were down and there was a waiting list. One fence

was down by the shed, which FPL was informed about, but she would find out whether it would be removed or repaired. Mr. Sabol commended Ms. Gertsman for doing a good job.

3. Discussion of Bocce Ball Courts

4. Consideration of Sidewalk Repair Proposal

These items were discussed.

ELEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Benjamin and Ms. Martin thanked Ms. Gertsman and staff for all of their hard work since the hurricane. Mr. Sabol felt that Ms. Gertsman was doing a wonderful job and requested that she not pay attention to people pointing out little problems.

THIRTEENTH ORDER OF BUSINESS

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

Ms. Lansford stated that the next Board meeting was scheduled for February 15, 2023.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Benjamin seconded by Mr. Sabol with all in favor the meeting was adjourned.
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Secretary/Assistant Secretary

Chair/Vice Chair

SECTION B

Lakeside Plantation

Community Development District

Summary of Invoices

January 1, 2023 to January 31, 2023

Fund	Date	Check No.'s	Amount
General Fund	1/3/23	2921-2928	\$ 46,189.05
	1/12/23	2929-2938	\$ 65,963.26
	1/26/23	2939-2952	\$ 50,755.15
			<u>\$ 162,907.46</u>
Automatic Drafts			
Florida Power & Light		2200 Plantation Blvd - Clubhouse	\$ 571.94
		2200 Plantation Blvd - Fountain	\$ 289.54
		2200 Plantation Blvd - Pool	\$ 1,180.46
North Port Utilities		2200 Plantation Blvd - Clubhouse	\$ 721.69
		2200 Plantation Blvd - Fountain	\$ 281.01
		2200 Plantation Blvd - Pool	\$ 56.82
		2201 Plantation Blvd - Garbage Collection	\$ 683.93
TECO Peoples Gas		2200 Plantation Blvd - Clubhouse Fireplace	\$ 16.07
Comcast		2200 Plantation Blvd - Clubhouse	\$ 389.53
ADT		2200 Plantation Blvd - Clubhouse	\$ 245.03
Marlin Business Bank		Copier Contract Payment	\$ 104.86
			<u>\$ 4,540.88</u>
			\$ 167,448.34

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
1/03/23	00396	12/31/22 12312022	202301 300-36900-10100 REFUND NYE	DEBORAH WARD	*	40.00	40.00 002921
1/03/23	00397	10/12/22 AR835156	202210 310-51300-49000 RENTAL		*	31.85	
		11/17/22 AR853390	202211 310-51300-49000 RENTAL	DEX IMAGING	*	44.42	76.27 002922
1/03/23	00358	12/14/22 1109-737	202212 320-53800-46501 REMOVE & DISPOSE RUBBLE	INNOTECH CONSTRUCTION SERVICES, LLC	*	3,798.66	3,798.66 002923
1/03/23	00193	12/19/22 85	202212 310-51300-31100 ENGINEERING FEES	JOHNSON ENGINEERING, INC.	*	525.00	525.00 002924
1/03/23	00371	12/22/22 3156610	202211 310-51300-31500 ATTORNEY FEES	KUTAK ROCK LLP	*	2,367.81	2,367.81 002925
1/03/23	00388	12/19/22 172370	202212 320-53800-46500 TOP SOIL		*	1,119.25	
		1/01/23 172575	202301 320-53800-46400 LANDSCAPE MAINT JAN23	LANDSCAPE MAINTENANCE PROFESSIONALS	*	12,836.64	13,955.89 002926
1/03/23	00123	12/31/22 12312022	202212 330-53800-48000 BAND	MARK R. WOLF	*	1,700.00	1,700.00 002927
1/03/23	00369	1/01/23 12356540	202301 330-53800-12000 MANAGEMENT JAN23	WTS INTERNATIONAL, LLC	*	23,725.42	23,725.42 002928
1/12/23	00397	12/15/22 AR865917	202212 330-53800-48200 COPIER LEASE	DEX IMAGING	*	35.31	35.31 002929
1/12/23	00260	12/01/22 90280	202212 300-20200-10100 POOL MAINT DEC22	DART POOL SOLUTIONS, INC	*	850.00	850.00 002930
1/12/23	00104	12/07/22 110254	202212 330-53800-48700 QUARTERLY MAINT	FITNESS LOGIC	*	145.00	145.00 002931
LKSD LAKESIDE PLANT HHENRY							

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
1/12/23	00001	1/01/23	145 202301 310-51300-34000 MANAGEMENT FEES JAN23		*	3,541.67	
		1/01/23	145 202301 310-51300-35200 WEBSITE ADMIN JAN23		*	66.67	
		1/01/23	145 202301 310-51300-35100 INFORMATION TECH JAN23		*	104.17	
		1/01/23	145 202301 310-51300-31300 DISSEMINATION SVC JAN23		*	83.33	
		1/01/23	145 202301 310-51300-51000 OFFICE SUPPLIES		*	.06	
		1/01/23	145 202301 310-51300-42000 POSTAGE		*	230.94	
GOVERNMENTAL MANAGEMENT SERVICES							4,026.84 002932
1/12/23	00388	12/21/22	172418 202212 320-53800-46500 IRRIGATION MAINT		*	1,420.00	
		12/21/22	172419 202212 320-53800-46500 IRRIGATION MAINT		*	445.00	
		12/21/22	172420 202212 320-53800-46500 IRRIGATION MAINT		*	1,547.00	
		12/21/22	172421 202212 320-53800-46500 IRRIGATION MAINT		*	583.00	
		12/21/22	172422 202212 320-53800-46500 IRRIGATION MAINT		*	791.00	
		12/29/22	172731 202212 320-53800-46500 IRRIGATION MAINT		*	1,946.00	
		12/31/22	172774 202212 320-53800-46500 IRRIGATION MAINT		*	135.00	
		12/31/22	172775 202212 320-53800-46500 IRRIGATION MAINT		*	655.00	
LANDSCAPE MAINTENANCE PROFESSIONALS							7,522.00 002933
1/12/23	00381	1/06/23	01062023 202301 330-53800-48000 D.J		*	300.00	
LATE NIGHT ENTERTAINMENT LLC							300.00 002934
1/12/23	00393	12/05/22	32-2201- 202212 300-13100-10400 RECONSTRUCTION SERVICES		*	35,716.41	
SIGNAL RESTORATION SERVICES							35,716.41 002935
1/12/23	00272	1/05/23	PSI-3880 202301 320-53800-46000 LAKE MAINT JAN23		*	966.00	
SOLITUDE LAKE MANAGEMENT LLC							966.00 002936
1/12/23	00389	1/06/23	7089 202301 300-13100-10400 REMOVED 14 LIGHT POLES		*	13,280.00	

LKSD LAKESIDE PLANT HHENRY

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		1/06/23 7090	202301 320-53800-46500	IRRIGATION MAINTENANCE	*	2,380.00	
				WESTCOAST ELECTRIC SERVICES, INC			15,660.00 002937
1/12/23	00052	12/08/22 69582	202212 330-53800-52000	80IL BAGS	*	741.70	
				WELCH TENNIS COURTS, INC.			741.70 002938
1/26/23	00398	1/23/23 01232023	202301 300-36900-10300	TENNIS REIMBURSEMENT 4MON	*	213.33	
				ROBERT HOWELL			213.33 002939
1/26/23	00005	12/19/22 SPE67540	202212 330-53800-48102	REPAIRS TO FIRE SPRINKLER	*	971.00	
				ALLIANCE FIRE & SAFETY			971.00 002940
1/26/23	00353	1/18/23 BB011820	202301 310-51300-11000	BOS MEETING 1/18/23	*	200.00	
				BONNIE J BENJAMIN			200.00 002941
1/26/23	00200	1/18/23 BS011820	202301 310-51300-11000	BOS MEETING 1/18/23	*	200.00	
				ALAN SABOL			200.00 002942
1/26/23	00260	1/01/23 90290	202301 330-53800-51100	POOL MAINT JAN23	*	850.00	
				DART POOL SOLUTIONS, INC			850.00 002943
1/26/23	00193	1/19/23 86	202301 310-51300-31100	ENGINEERING FEES	*	300.00	
				JOHNSON ENGINEERING, INC.			300.00 002944
1/26/23	00388	1/04/23 172767	202301 320-53800-46501	STUMP REMOVAL	*	41,525.00	
				LANDSCAPE MAINTENANCE PROFESSIONALS			41,525.00 002945
1/26/23	00399	1/27/23 01272023	202301 330-53800-48000	REIMBURSE	*	32.30	
				MARGIE GERSTMANN			32.30 002946
1/26/23	00348	1/18/23 MM011820	202301 310-51300-11000	BOS MEETING 1/18/23	*	200.00	
				MARY MARTIN			200.00 002947
1/26/23	00400	1/30/23 01302023	202301 300-15500-10000	TRIVIA HOST	*	300.00	
				MATTHEW GERBER			300.00 002948
				LKSD LAKESIDE PLANT HHENRY			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/26/23	00401	1/18/23	PL011820	202301 310-51300-11000	BOS MEETING 1/18/23	*	200.00		
					PATRICK LAVOY			200.00	002949
1/26/23	00386	11/30/22	1755	202211 320-53800-46200	FOUNTAIN SYSTEM	*	5,148.52		
					PROFESSIONAL FOUNTAIN SERVICE, LLC			5,148.52	002950
1/26/23	00282	1/18/23	MC011820	202301 310-51300-11000	BOS MEETING 1/18/23	*	200.00		
					MARIA J CHICHELLI			200.00	002951
1/26/23	00041	12/07/22	268224	202212 330-53800-48400	SECURITY SVC	*	415.00		
					SECURITY ALARM CORP.			415.00	002952
TOTAL FOR BANK A							162,907.46		
TOTAL FOR REGISTER							162,907.46		

LKSD LAKESIDE PLANT HHENRY

Check Request Form

Lakeside Plantation CDD

NyE

12.31-22

Deborah Ward

2040 Scarlett Ave

North Post Fla

314-852-7066

175AP

300 369
10100

Cartney Sears



Post Office Box 17299 Clearwater, FL 33762-0299
P: (800) 995-4468 F: (813) 288-0223

CONTRACT INVOICE

Approved
CS

Invoice Number: AR8351563
Invoice Date: 10/12/2022

310 513 490

Bill To: Lakeside Plantation Cdd
2800 Plantation Boulevard
North Port, FL 34289

Customer: Lakeside Plantation Cdd
2800 Plantation Boulevard
North Port, FL 34289

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LAKESIDEPLANTAT-GBS	Due Upon Receipt	10/12/2022	\$31.85	\$31.85
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28413-RD-GBS-01		\$29.77		9/21/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 10/21/2022 to 11/20/2022 billing period	\$20.00
Contract overage charge for the 9/21/2022 to 10/20/2022 overage period	\$7.77**
Remote Diagnostic	\$2.00
	\$29.77

**See overage details below

Detail:

Equipment included under this contract
2800 Plantation Bouleva

Copy Star/CS 308ci

Number	Serial Number	Base Adj.	Location
AAG413	RNH2402440	\$0.00	Lakeside Plantation Cdd 2800 Plantation Boulevard North Port, FL 34289

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
B/W	B/W	3,302 *	3,771	469	0	469	0.010000	\$4.69
Color	COLOR	525 *	569	44	0	44	0.070000	\$3.08

* Estimated meter reading

Did you know you can place your supply order online?
Try <http://www.deximaging.com> and click on "Order Supplies".

Invoice SubTotal	\$29.77
Tax:	\$2.08
Invoice Total	\$31.85
Balance Due:	\$31.85





CONTRACT INVOICE

Post Office Box 17299 Clearwater, FL 33762-0299
P: (800) 995-4468 x2008 F: (813) 288-0223

Invoice Number: AR8533902
Invoice Date: 11/17/2022

Approved
CS

310 513 490

Bill To: Lakeside Plantation Cdd
2800 Plantation Boulevard
North Port, FL 34289

Customer: Lakeside Plantation Cdd
2800 Plantation Boulevard
North Port, FL 34289

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LAKESIDEPLANTAT-GBS	Due Upon Receipt	11/17/2022	\$ 44.42	\$ 44.42
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28413-RD-GBS-01		\$ 41.51		9/21/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 11/21/2022 to 12/20/2022 billing period	\$20.00
Contract overage charge for the 10/21/2022 to 11/20/2022 overage period	\$19.51 **
Remote Diagnostic	\$2.00
**See overage details below	\$41.51

Detail:

Equipment included under this contract
2800 Plantation Boul

Copy Star/CS 308ci

Number	Serial Number	Base Adj.	Location
AAG413	RNH2402440	\$0.00	Lakeside Plantation Cdd 2800 Plantation Boulevard North Port, FL 34289

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
B/W	B/W	3,771	5,127	1,356	0	1,356	0.010000	\$13.56
Color	COLOR	569	654	85	0	85	0.070000	\$5.95
								\$19.51

Did you know you can place your supply order online?
Try <http://www.deximaging.com> and click on "Order Supplies".

Invoice SubTotal	\$41.51
Tax:	\$2.91
Invoice Total	\$44.42
Balance Due:	\$44.42



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

Approved
CS

Hurricane
Clean up

320 538 46501

INVOICE # 1109-73(7)
DATE 12/14/2022
DUE DATE 12/14/2022
TERMS Due on receipt

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		Billed on a Time and Material Basis. \$85 a man Hour Plus Dump Fees.			0.00
	Sales	Labor: 36.3 Man Hours	36.30	85.00	3,085.50
	Sales	Dump Fees: 4 Dump Loads	78.54	4.00	314.16
	Sales	Materials	1	399.00	399.00
		Demolish the damaged Right Front Entrance Trellis & Pergola and remove & dispose of the rubble. Block the area to keep a safety zone from the Public Access			

BALANCE DUE

\$3,798.66

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

Invoice

December 19, 2022

Project No: 20150050-000

Invoice No: 85

Project Manager Joseph DeBono

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 December 11, 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	82,396.76	T&M	100 %	82,396.76	81,871.76	525.00	0.00
	Totals	82,396.76			82,396.76	81,871.76	525.00	0.00

SUB-TOTAL PROFESSIONAL SERVICES:**525.00****INVOICE TOTAL:****525.00****Summary of professional services**

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Professional 3			
Burford, Brent	11/16/2022	1.00 Hrs @ 150.00	150.00
Prepare for and attend the Lakeside Plantation CDD Board of Supervisors meeting.			
Burford, Brent	12/1/2022	1.00 Hrs @ 150.00	150.00

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

Project	20150050-000	Lakeside Plantation CDD	Invoice	85
Phone conversation with Supervisor Pina in regard to downed trees and ownership of streets. Emails with Sarasota Property Appraiser in regard to updating their maps.				
Burford, Brent	12/5/2022	1.00	Hrs @ 150.00	150.00
Working with Sarasota Property in regard to updating GIS map.				
Burford, Brent	12/6/2022	.50	Hrs @ 150.00	75.00
Working with Sarasota Property in regard to updating GIS map. Update CDD manager.				
1. - General Engineering Total		3.50		525.00

Outstanding Invoices

Number	Date	0 - 30	31 - 60	61 - 90	91 - 120	121 +	Balance
84	11/22/2022	2,275.00	0.00	0.00	0.00	0.00	2,275.00
	Total	2,275.00	0.00	0.00	0.00	0.00	2,275.00

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 22, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3156610

Client Matter No. 12323-1

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

310 513 315

Invoice No. 3156610

12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

11/02/22	D. Wilbourn	0.30	43.50	Revise and disseminate light pole demolition agreement
11/03/22	S. Sandy	0.10	28.50	Confer with Gertsman regarding tennis fees
11/04/22	S. Sandy	1.00	285.00	Confer regarding tennis court incident and prepare agreement for roof repairs; confer regarding tennis court light demo agreement; prepare agreement for same
11/07/22	S. Sandy	0.30	85.50	Review draft agenda and minutes
11/08/22	S. Sandy	0.30	85.50	Prepare agreement with Signal Restoration
11/08/22	D. Wilbourn	1.10	159.50	Prepare property restoration services agreement
11/09/22	S. Sandy	0.80	228.00	Attend agenda call; conduct follow-up regarding same
11/10/22	S. Sandy	0.30	85.50	Confer with District staff regarding street signage and sidewalk repairs
11/10/22	D. Wilbourn	1.00	145.00	Update and revise property restoration services agreement

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

KUTAK ROCK LLP

Lakeside Plantation CDD

December 22, 2022

Client Matter No. 12323-1

Invoice No. 3156610

Page 2

11/11/22	S. Sandy	0.30	85.50	Prepare agreement with Signal Restoration
11/11/22	D. Wilbourn	0.50	72.50	Revise property restoration agreement for signature
11/15/22	M. Rigoni	0.40	106.00	Confer with Sandy regarding roadway and sidewalk maintenance
11/15/22	S. Sandy	0.50	142.50	Confer with Sabol regarding board meeting; prepare for same
11/16/22	S. Sandy	2.10	598.50	Prepare for and attend board meeting; conduct follow-up regarding same
11/16/22	D. Wilbourn	0.50	72.50	Prepare addendum to irrigation disconnect proposal
11/17/22	S. Sandy	0.30	85.50	Prepare letter to Bloomings and agreement with Signal for restoration work
11/17/22	D. Wilbourn	0.40	58.00	Transmit addendum to irrigation system disconnect proposal to district manager; revise property restoration services agreement

TOTAL HOURS 10.20

TOTAL FOR SERVICES RENDERED \$2,367.00

DISBURSEMENTS

Freight and Postage 0.81

TOTAL DISBURSEMENTS 0.81TOTAL CURRENT AMOUNT DUE \$2,367.81

UNPAID INVOICES:

August 29, 2022 Invoice No. 3096564 1,757.00

TOTAL DUE \$4,124.81



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
12/19/2022	172370

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

Property Information
320 538 465

Estimate #
80560

Work Order #

PO / PA #
96799

Description	Qty	Rate	Amount
Put top soil on the flower beds raise beds and make flowers stand out.			
Soil - Top Soil (3/4 cu) CY	11	101.75	1,119.25
		Total	\$1,119.25
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	1/18/2023	Balance Due
			\$0.00
			\$1,119.25



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
1/1/2023	172575

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

Property Information
320 538 46400

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
	Net 30	1/31/2023	Balance Due
			\$0.00
			\$12,836.64

Check Request Form

Lakeside Plantation CDD

NYE Dance

12-31-22

Check Request Date:

330 538 48000

Mark Wolf

1501 Scarlett Ave.

North Port, FL 34289

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Journal compilation © 2006 Blackwell Publishing Ltd

12-31-22

TOTAL	\$ 1,700.00
-------	-------------

Curmay Sears

Contract for musical services

This contract between Robert & Wolfie, herein referred to as "performer" and

Name: Lakeside Plantation herein referred to as "buyer".

Buyer agrees to hire performer on this date, Date of event: Dec. 31, 2022 from the hours of 8pm (start time) and 12 pm (end time) at

Location: _____

Performers will be set up one half hour before start time unless otherwise specified.

Performers are entitled to two, 20 minute breaks per three hours of performance.

Buyer agrees to pay performer the sum of \$ 2,000.⁰⁰, with a ^{300.⁰⁰} ~~\$200.00~~ non-refundable deposit due at the signing of the contract to hold the date, with the balance to be paid at time of performance.

Overtime fees are \$ 100.⁰⁰ per hour. Please make cash or check payable to Mark Wolf.

Performers will provide all music equipment, backup equipment, break music, power strips, etc. for on stage electric, and stage lighting if needed.

Buyer or venue must provide adequate power to stage or playing area, adequate shelter from weather and direct sunlight, stage or risers if necessary. Stage dimensions, approximately 20 ft. wide by 10 ft. deep.

If applicable: green room or changing area and meals for the band.

Buyer must specify any special requests, example: special songs, attire, special set times or set up times, announcements. Themes, (Valentines, Halloween, birthday, etc.)

Special requests

Note: still owe \$1,700

Additional terms

Both parties acknowledge and agree that cancellation of this contract must be addressed within 60 days after the signing date. After 60 days neither party may cancel this agreement. If buyer cancels for any reason, they agree to pay performer one half (1/2) of agreed upon amount.

This contract allows no changes or modifications unless it is in writing and agreed upon and signed by all parties involved.

Both parties have read and understand and agree to these terms and the signing of this contract binds and benefits both parties and any successors and assigns.

PERFORMER

Signature Mark R. Wolf

Date: May 30, 2022

BUYER

Signature Carmey Sears

Date: 6/9/22

Contact info: Please print

Name Mark R. Wolf

Phone 717-891-2347

Email wolfriein@aol.com

Address 1501 Scarlett Ave.
North Port, FL 34289

Name Carmey Sears

Phone 941-423-5500

Email lifestyle@lakesideplantationcdd.com

Address 2200 Plantation Blvd.
North Port, FL 34289

This contract including any attachments is the entire agreement between all involved parties and is governed by the contract guideline laws of the State of Florida



WTS^{INTERNATIONAL}

Invoice

Bill To

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

Invoice Number: 12356540
Date: 1/1/2023
Terms Code: Due on receipt
Due Date: 1/1/2023
PO:

330 538 120

Invoice Description: Jan 2023 - Management

Item	Description	Amount
	Monthly Management Fee	\$23,725.42

Subtotal	\$23,725.42
Tax (0%)	\$0.00
Invoice Total	\$23,725.42
Total Paid	\$0.00
Balance Due	\$23,725.42

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



Post Office Box 17299 Clearwater, FL 33762-0299
P: (800) 995-4468 F: (813) 288-0223

CONTRACT INVOICE

Invoice Number: AR8659171

Invoice Date: 12/15/2022

*Approved
CS*

330-53800-48200

Bill To: Lakeside Plantation Cdd
2800 Plantation Boulevard
North Port, FL 34289

Customer: Lakeside Plantation Cdd
2800 Plantation Boulevard
North Port, FL 34289

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LAKESIDEPLANTAT-GBS	Due Upon Receipt	12/15/2022	\$ 35.31	\$ 35.31
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28413-RD-GBS-01		\$ 33.00		9/21/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 12/21/2022 to 1/20/2023 billing period	\$20.00
Contract overage charge for the 11/21/2022 to 12/20/2022 overage period	\$11.00**
Remote Diagnostic	\$2.00
**See overage details below	\$33.00

Detail:

Equipment included under this contract
2800 Plantation Boul

Copy Star/CS 308ci

Number	Serial Number	Base Adj.	Location
AAG413	RNH2402440	\$0.00	Lakeside Plantation Cdd 2800 Plantation Boulevard North Port, FL 34289

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
B/W	B/W	5,127	5,863	736	0	736	0.010000	\$7.36
Color	COLOR	654	706	52	0	52	0.070000	\$3.64
								\$11.00

Did you know you can place your supply order online?
Try <http://www.deximaging.com> and click on "Order Supplies".

Invoice SubTotal	\$33.00
Tax:	\$2.31
Invoice Total	\$35.31
Balance Due:	\$35.31



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

Approved
CS

~~300 253400 5100~~
300 20200 10100

Date	Invoice #
12/1/2022	90280

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

Service Location
2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Net 30	12/31/2022	SB	12/1/2022

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

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

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

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



Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone #

727-784-4964

Fax #

727-784-0223

Approved
CS

E-mail

fitlogic@aol.com

330-
53800-48700

Invoice

Date	Invoice #
12/7/2022	110254

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

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

P.O. Number	Terms	Rep	Work Order #	Completed
	Net 10	JJo	111102	12/6/2022

Item Code	Description	Quantity	Price Each	Amount
Maintenance	Quarterly General Maintenance and cleaning of all equipment - Labor Only Maintenance completion during December.	1	145.00	145.00

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

Subtotal \$145.00

Sales Tax (0.0%) \$0.00

Total \$145.00

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 145**Invoice Date:** 1/1/23**Due Date:** 1/1/23**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - January 2023 310 513 340		3,541.67	3,541.67
Website Administration - January 2023 310 513 352		66.67	66.67
Information Technology - January 2023 310 513 351		104.17	104.17
Dissemination Agent Services - January 2023 310 513 313		83.33	83.33
Office Supplies 310 513 510		0.06	0.06
Postage 310 513 420		230.94	230.94
Total			\$4,026.84
Payments/Credits			\$0.00
Balance Due			\$4,026.84



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
12/31/2022	172774

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

Property Information
320 538 44506

Estimate #
79371

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Replace / Install PS-200 HIT Pump Start Relay 2 HP 24 V Replace faulty pump start relay.	1	135.00	135.00
Controller # 1 - Irrigation pump.		Total	\$135.00
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
	Net 30	1/30/2023	Balance Due



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
12/31/2022	172775

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

Property Information
320 538 46506

Estimate #
79372

Work Order #

PO / PA #

Description	Qty	Rate	Amount
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.			
Controller # 1 - entrance		Total	\$655.00
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
	Net 30	1/30/2023	Balance Due



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

Completed

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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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



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
12/29/2022	172731

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

Property Information
320 538 46500

Estimate #
79438

Work Order #

PO / PA #

Description	Qty	Rate	Amount
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.			
Controller # 4 - clubhouse.		Total	\$1,946.00
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
	Net 30	1/28/2023	Balance Due



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

Complete d

Estimate

Submitted To:

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

Controller # 4 - clubhouse.

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

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 valve 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

DATE



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
12/21/2022	172422

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

Property Information
320 538 46500

Estimate #
79373

Work Order #

PO / PA #

Description	Qty	Rate	Amount
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			
Controller # 2.		Total	\$791.00
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
	Net 30	1/20/2023	Balance Due

Completed



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 separate proposal will be submitted for: Zone 11 - leaking valve Zone 14 - valve not working from controller			

TERMS AND CONDITIONS:

TOTAL \$791.00

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OWNER/AGENCY

DATE

Joseph G. Gorman
12/1/22



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
12/21/2022	172419

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

Property Information
320 538 90500

Estimate #
79374

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Replace / Install 2 inch scrubber valve Replace leaking 2 inch irrigation control valve.	1	445.00	445.00
Controller # 2 - zone 11.		Total	\$445.00
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
	Net 30	1/20/2023	Balance Due \$0.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
12/21/2022	172421

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

Property Information
320 538 46500

Estimate #
79369

Work Order #

PO / PA #

Description	Qty	Rate	Amount
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. Reepplace 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			
Controller # 1 - entrance		Total	\$583.00
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
	Net 30	1/20/2023	Balance Due

Completed



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

Estimate

Submitted To:

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

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

Controller # 1 - entrance

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

TERMS AND CONDITIONS:

TOTAL \$583.00

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OWNER / AGENT

DATE

Maya Gostman (CA)
12/1/22



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
12/21/2022	172420

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

Property Information
320 538 46500

Estimate #
79436

Work Order #

PO / PA #

Description	Qty	Rate	Amount
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. Replace 1 broken or leaking 12 inch spray head. Replace 32 clogged or damaged spray nozzles. Replace 3 clogged or damaged MP Rotator nozzles. Relase or straighten 14 heads. Relocate 1 spray head for proper coverage. Add 3 - 6 inch spray heads with pipe for areas with weak coverage.			

Controller # 3 - entrance	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	1/20/2023	Balance Due



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
12/21/2022	172420

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

Property Information

Estimate #
79436

Work Order #

PO / PA #

Description	Qty	Rate	Amount
NOTE: Zones 1, 7, 16 and 21 and not working from controller. A sepearte proposal will be submitted.			
Controller # 3 - entrance		Total	\$1,547.00
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
	Net 30	1/20/2023	Balance Due

Completed

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. Replace 1 broken or leaking 12 inch spray head. Replace 32 clogged or damaged spray nozzles. Replace 3 clogged or damaged MP Rotator nozzles. Release 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 separate proposal will be submitted.			

TERMS AND CONDITIONS:

TOTAL	\$1,547.00
--------------	-------------------

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OWNER / AGENT

DATE

John Chivrelli
09/14/22



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
12/21/2022	172418

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

Property Information
370 538 4u500

Estimate #
79370

Work Order #

PO / PA #

Description	Qty	Rate	Amount
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.			
Controller # 1 - zones 4, 5 and 8.		Total	\$1,420.00
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
	Net 30	1/20/2023	Balance Due

DATE _____

Check Request Form

Lakeside Plantation CDD

Old hollywood dance

1/14/23

1/6/23

330 - 538 - 48000

Late Night Entertainment LLC

2800 Plantation Blvd

North part, FL, 34289

941-423-5500

1/13/23

DESCRIPTION	AMOUNT
D.J.	300.00
TOTAL	\$ 300.00-

Carmay Sears

DISC JOCKEY (DJ) SERVICES AGREEMENT

I. THE PARTIES. This Disc Jockey Contract ("Agreement") is entered into on _____ January 14 _____, 20__23__ ("Effective Date"), by and between _____ Late Night Entertainment _____, with an address of _____ 741 Red Bay Street _____, City of _____ Port Charlotte _____, State of _____ Florida _____ and _____ LakeSide Plantation CDD _____, with an address of _____ 2200 Plantation Blvd. _____, City of _____ North Port _____, State of _____ Florida _____ ("Disc Jockey"). The Client and Disc Jockey shall be known collectively as the "Parties."

Client wishes to engage Disc Jockey to provide Disc Jockey services. Disc Jockey services shall include providing musical entertainment at the location, date, and time described in Section II. Disc Jockey may also perform related additional services, including making general announcements.

II. THE EVENT. The Disc Jockey agrees to perform their services at the following time and place:

Venue: _____ LakeSide Plantation _____

Venue Address: _____ 2200 Plantation Blvd _____

Event Date: January 14 _____, 20__23__ Time: _____ 7:00 _____: _____ 10:00 _____ ☐ A.M. ☒

P.M. Minimum Required Time: _____ 3 _____ Hour(s)

The aforementioned event details shall be known as the "Event."

III. PAYMENT. The Parties agree to the following Payment and Terms:

Total Fee (\$) for Services: \$ _____ 350.00 _____

Non-Refundable Deposit: \$ _____ 50.00 _____

Balance Due on Date of Event: \$ _____ 300.00 _____

In the event the Event goes beyond the time stated above, Client shall pay the Disc Jockey a rate of \$ _____ 100 _____ per hour for each hour the Event goes beyond the time stated above. Partial hours shall be pro-rated.

IV. DUTIES OF CLIENT. The Disc Jockey requires that the Client provide electrical and space requirements in accordance with the Disc Jockey's requests. All requests made by the Disc Jockey shall be reasonable and made within _____ day(s) of the Event.

V. TERMINATION. The Parties shall have the right to terminate this Agreement in accordance with the following terms and conditions:

a.) Termination by Client. The Client may terminate this Agreement at any time prior to the event by providing at least _____ day(s) notice. Upon termination, Client shall be entitled to a refund of any monies paid less the Non-Refundable Deposit.



b.) Termination by Disc Jockey. The Disc Jockey may terminate this Agreement at any time prior to the event by providing at least ____ day(s) notice. If the Disc Jockey terminates, it must provide a suitable replacement disc jockey, subject to Client's approval, which shall be obtained in writing. Alternatively, the Disc Jockey shall refund all monies previously paid by Client, including the Non Refundable Deposit.

VI. DISPUTES. In the event of a dispute arising out of this Contract that cannot be resolved by mutual agreement, the Parties agree to engage in mediation. If the matter cannot be resolved through mediation, and legal action ensues, the successful party will be entitled to their legal costs including, but not limited to, its attorneys' fees.

VII. SEVERABILITY. In the event any provision of this Agreement is deemed invalid or unenforceable, in whole or in part, that part shall be severed from the remainder of the Agreement and all other provisions should continue in full force and effect as valid and enforceable.

VIII. BINDING ARRANGEMENT. This Agreement is legal and binding between the Parties as stated above. This Agreement may be entered into and is legal and binding both in the United States and throughout Europe. The Parties each represent that they have the authority to enter into this Agreement.

IX. GOVERNING LAW. The Parties agree that this Agreement shall be governed by the laws located in the State of _____.

X. Additional Terms & Conditions. _____

XI. ENTIRE AGREEMENT. The Parties acknowledge and agree that this Agreement represents the entire agreement between the Parties. In the event that the Parties desire to change, add, or otherwise modify any terms, they shall do so in writing to be signed by both parties.

The Parties agree to the terms and conditions set forth above as demonstrated by their signatures as follows:

CLIENT SIGNATURE

DATE

7/6/22

PRINT NAME

Carney Sears

DISC JOCKEY SIGNATURE

Kathryn Lukasek

DATE July 6,

2023

PRINT NAME

Kathryn Lukasek



Signal Restoration Services
2490 Industrial Row
Troy, MI 48084
(248) 288-6300

INVOICE

Invoice Date	Client ID	Invoice #
Dec 05, 2022	32-2201-12062	32-2201-12062-1
Due Date	P.O. Number	Job Number
DUE UPON RECEIPT	32-2201-12062	32-2201-12062

To: Lakeside Plantation CDD
Attn Jordan Lansford
2200 Plantation Boulevard
North Port, FL 34289

Job Location: Lakeside Plantation CDD
Clubhouse - H. Ian
2800 Plantation Boulevard
North Port, FL 34289

300 13100 10400

Description	Q-ty	Rate	Amount
Services Provided: Invoice #32-2201-12062-1 is for reconstruction services rendered by Signal Restoration at the above referenced jobsite in a period from November 28-November 30, 2022. It includes Signal charges for Labor, Associated Labor Fees, Materials and Consumables, Equipment, as well as any known reimbursable received and processed to date.			\$36,902.21
	Lodging fees		-\$1,185.80
A finance charge will be assessed on all invoices and balances over 30 days. It will be computed by a periodic rate of 1.5% Per Month.	Amount Billed		\$35,716.41
	Sales Tax		
			-
	Total Due and Payable		\$35,716.41



INVOICE

Page: 1

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-38802
Invoice Date: 1/5/2023

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

3 70 538 460

Ship Via
Ship Date 1/5/2023
Due Date 2/4/2023
Terms Net 30

Customer ID L2077
P.O. Number
P.O. Date 1/5/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance January Billing 1/1/2023 - 1/31/2023 Lakeside Plantation Cdd LAKE ALL		1	1	966.00	966.00

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

Westcoast Electric Services, Inc.

(941) 429-4900
2745 Commerce Parkway
North Port, FL 34289
License #EC13004134

Approved
CS

Invoice

Date	Invoice #
1/6/2023	7090

Bill To
Lakeside Plantation 6131 Lyons Road, Suite 100 Coconut Creek, FL 33073

Job Address
Lakeside Plantation 2200 Plantation Place North Port, FL 34289
320 538 46500

P.O. No.	Terms	Job Name / Number
	Due on receipt	

Description	Rate	Amount
Remove and replace two (20 disconnects and one (1) irrigation transformer.	2,380.00	2,380.00
Total		\$2,380.00

Approved by
gal

Westcoast Electric Services, Inc.

(941) 429-4900
2745 Commerce Parkway
North Port, FL 34289
License #EC13004134

Approved
CS

Invoice

Date	Invoice #
1/6/2023	7089

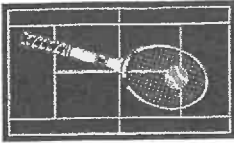
Bill To
Lakeside Plantation 6131 Lyons Road, Suite 100 Coconut Creek, FL 33073

Job Address
Lakeside Plantation 2200 Plantation Place North Port, FL 34289

300 13100 10400

P.O. No.	Terms	Job Name / Number
	Due on receipt	

Description	Rate	Amount
Disconnect, remove, and dispose of 14 light poles per signed proposal dated 10-26-22	13,280.00	13,280.00
Hurricane		
Total		\$13,280.00



Welch Tennis Courts, Inc.
Welch Sport Surfaces
P.O. Box 7770
Sun City, FL 33586
Phone: 813-641-7787

330-
538000-52000

Invoice

Date	Invoice #
12/8/2022	69582

Approved
CS

Bill To
Lakeside Plantation 135 W Central Blvd Suite 320 Orlando FL 32801

Ship To
Margie Gerstmann Lakeside Plantation 2200 Plantation Blvd. North Port FL 34289 United States

Terms	PO #	Due Date
Net 30	Margie	1/7/2023
Sales Rep	Ship Via	Ship Date
Lynn Miller		12/8/2022

Notes

Quantity	Units	Description	Options	Unit Price	Amount
1.4		HB 80lb bags Each pallet is 1.4 Tons or 35 bags.	Size: 80lb	390.50	546.70
1		Delivery to Sarasota, Pasco, Polk, Hardee, Desoto Counties		195.00	195.00

Thank you for your business.	Total	\$741.70
------------------------------	-------	----------

ALL PAST DUE ACCOUNTS ARE SUBJECT TO AN ANNUAL INTEREST CHARGE OF 1-1/2% PER MONTH
THIS REPRESENTS AN ANNUAL INTEREST RATE OF 18%. MATERIALS AND EQUIPMENT SHALL
REMAIN THE PROPERTY OF WELCH TENNIS COURTS, INC. UNTIL PAID IN FULL. ALL RETURNS ARE
SUBJECT TO A RESTOCKING FEE.

W T S INTERNATIONAL

Check Request Form

Community Name:

Lakeside Plantation CDD

Event:

Tennis refund

Event Date:

Check Request Date:

1/23/23

CHECK PAYABLE TO:

Name:

Robert Howell

Address:

5025 Palena Blvd

City, State, Zip:

North Port, FL, 34287

Phone #:

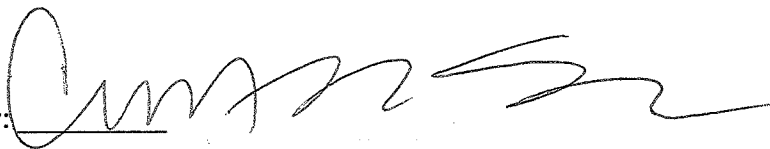
902-809-6922

Check needed by date:

ASAP (1/27/23)

DESCRIPTION	AMOUNT
Refund for tennis:	\$213.33
4 months unplayed	
TOTAL	\$ 213.33

Request made by:



Invoice



Date: 12/19/2022
Customer ID: 3941
Invoice No.: SPE67540
Reference: Work Order 88900 / Field Invoice

P.O. Box 637
Venice, FL 34284
(941) 485-5402 (941) 483-3321 (fax)

Bill to:

Lakeside Plantation CDD
6200 Lee Vista Ste 300
Orlando, FL 32822

Service at:

Lakeside Plantation Clubhouse
2200 Plantation Blvd
North Port, FL 34286

Description:

Work Order 88900 Sprinkler Fire Repair C

P.O. Number:

Terms:

330 538 48102

Item	Description	Quantity	Unit Price	Amount
Miscellaneous				
Scope:		1.00	\$971.0000	\$971.00
Completed repairs to fire sprinkler system, per quote.				
Miscellaneous Subtotal:				\$971.00

Additional Notes:

Subtotal:	\$971.00
Sales Tax:	\$0.00
Payments:	\$0.00
Total Due:	\$971.00



Thank You For Your Business

* CONVENIENCE FEE OF 3.5% IS CHARGED FOR ALL CREDIT CARD PAYMENTS *
INVOICES ARE SUBJECT TO A FINANCE CHARGE OF 1.5%/MO (18% / ANNUM) FOR BALANCES DUE BEYOND OUR NORMAL TERMS

Attendance Confirmation
for
BOARD OF SUPERVISORS

310 513 11000

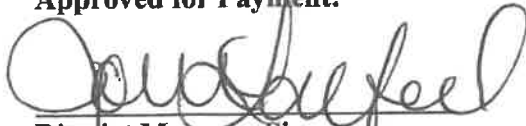
District Name: Lakeside Plantation CDD

Board Meeting Date: January 18, 2023

	<i>Name</i>	<i>In Attendance Please √</i>	<i>Fee Involved Yes / No</i>
1	Mary Martin	X	Yes (\$200)
2	Bud Sabol	X	Yes (\$200)
3	Patrick Lavoy	X	Yes (\$200)
4	Bonnie Benjamin	X	Yes (\$200)
5	Pina Chichelli	X	Yes (\$200)

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

Approved for Payment:


District Manager Signature

1/18/23
Date

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

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

Invoice

Date	Invoice #
1/1/2023	90290

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

Service Location
2200 Plantation Blvd North Port, FL 34289

330 538 51100

P.O. No.	Terms	Due Date	Tech	Date of Service
	Net 30	1/31/2023	SB	1/1/2023

[illegible]

Thank you for your business!

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

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

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

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

Invoice

Project Manager Joseph DeBono

January 19, 2023
Project No: 20150050-000
Invoice No: 86

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

FEID #59-1173834

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

310 513 311 00

Professional Services through January 15, 2023

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	82,696.76	T&M	100 %	82,696.76	82,396.76	300.00	0.00
	Totals	82,696.76			82,696.76	82,396.76	300.00	0.00

SUB-TOTAL PROFESSIONAL SERVICES:

300.00

INVOICE TOTAL:

300.00

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Professional 3			
Burford, Brent	1/10/2023	1.00 Hrs @ 150.00	150.00
Agenda conference call.			
Professional 9			
Tilton, Andrew	1/13/2023	.50 Hrs @ 300.00	150.00

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



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
1/4/2023	172767

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

Property Information
320 538 46501

Estimate #
80338

Work Order #

PO / PA #
96973

Description	Qty	Rate	Amount
Lakeside stumps removal. Top soil to be added after stumps are removed.			
Soil - Top Soil (Bulk) CY	120	101.75	12,210.00
Stump grinding (Regular)	28	151.25	4,235.00
Stump grinding (Big stumps)	28	550.00	15,400.00
Magnolia Stumps	64	151.25	9,680.00
		Total	\$41,525.00
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
	Net 30	2/3/2023	Balance Due
			\$0.00
			\$41,525.00

Check Request Form

Lakeside Plantation CDD

Supplies

Check Request Date:

1/27/23

330 538 48000

Margie Gerstmann

19444 Edgewater DR

Port Charlotte FL 33948

570 9942770

As a

~~thirty two dollars and 30^{xx}~~

TOTAL	\$ 32.30
-------	----------

Request made by:

Cummings

YOUR RECEIPT
THANK YOU
CALL AGAIN

01-26-2023 11:53
REG 0013
DEPT05 \$6.00
TOTAL \$6.00
CASH \$10.00
CHANGE \$4.00

12 cups +
sauces
leaf



Screws
for wood
How does *Forshey*
get more done *Shoe*

19690 COCHRAN BLVD.
PORT CHARLOTTE, FL 33948 (941)6250783

0201 00061 11355 01/25/23 11:23 AM
SALE SELF CHECKOUT

090489695019 2X3-8 SELECT <A>
2X3-8FT SELECT
682.85

17.10

SUBTOTAL 17.10
SALES TAX 1.20
TOTAL \$18.30

XXXXXXXXXXXX4152 DEBIT

USD\$ 18.30

AUTH CODE 000875
Chip Read
AID A0000000980840

Verified By PIN
US DEBIT

0201 01/25/23 11:23 AM



0201 61 11355 01/25/2023 5070

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 04/25/2023

DID WE NAIL IT?

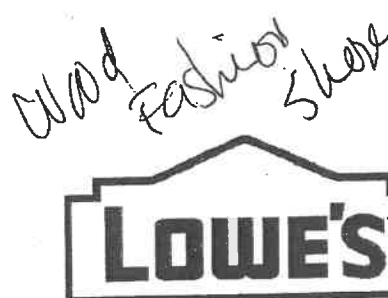
Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H88 23200 23060
PASSWORD: 23075 22999

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.



LOWE'S HOME CENTERS, LLC
2000 TAMiami TRAIL
PORT CHARLOTTE, FL 33948 (941) 421-1041

- SALE -

SALESH: FSTLANE4 13 TRANSH: 7662932 01-25-23

112586 1LB CRSE DRW SCR PH HD 2- 7.48

SUBTOTAL: 7.48

TAX: 0.52

INVOICE 07197 TOTAL: 8.00

DEBIT: 8.00

DEBIT: XXXXXXXXXXXX4152 AMOUNT:8.00 AUTHCD: 0817
CHIP REFID:173207090185 01/25/23 11:08:48

*PIN Verified

TRACE: 00509869

PURCHASE CASH BACK TOTAL DEBIT
8.00 0.00 8.00

APL: US DEBIT TVR: 8080048000

AID: A0000000980840 TSI: 6800

STORE: 1732 TERMINAL: 07 01/25/23 11:08:5

OF ITEMS PURCHASED:
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 AVAILABL
AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: ROB UECKER

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

YOUR ID #071970 173230 253439

NO PURCHASE NECESSARY TO ENTER OR WIN.

* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO EI
* OFFICIAL RULES & WINNERS AT: www.lowes.com/su

STORE: 1732 TERMINAL: 07 01/25/23 11:08

Check Request Form

Lakeside Plantation CDD

Trivia Night

2/10/23

1/30/23

001 300 155 1000

Matthew Czerber

2800 Plantation Blvd

North Port 34289, FL

941-423-5500

2/10/23

Request made by: Courtesy S.

Lifestyle Lakeside Plantation CDD

From: Matt Gerber <mgerber73@gmail.com>
Sent: Wednesday, January 25, 2023 12:14 PM
To: Lifestyle Lakeside Plantation CDD
Subject: Re: Trivia Contract Nov 9

Don't really have any type of invoice.

2016 Americas Got Talent Comedian
Trivia Night with Ian Matthews
Feb 10
6-8PM

Check written to Matthew Gerber
\$300

I am assuming you have a microphone and sound system to where the event will take place?

On Wed, Jan 25, 2023 at 7:17 AM Lifestyle Lakeside Plantation CDD <lifestyle@lakesideplantationcdd.com> wrote:

Hi Matt,

I was wondering if I could get some sort of invoice for February 10th so I can request your check.

Kind regards,

Courtney Sears

Lakeside Plantation CDD

Resident Service Supervisor

2800 Plantation Boulevard
North Port, FL 34289

Phone: 941.423.5500

Fax: 941.423.5501

Email: lifestyle@lakesideplantationcdd.com

www.lakesideplantationcdd.com

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



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

Estimate 1755

DATE 11/30/2022

320 538 46200

ACTIVITY	QTY	RATE	AMOUNT
Repair Service	1	5,148.52	5,148.52
ARCHITECTURAL FOUNTAIN SYSTEM: REPLACE ONE US MOTOR 3/4HP 230-115V W PUMP SLEEVE, SEALES & GASKETS REPLACE ONE CENTURY MOTOR 4HP 208/230V W PUMP SLEEVE, SEALS & GASKETS REPLACE ONE INTERMATIC OUTDOOR ENCLOSURE REPLACE BREAKERS, LABOR INCLUDED			

This is an estimate for Lakeside Plantation for the repairs of one Architectural Fountain system.

*New motors have a six month warranty.

*All new electrical has a three month warranty.

If you have any questions please call or email us.

Thank you,

TOTAL	\$5,148.52
--------------	-------------------

Accepted By

Accepted Date

Security Alarm Corporation
17776 Toledo Blade Boulevard
Port Charlotte, FL 33948
Tel. (941) 625-9700
Fax. (941) 625-9804
accounting@securityalarmcorp.com



Invoice Number

268224

Sale Date

12/7/2022

Due Date

12/17/2022

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.

330 538 48400

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

Service Address

Lakeside Plantation
2200 Plantation Blvd.
North Port, FL 34289

Description	Qty	Price	Net	Tax	Total
Commercial Service Call - First Hour	1	\$160.00	\$160.00	\$0.00	\$160.00
Commercial Service Call - Per Labor Hour	2	\$120.00	\$240.00	\$0.00	\$240.00
Recessed Magnetic Contact (White)	3	\$5.00	\$15.00	\$0.00	\$15.00
TOTALS			\$415.00	\$0.00	\$415.00

For Service Provided As Per Work Order Number 103577

12/6/22

3 hrs

Had to tone out all wiring, replace contacts and move magnets.

All doors needing secured are working now.

Replaced 3 3/8 recessed contacts.

System normal and ready to arm.



PAST DUE

11/04/2022 03:59:06 PM - tbandows:Spoke to Margie and confirmed 12/6 between 8-12pm.

11/04/2022 01:30:52 PM - tbandows:Spoke to Courtney and she is going to talk to Margie about scheduling this. She will call back.

10/13/2022 01:16:03 PM - tbandows:Spoke to Margie and their entire club house is damage from the Hurricane and right now is not a good time to schedule. Margie asked if i can call back next week.

10/04/2022 01:21:33 PM - tbandows: Call back on Wednesday they had damage to their property. 941-423-5500 Margie.

09/20/2022 10:32:55 AM - tbandows:Spoke to Courtney and confirmed 9/27 between 8-10am. Ariel mention it would need 2 techs half a day.

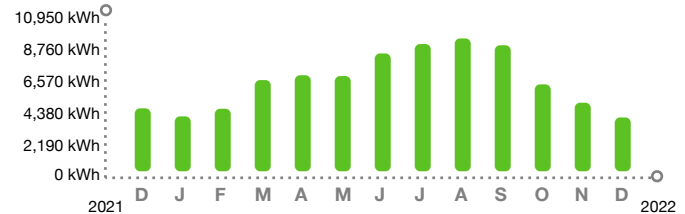
2022-09-27 03:43:05 - the entire place was closed with shutters and waited on site till 9:15 am and called phones on work order and no response will have to reschedule

**Electric Bill Statement****For:** Nov 22, 2022 to Dec 22, 2022 (30 days)**Statement Date:** Dec 22, 2022**Account Number:** 57421-67439**Service Address:**2800 PLANTATION BLVD # CLBHSE
NORTH PORT, FL 34289**LAKE SIDE PLANTATION COMM DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$571.94**

TOTAL AMOUNT YOU OWE

Jan 12, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	882.73
Payments received	-882.73
Balance before new charges	0.00
Total new charges	571.94
Total amount you owe	\$571.94

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 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 January 02, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

The Florida Public Service Commission is reviewing proposed rates that would take effect on Jan. 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

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



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

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

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:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

57421-67439

ACCOUNT NUMBER

\$571.94

TOTAL AMOUNT YOU OWE

Jan 12, 2023

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:
LAKESIDE PLANTATION 57421-67439
COMM DEVELOPMENT
DIST

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	882.73
Payment received - Thank you	-882.73
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$105.68
Fuel: (\$0.038060 per kWh)	\$153.00
Demand: (\$11.93 per KW)	\$238.60

Electric service amount 525.45

Gross rec. tax/Regulatory fee 13.86

Franchise charge 32.63

Taxes and charges 46.49

Total new charges \$571.94

Total amount you owe \$571.94

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Jan 24, 2023.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	85617	85215	10	4020
Demand KW	2.01		10.00	20

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 22, 2022	Nov 22, 2022	Dec 22, 2021
kWh Used	4020	5120	4700
Service days	30	28	29
kWh/day	134	182	162
Amount	\$571.94	\$882.73	\$871.79

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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[Learn more ›](#)

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

**Electric Bill Statement****For:** Nov 22, 2022 to Dec 22, 2022 (30 days)**Statement Date:** Dec 22, 2022**Account Number:** 04126-05586**Service Address:**2800 PLANTATION BLVD # FNTN
NORTH PORT, FL 34289**LAKE SIDE PLANTATION COMMUNITY DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$289.54**

TOTAL AMOUNT YOU OWE

Jan 12, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	245.68
Payments received	-245.68
Balance before new charges	0.00

Total new charges 289.54

Total amount you owe \$289.54**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 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 January 02, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

The Florida Public Service Commission is reviewing proposed rates that would take effect on Jan. 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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

The amount enclosed includes
the following donation:**FPL Care To Share:** _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:LAKE SIDE PLANTATION
COMMUNITY DEVELOPMENT DIST
ATTN LAKE SIDE PLANTATION COMMUNITY
9145 NARCOOSSEE RD # A206
ORLANDO FL 32827-5768FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/paybill)
for ways to pay.

04126-05586

ACCOUNT NUMBER

\$289.54

TOTAL AMOUNT YOU OWE

Jan 12, 2023

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMMUNITY
DEVELOPMENT DIST

Account Number: 04126-05586

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	245.68
Payment received - Thank you	-245.68
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) \$168.42

Fuel: (\$0.038060 per kWh) \$85.67

Electric service amount 266.00

Gross rec. tax/Regulatory fee 7.02

Franchise charge 16.52

Taxes and charges 23.54

Total new charges \$289.54

Total amount you owe \$289.54

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN46183. Next meter reading Jan 24, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	35439		33188		2251

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 22, 2022	Nov 22, 2022	Dec 22, 2021
kWh Used	2251	1894	4800
Service days	30	28	29
kWh/day	75	67	165
Amount	\$289.54	\$245.68	\$501.95

KEEP IN MIND

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**Electric Bill Statement****For:** Nov 22, 2022 to Dec 22, 2022 (30 days)**Statement Date:** Dec 22, 2022**Account Number:** 84595-15071**Service Address:**2800 PLANTATION BLVD #POOL & TENNIS
NORTH PORT, FL 34289**LAKE SIDE PLANTATION COMM DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$1,180.46**

TOTAL AMOUNT YOU OWE

Jan 12, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	1,288.54
Payments received	-1,288.54
Balance before new charges	0.00
Total new charges	1,180.46
Total amount you owe	\$1,180.46

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 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 January 02, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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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:

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

84595-15071

ACCOUNT NUMBER

\$1,180.46

TOTAL AMOUNT YOU OWE

Jan 12, 2023

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number: 84595-15071

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	1,288.54
Payment received - Thank you	-1,288.54
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$28.17

Non-fuel: (\$0.026290 per kWh) \$314.59

Fuel: (\$0.038060 per kWh) \$455.43

Demand: (\$11.93 per KW) \$286.32

Electric service amount 1,084.51

Gross rec. tax/Regulatory fee 28.61

Franchise charge 67.34

Taxes and charges 95.95

Total new charges \$1,180.46

Total amount you owe \$1,180.46

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Jan 24, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	05016		93050		11966
Demand KW	23.55				24

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 22, 2022	Nov 22, 2022	Dec 22, 2021
kWh Used	11966	12026	16910
Service days	30	28	29
kWh/day	398	429	583
Amount	\$1,180.46	\$1,288.54	\$1,475.03

KEEP IN MIND

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ACCOUNT INVOICE

peoplesgas.com



Statement Date: 12/20/2022

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:	01/10/2023

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 01/10/2023



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

One Less Worry :)

Paperless = Worry less! **Free eBill signup:**

peoplesgas.com/paperless



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211014212750

Current month's charges:	\$16.07
Total amount due:	\$16.07
Payment Due By:	01/10/2023

Amount Enclosed \$ _____

689655273809 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 01/10/2023

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

Account: 211014212750
Statement Date: 12/20/2022
Current month's charges due 01/10/2023

Details of Current Month's Charges – Service from - 11/17/2022 to 12/16/2022

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	12/16/2022	405		405		0 CCF		1.043		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)

DEC 2022	0.0
NOV	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 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.

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	Dec 13	-\$388.88
Credits	Page 3	-\$4.00
Balance forward		-\$4.00
Regular monthly charges	Page 3	\$362.10
Taxes, fees and other charges	Page 4	\$31.43
New charges		\$393.53

Amount due **\$389.53**

! Thanks for paying by Automatic Payment

Your automatic payment on Jan 12, 2023, 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 Jan 12, 2023

Please pay \$389.53

Electronic payment will be applied Jan 12, 2023

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

853510055062439400389536

Balance forward **-\$4.00****Previous balance** **\$388.88****Payment - thank you** Dec 13 **-\$388.88****Credits** **-\$4.00**Voice Network Investment - Dec 21 -\$2.00
Adjustment

Directory Listings - Adjustment Dec 21 -\$2.00

Regular monthly charges **\$362.10****Comcast Business** **\$274.90****Packaged services** **\$344.00**Mobility Voice Line \$50.00
Business Voice.
Qty 2 @ \$25.00 each📌 Data, SecurityEdge, \$294.00
Voice Package, Includes: Business Internet Advanced, 1 Mobility Voice Line, and
SecurityEdge.**Discounts** **-\$129.00**

Bundle Discount -\$129.00

Comcast Business services **\$59.90**TV Select \$39.95
Business Video.

Wifi Pro \$14.95

Voice Mail Service \$5.00

Equipment & services **\$54.80**Equipment Fee \$19.95
Voice.

TV Box + Remote \$9.95

Service To Additional TV \$19.90
With TV Box and Remote.
Qty 2 @ \$9.95 eachEquipment Fee \$5.00
Access Point.**Service fees** **\$32.40**

Directory Listing Management Fee \$5.00

Voice Network Investment \$5.00

Broadcast TV Fee \$22.40

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)888-2074Visit business.comcast.com/myaccount for more
detailsYou've saved \$129.00 this month with your
bundle discount.

Taxes, fees and other charges **\$31.43**

Other charges **\$4.22**

Federal Universal Service Fund	\$2.52
Regulatory Cost Recovery	\$1.70

Taxes & government fees **\$27.21**

Sales Tax	\$2.83
State Communications Services Tax	\$12.54
Local Communications Services Tax	\$10.64
911 Fees	\$1.20

Additional information

Price Change Notice: As content programmers charge more to carry their networks, our costs continue to rise. Effective January 18, 2023, your Broadcast TV fee will increase to \$29.55 per month. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.

Recent and Upcoming Programming Changes: Information on recent and upcoming programming changes can be found at xfinity.com/programmingchanges/ or by calling 866-216-8634.



Invoice 148555838

adt.com/commercial

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	12/20/2022	01/14/2023		\$245.03

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to get more out
of your system

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for details.

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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

**Description****Amount**

LAKESIDE PLANTATION CDD 2800 PLANTATION RD

Services Provided (01/19/23 - 02/18/23)

\$229.00

Includes: Extended Service Protection, Secure Access

Total Tax

\$16.03

Sub Total**\$245.03****INVOICE AMOUNT DUE****\$245.03**

Approved
CS

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.



P.O. Box 49292 | Wichita, KS 67201

Invoice Number 148555838
Account Number 70180815
Invoice Date 12/20/2022
Payment Due Date 01/14/2023
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 - 549 - 782

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 148555838 9

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



00001002027133430000001048696

For faster processing, please remove the check skirt.

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

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Same great technology...new name + look!

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

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**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

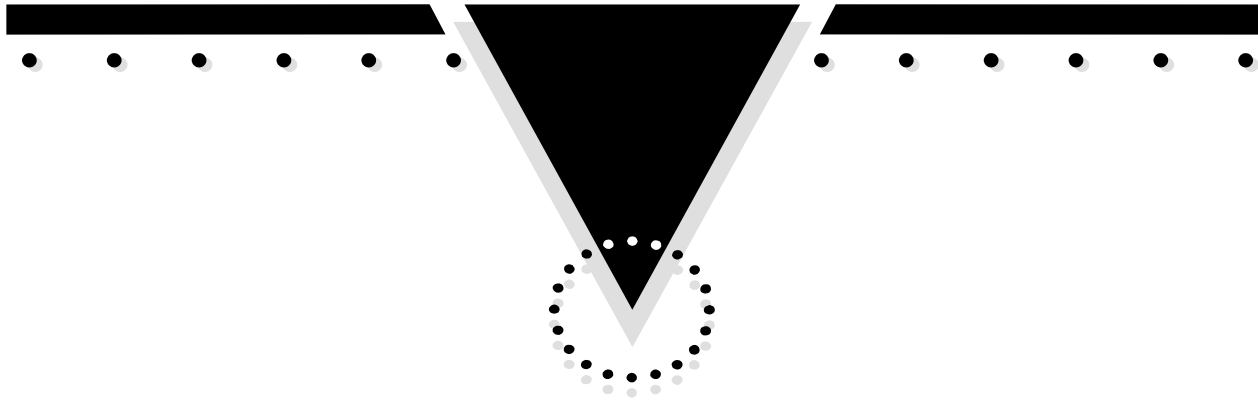
If utilizing your Bank's Online Bill Service, please enter each contract number and payment separately. If you do not, the payment will not be transmitted EFT. Your bank will cut and mail a check to our lock box for processing. We are not responsible for postal delays. Processing delays may result if 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
January 31, 2023



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
January 31, 2023

Governmental Fund Types

	<u><i>General</i></u>	<u><i>Capital Reserve</i></u>	<u><i>Debt Service</i></u>	<u><i>Totals</i></u> <u><i>(memorandum only)</i></u>
<i>Assets</i>				
Cash:				
Operating Account	\$124,095	\$70,213	----	\$194,308
Debit Card Account	\$500	----	----	\$500
Money Market Account	\$441,986	----	----	\$441,986
Petty Cash	\$3	----	----	\$3
Investments:				
Reserve	----	----	\$77,540	\$77,540
Revenue	----	----	\$45,699	\$45,699
Prepayment	----	----	\$0	\$0
SBA	\$519	\$367,314	----	\$367,833
Due from General Fund	----	----	\$117,332	\$117,332
Due from Capital Reserve	\$2,626	----	----	\$2,626
Due from Other	\$111	----	----	\$111
Due from Insurance	\$85,171	----	----	\$85,171
Deposits	\$517	----	----	\$517
Prepaid Expenses	\$970	----	----	\$970
Total Assets	\$656,499	\$437,527	\$240,571	\$1,334,597
<i>Liabilities</i>				
Accounts Payable	\$0	----	----	\$0
Accrued Expenses	\$1,038	----	----	\$1,038
Due to Debt Service	\$117,332	----	----	\$117,332
Due to General Fund	----	\$2,626	----	\$2,626
<i>Fund Equity</i>				
Net Assets	----	----	----	\$0
Fund Balances				
Unassigned	\$536,641	----	----	\$536,641
Assigned for Capital Reserve Fund	----	\$434,901	----	\$434,901
Nonspendable- Deposits	\$517	----	----	\$517
Nonspendable- Prepaid	\$970	----	----	\$970
Restricted for Capital Projects	----	----	----	\$0
Restricted for Debt Service	----	----	\$240,571	\$240,571
Total Liabilities, Fund Equity, Other	\$656,499	\$437,527	\$240,571	\$1,334,597

Lakeside Plantation
Community Development District
General Fund
Statement of Revenues & Expenditures
For Period Ending January 31, 2023

Adopted Budget	Prorated Budget 1/31/23	Actual 1/31/23	Variance
---------------------------	------------------------------------	---------------------------	-----------------

Revenues

Operations and Maintenance Assessments- Tax Roll	\$899,836	\$760,683	\$760,683	\$0
Tennis Club	\$20,000	\$6,667	\$3,208	(\$3,459)
Activities	\$10,000	\$3,333	\$1,536	(\$1,797)
Clubhouse Rentals	\$5,000	\$1,667	\$315	(\$1,352)
Miscellaneous	\$1,500	\$500	\$742	\$242
Interest Earnings	\$50	\$17	\$48	\$31
Total Revenues	\$936,386	\$772,866	\$766,532	(\$6,335)

Administrative Expenditures

Supervisor Fees	\$11,000	\$3,667	\$2,800	\$867
District Manager	\$42,500	\$14,167	\$14,167	(\$0)
District Counsel	\$25,750	\$8,583	\$6,842	\$1,742
District Engineer	\$14,000	\$4,667	\$3,516	\$1,150
Disclosure Report	\$1,000	\$333	\$333	\$0
Trustee Fees	\$4,771	\$1,590	\$1,520	\$70
Audit Fees	\$3,350	\$1,117	\$0	\$1,117
Postage, Phone, Faxes, Copies	\$1,500	\$500	\$302	\$198
General Liability Insurance	\$7,553	\$7,553	\$6,766	\$787
Legal Advertising	\$2,000	\$667	\$355	\$312
Dues, Licenses & Fees	\$175	\$175	\$175	\$0
Other Current Charges	\$2,500	\$833	\$1,198	(\$365)
Property Insurance	\$12,248	\$12,248	\$14,826	(\$2,578)
Information Technology	\$1,250	\$417	\$417	(\$0)
Website Administration	\$800	\$267	\$267	(\$0)
Total Administrative	\$130,397	\$56,783	\$53,484	\$3,299

Field Expenditures

Road & Sidewalk Repairs & Maintenance	\$15,000	\$5,000	\$0	\$5,000
Common Area Renewal & Maintenance	\$10,000	\$3,333	\$0	\$3,333
Street Light/Decorative Light	\$1,000	\$333	\$0	\$333
Landscape Maintenance - Contract	\$155,000	\$51,667	\$51,347	\$320
Landscape Maintenance - Other	\$5,000	\$1,667	\$11,021	(\$9,355)
Landscape Maintenance - Hurricane	\$0	\$0	\$111,111	(\$111,111)
Lake Maintenance	\$13,000	\$4,333	\$3,864	\$469
Electric Utility Services - Entrance Feature	\$9,000	\$3,000	\$1,114	\$1,886
Water Utility Services - Entrance Feature	\$3,000	\$1,000	\$454	\$546
Repairs & Maintenance - Entrance Feature	\$3,000	\$1,000	\$5,149	(\$4,149)
Miscellaneous Tools & Equipment	\$1,000	\$333	\$0	\$333
Total Field	\$215,000	\$71,667	\$184,060	(\$112,393)

Lakeside Plantation
Community Development District
General Fund
Statement of Revenues & Expenditures
For Period Ending January 31, 2023

	Adopted Budget	Prorated Budget 1/31/23	Actual 1/31/23	Variance
<u>Clubhouse</u>				
Personnel Services (Management Contract)	\$282,449	\$94,150	\$92,643	\$1,507
Activities	\$20,000	\$6,667	\$7,049	(\$382)
License/Fees	\$2,000	\$667	\$53	\$613
General Supplies	\$7,500	\$2,500	\$5,856	(\$3,356)
Maintenance	\$14,000	\$4,667	\$7,276	(\$2,609)
Office Supplies	\$3,500	\$1,167	\$387	\$779
Pest Control	\$600	\$200	\$0	\$200
Security	\$1,500	\$500	\$2,131	(\$1,631)
AED	\$500	\$167	\$0	\$167
Telephone & Internet Services	\$5,000	\$1,667	\$1,557	\$110
Janitorial Supplies	\$3,250	\$1,083	\$17	\$1,066
Electric Utility Services - Clubhouse	\$14,000	\$4,667	\$3,549	\$1,117
Gas Utility	\$250	\$83	\$64	\$19
Garbage Collection	\$2,100	\$700	\$684	\$16
Water Utility Services - Clubhouse	\$4,400	\$1,467	\$2,668	(\$1,201)
Electric Utility Services - Pool	\$20,000	\$6,667	\$4,383	\$2,283
Pool Cleaning	\$10,200	\$3,400	\$3,400	\$0
Pool Maintenance - Other	\$10,000	\$3,333	\$1,576	\$1,757
Tennis Courts - Maintenance	\$5,000	\$1,667	\$1,502	\$165
Water Utility Services -Pool	\$7,500	\$2,500	\$1,897	\$603
Total Clubhouse	\$413,749	\$137,916	\$136,692	\$1,224
Total Revenues	\$936,386	\$772,866	\$766,532	(\$6,335)
Total Expenditures	\$759,146	\$266,366	\$374,236	(\$107,870)
Operating Income (Loss)	\$177,240	\$506,500	\$392,295	(\$114,205)
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		\$392,295	
Beginning Fund Balance	\$0		\$145,832	
Ending Fund Balance	\$0		\$538,128	

Lakeside Plantation

Community Development District

Capital Reserve Fund
Statement of Revenues & Expenditures
For Period Ending January 31, 2023

	Adopted Budget	Prorated Budget 1/31/23	Actual 1/31/23	Variance
Revenues				
Transfer In - General Fund	\$177,240	\$0	\$0	\$0
Interest Income	\$0	\$0	\$4,892	\$4,892
Total Revenues	\$177,240	\$0	\$4,892	\$4,892
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)		\$4,892	
Beginning Fund Balance	\$437,355		\$430,009	
Ending Fund Balance	\$404,008		\$434,901	

Lakeside Plantation

Community Development District

Debt Service Fund Series 1999
Statement of Revenues & Expenditures
For Period Ending January 31, 2023

	Adopted Budget	Prorated Budget 1/31/23	Actual 1/31/23	Variance
<u>Revenues</u>				
Special Assessments- Tax Roll	\$175,905	\$147,264	\$147,264	\$0
Special Assessments- Off Roll	\$8,842	\$8,842	\$8,842	\$0
Interest Income	\$0	\$0	\$917	\$917
Total Revenues	\$184,748	\$156,106	\$157,023	\$917
<u>Expenditures</u>				
<i>Series 1999</i>				
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		\$115,149	
Beginning Fund Balance	\$44,299		\$125,422	
Ending Fund Balance	\$45,299		\$240,571	

Due from General Fund	\$	117,332
Reserve	\$	77,540
Revenue	\$	45,699
Prepayment	\$	0
Total	\$	240,571

Lakeside Plantation CDD- General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Revenues</i>													
Operations and Maintenance Assessments- Tax Roll	\$0	\$200,284	\$505,804	\$54,595	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$760,683
Tennis Club	(\$69)	\$0	\$1,975	\$1,302	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,208
Activities	\$0	\$0	\$289	\$1,247	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,536
Clubhouse Rentals	(\$90)	\$0	\$0	\$405	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$315
Miscellaneous	\$0	\$0	\$252	\$491	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$742
Interest Earnings	\$37	\$2	\$3	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48
Total Revenues	(\$122)	\$200,286	\$508,323	\$58,045	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$766,532
<i>Administrative Expenditures</i>													
Supervisor Fees	\$800	\$1,000	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,800
District Manager	\$3,542	\$3,542	\$3,542	\$3,542	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,167
District Counsel	\$4,474	\$2,368	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,842
District Engineer	\$416	\$2,275	\$525	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,516
Disclosure Report	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333
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	\$241	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$302
General Liability Insurance	\$6,766	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,766
Legal Advertising	\$76	\$63	\$63	\$153	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$355
Dues, Licenses & Fees	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Other Current Charges	\$149	\$578	\$185	\$286	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,198
Property Insurance	\$14,826	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,826
Information Technology	\$104	\$104	\$104	\$104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$417
Website Administration	\$67	\$67	\$67	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$267
Total Administrative	\$33,023	\$10,080	\$4,605	\$5,776	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,484
<i>Field Expenditures</i>													
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	\$12,837	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,347
Landscape Maintenance - Other	\$0	\$0	\$8,641	\$2,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,021
Landscape Maintenance- Hurricane	\$29,888	\$35,900	\$3,799	\$41,525	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111,111
Lake Maintenance	\$966	\$966	\$966	\$966	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,864
Electric Utility Services - Entrance Feature	\$477	\$102	\$246	\$290	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,114
Water Utility Services - Entrance Feature	\$85	\$280	\$33	\$57	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$454
Repairs & Maintenance - Entrance Feature	\$0	\$5,149	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,149
Miscellaneous Tools & Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Field	\$44,252	\$55,233	\$26,521	\$58,054	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$184,060

Lakeside Plantation CDD- General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Clubhouse</u>													
Personnel Services (Management Contract)	\$22,596	\$22,596	\$23,725	\$23,725	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,643
Activities	\$817	\$783	\$3,111	\$2,337	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,049
License/Fees	\$0	\$53	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53
General Supplies	\$353	\$2,892	\$2,049	\$562	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,856
Maintenance	\$5,421	\$370	\$1,411	\$74	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,276
Office Supplies	\$301	\$0	\$86	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$387
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security	\$490	\$392	\$1,004	\$245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,131
AED	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone & Internet Services	\$389	\$389	\$389	\$390	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,557
Janitorial Supplies	\$0	\$0	\$17	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17
Electric Utility Services - Clubhouse	\$1,287	\$808	\$883	\$572	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,549
Gas Utility	\$16	\$16	\$16	\$16	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64
Garbage Collection	\$168	\$168	\$168	\$179	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$684
Water Utility Services - Clubhouse	\$561	\$1,057	\$329	\$722	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,668
Electric Utility Services - Pool	\$1,322	\$592	\$1,289	\$1,180	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,383
Pool Cleaning	\$850	\$850	\$850	\$850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,400
Pool Maintenance - Other	\$1,051	\$0	\$0	\$525	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,576
Tennis Courts - Maintenance	\$280	\$0	\$1,222	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,502
Water Utility Services -Pool	\$227	\$1,012	\$377	\$281	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,897
Total Clubhouse	\$36,131	\$31,979	\$36,926	\$31,658	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$136,692
Total Revenues	(\$122)	\$200,286	\$508,323	\$58,045	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$766,532
Total Expenditures	\$113,406	\$97,291	\$68,051	\$95,488	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$374,236
Operating Income/(Loss)	(\$113,528)	\$102,994	\$440,272	(\$37,443)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$392,295
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)	\$102,994	\$440,272	(\$37,443)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$392,295

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	\$ 77,540
 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%
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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
01/31/22	P/E 12/31/22	\$66,156.46	(\$992.35)	\$0.00	\$0.00	\$65,164.11	\$54,594.85	\$10,569.26	\$65,164.11
TOTAL		\$921,773.67	(\$13,826.61)	\$0.00	\$0.00	\$907,947.06	\$760,683.01	\$147,264.05	\$907,947.06

85%	Net Percent Collected
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IMAGINE SCHOOL AT NORTH POINT INC					
Net Assessments				\$8,842.03	
DATE	DUE	CHECK	NET	AMOUNT	DEBT SERVICE
RECEIVED	DATE	NO.	ASSESSED	RECEIVED	FUND 1999A
1/20/23	11/1/22	7351	\$4,421.02	\$4,421.02	\$4,421.02
1/20/23	2/1/23	7351	\$2,210.51	\$2,210.51	\$2,210.51
1/20/23	5/1/03	7351	\$2,210.51	\$2,210.51	\$2,210.51
Total			\$8,842.04	\$8,842.04	\$8,842.04

SECTION E

ENTRACEWAY GAZEBO								
Item	Vendor	Total Insured Value	Deductible	Proposal Cost	Sent to Insurance	Approved by Insurance	Agreement in Process	
Pergola Removal	Innotech	\$44,000	\$2,200	\$85/ man hour + Dump Fees	Yes	Yes	No	
Pergola Repair	Innotech	\$44,000	Met w/ Removal	\$131,420.00	Yes	Yes	Yes	
		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	
Removal of Tennis Court Lighting	Westcost Electric	\$161,000	\$8,050	\$13,280.00	Yes	Yes	Welch will not accept	
Repair of Pickleball Court & Basketball Fencing	Welch	\$161,000	Met w/ Removal	\$397,810.00	Yes	Yes	Welch will not accept	
		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	
Refencing of Pickleball Court	Welch	\$6,000	\$300	\$7,950.00	Yes	Yes	Welch will not accept	
		Clubhouse total Out of Pocket:	\$300					
CLUBHOUSE								
Item	Vendor	Total Insured Value	Deductible	Proposal Cost	Sent to Insurance	Approved by Insurance	Agreement in Process	
Roof Repair	US Roofing	\$638,000	\$31,900	\$137,002.51	Yes	Yes	No	
Interior Restoration	Signal	\$638,000	None- met with Roof	\$36,902.21 + lodging	Yes	Yes	Yes	
		Clubhouse total Out of Pocket:	\$31,900					
STREETSGN - INLAND MARINE								
Item	Vendor	Total Insured Value	Deductible	Proposal Cost	Sent to Insurance	Approved by Insurance	Agreement in Process	
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	
Street & Lights		\$346,000	\$17,300					
		Clubhouse total Out of Pocket:	\$17,300					

Completed Agreement	Approved by Board	Reimbursed
No- emergency work	Approved Oct. Approved Nov.	

Completed Agreement	Approved by Board	Reimbursed
Yes	Ratified Nov. Meeting Waiting on Margie to get updated proposal from Welch	

Completed Agreement	Approved by Board	Reimbursed
	Present after Insurance Approval- December	

Completed Agreement	Approved by Board	Reimbursed
Yes	Yes (Oct.) & Rat. (Nov.)	Invoice not Received
Yes	December Agenda	Invoice sent to Insurance

Completed Agreement	Approved by Board	Reimbursed
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Completed Agreement	Approved by Board	Reimbursed
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SECTION VII

SECTION A

FIRST AMENDMENT TO LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT

THIS FIRST AMENDMENT ("First Amendment") is made and entered into effective as of the ____ day of _____ 2023 ("Effective Date"), 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, with a mailing address of 4648 Eagle Falls Place, Tampa, Florida 33619 ("**District**"), and

LANDSCAPE MAINTENANCE PROFESSIONALS, INC., a Florida corporation, with a mailing 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 improvements, including landscaping and irrigation; and

WHEREAS, the District and Contractor (the "**Parties**"), previously entered into that certain *Landscape and Irrigation Maintenance Agreement* dated September 1, 2022 ("**Agreement**"); and

WHEREAS, pursuant to Section 7.H. of the Agreement, the Parties wish to amend the Agreement in order to remove the maintenance items identified in **Exhibit 1.1** for the maintenance areas identified in **Exhibit 1.2** attached hereto and to reduce the compensation identified in Section 3.B. and Exhibit C of the Agreement to reflect the removal of the services to said area; and

WHEREAS, each of the Parties hereto has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

SECTION 1. The recitals stated above are true and correct and are incorporated by reference as a material part of this First Amendment.

SECTION 2. Exhibit A of the Agreement is hereby amended to remove the maintenance services identified in **Exhibit 1.1** of this First Amendment for the area identified in

Exhibit 1.2. Exhibit B of the Agreement is hereby amended to remove the maintenance areas identified in **Exhibit 1.2** of this First Amendment.

Section 3. Section 3.B. and Exhibit C (Fee Summary) of the Agreement is hereby amended to decrease the total compensation for Services to be provided under the Agreement in Year 1 by Two Hundred Eighty Dollars (\$280.00) per month.

SECTION 3. All remaining terms and conditions of the Agreement are hereby adopted, reaffirmed and incorporated as if restated herein.

IN WITNESS WHEREOF, the parties execute this First Amendment on the Effective Date first written above.

Attest:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Attest:

LANDSCAPE MAINTENANCE PROFESSIONALS, INC.

Witness

By: _____
Its: _____

Exhibit 1.1: Scope of Services Removed from Agreement

Exhibit 1.2: Map of Removed Maintenance Areas (Villas at Lakeside Plantation)

EXHIBIT 1.1



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 areas

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

EXHIBIT 1.2



SECTION B

**AGREEMENT FOR LANDSCAPE MAINTENANCE SERVICES BETWEEN THE
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT AND
VILLAS OF LAKESIDE PLANTATION HOMEOWNERS' ASSOCIATION, INC.**

THIS AGREEMENT (the "Agreement") is made and entered into this ____ day of _____, 2023, by and between:

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

The Villas of Lakeside Plantation Homeowners' Association, Inc., Florida not-for-profit corporation, whose address is c/o Lighthouse Property Management, 530 US Hwy 41 Bypass South, Suite 9B, Venice, Florida 34285 ("**Association**," and together with the District, the "**Parties**").

RECITALS

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, and owns, operates, and maintains certain infrastructure, including landscaping for certain areas within the Association's boundaries as further identified in **Exhibit A** attached hereto (the "**Landscape Areas**"); and

WHEREAS, the Landscape Areas requires routine landscape maintenance services ("**Services**") for which the District previously retained an independent contractor; and

WHEREAS, the Association is a Florida not-for-profit corporation owning, operating and maintaining various improvements and facilities for the community that the District serves; and

WHEREAS, the residents within the community served by both the Association and the District benefit from the Services and may be required to pay for the cost of the Services, regardless of whether such Services are conducted by the Association or the District; and

WHEREAS, for ease of administration, potential cost savings to property owners, and to promote a cohesive aesthetic, the Association had at various times in the past voluntarily provided general landscape maintenance Services for the Landscape Areas and desires to again provide such Services for the Landscape Areas; and

WHEREAS, for similar reasons as stated above, the District desires to contract with the Association to provide the Services; and

WHEREAS, the Association represents that it is qualified, either in its own right or through its officers, employees, contractors and/or affiliates, to provide the Services and desires to contract with the District to do so in accordance with the terms of 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. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. ASSOCIATION'S OBLIGATION.

- A.** The Association shall be responsible for providing, or causing to be provided, the landscape maintenance Services for the Landscape Areas at the Association's sole cost. At minimum, the Services shall consist of the services described in **Exhibit B** attached hereto. All Services provided hereunder shall be in a neat and professional manner, in accordance with industry standards and the terms of this Agreement.
- B.** While providing the Services, the Association shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all activities necessary for the completion of the Services.
- C.** This Agreement grants to the Association and the Association's officers, employees, staff, agents, and/or contractors, the right to enter the Landscape Areas for those purposes described in this Agreement.
- D.** Should any work or services be required which are not specified in Exhibit B or any addenda, but which are nevertheless necessary for the proper provision of Services, such work or services shall be fully performed by the Association as if described and delineated in this Agreement.
- E.** The Association agrees that the District shall not be liable for the payment of any Services to be provided under this Agreement unless the District, through an authorized representative of the District, agrees in writing to pay for such Services.
- F.** The District shall designate in writing a person to act as the District's representative with respect to the Services. The District's 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 the Services.
 - i.** The District hereby designates the District Manager, or the District Manager's designee, to act as its representative.
 - ii.** Upon request by the District, the Association agrees to meet with the District's representative no less than four (4) times per year to discuss conditions, schedules, and items of concern regarding this Agreement.

- G.** Installation, repair or replacement of landscape materials, including but not limited to plants, turf, pine straw, grasses of any kind, or other vegetation, shall conform to the type and location of landscape materials currently existing in the Maintenance Areas, unless prior approval for variation is obtained by the District.
- H.** The Association shall promptly investigate and provide a written report to the District Manager as to all accidents or claims for damage relating to the Services of which the Association has knowledge. Such report shall include a description of any damage or destruction of property and the estimated cost of repair. The Association shall cooperate and make any and all reports required by any insurance company in connection with any accident or claim. The Association shall not file any claims with the District's insurance company without the prior consent of the District's Board of Supervisors, which shall not be unreasonably withheld, conditioned or delayed.
- I.** The Association shall, or shall cause its contractors to, 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 Association 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 Association or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Association 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.** The Association shall use commercially reasonable efforts to protect the District's property from damage by the Association, its employees or contractors. The Association agrees to promptly repair any damage to the District Property resulting from the Association's activities and work and to notify the District of the occurrence of such damage caused by the Association's activities within forty-eight (48) hours.
- K.** The Association shall promptly and properly pay for all contractors retained, labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Association shall promptly discharge or cause to be discharged any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Association's performance under this Agreement.

SECTION 3. COMPENSATION. The District shall pay the Association the sum of Ten Dollars (\$10.00) per year for the provision of Services pursuant to the terms of this Agreement.

The Association shall not be entitled, for any reason, to reimbursement or refund of any funds expended in the performance of its obligations under this Agreement.

SECTION 4. TERM; TERMINATION.

- A.** The term of this Agreement shall commence as of the effective date of this Agreement and shall continue for a period of three (3) years unless otherwise terminated in accordance with this Agreement. Thereafter, this Agreement shall be automatically renewed for additional one (1) year periods unless either Party provides at least sixty (60) days' written notice of its intent to not renew the Agreement.
- B.** Notwithstanding the foregoing, the Association and the District shall both have the right to terminate this Agreement (i) immediately for cause by providing written notice of termination to the other Party and (ii) upon (30) thirty days' written notice without cause. In the event of any termination, the Association and the District shall use commercially reasonable efforts to cooperate with one another to provide a smooth and orderly transition of responsibilities between the parties. Upon termination and unless otherwise agreed to in writing by the District, the Association shall immediately cause the Landscape Areas to be restored to a substantially similar condition existing immediately prior to the start of this Agreement, unless approval for variation is obtained by the District.

SECTION 5. INSURANCE. The Association or any Association contractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

- A.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- B.** Commercial General Liability Insurance covering the legal liability of the Association or the subcontractor(s) for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability.
- C.** Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- D.** Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 (one million dollars) 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 Association of the subcontractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- E.** As may be available, all policies shall name the District, and its staff and supervisors, as additional insureds. This shall be required for the Commercial

General Liability Policy without exception, and based on market availability for the other policies referenced above.

SECTION 6. INDEMNIFICATION

- A.** The Association agrees to indemnify, defend and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or harm of any nature, arising out of, or in connection with, the acts or omissions of the Association, or its officers, employees, representatives, or subcontractors, including litigation or any appellate proceedings with respect thereto, resulting from the Association's maintenance or operation activities, or lack thereof, relative to the Improvements as contemplated in this Agreement.
- B.** The District agrees to indemnify, defend and hold harmless the Association and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or harm of any nature, arising out of, or in connection with, the acts or omissions of the District, or its officers, employees, representatives, or subcontractors, including litigation or any appellate proceedings with respect thereto, relative to the District's obligations as contemplated in this Agreement.
- C.** 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, attorney fees, paralegal fees, and expert witness fees and costs (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- D.** The Association agrees to require that, by written contract, any contractor and subcontractors hired in connection with this Agreement indemnify, defend and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or harm of any nature, arising out of, or in connection with, the acts or omissions of such contractors and subcontractors, including litigation or any appellate proceedings with respect thereto, resulting from the contractor's maintenance or operation activities, or lack thereof, relative to the Improvements.

SECTION 7. RECOVERY OF COSTS AND FEES. In the event either the District or the Association are required to enforce this Agreement or any provision hereof by court proceedings or otherwise then, if prevailing, the District or the Association, as applicable, shall be entitled to recover from the other all fees and costs incurred, including but not limited to reasonable attorneys' fees, paralegal fees and expert witness fees and costs incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, 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 the Doctrine of Sovereign Immunity or by operation of law.

SECTION 9. ASSIGNMENT. Neither party may assign this Agreement without the prior written approval of the other.

SECTION 10. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Association shall be acting as an independent contractor. Neither the Association nor employees of the Association, 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 Association agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Association, if there are any, in the performance of this Agreement. The Association shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Association 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 11. 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 12. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and the Association relating to the subject matter of this Agreement.

SECTION 13. 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 the Association.

SECTION 14. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Association, both the District and the Association have complied with all the requirements of law in order to effectuate the terms of this Agreement, and both the District and the Association have full power and authority to comply with the terms and provisions of this instrument.

SECTION 15. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the 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 Association: The Villas of Lakeside Plantation Homeowners' Association, Inc.

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 Association may deliver Notice on behalf of the District and the Association. 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.

SECTION 16. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Association 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 the Association 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 the Association and their respective representatives, successors, and assigns.

SECTION 17. 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. Venue shall be in Sarasota County, Florida.

SECTION 18. PUBLIC RECORDS. The Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with the District's Records Retention Policy and Florida law. Pursuant to Section 119.07(1)(a), Florida Statutes, Association shall permit such records to be inspected and copied by any person desiring to do so. Failure of Association to comply with public records laws to the extent required by statute will result in immediate termination of the Agreement.

SECTION 19. 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 20. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Association as an arm's length transaction. The District and the Association 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.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Title: Secretary/Asst. Secretary

Name: _____
Title: _____

**THE VILLAS OF LAKESIDE PLANTATION
HOMEOWNERS' ASSOCIATION, INC.**

Name: _____
Title: _____

Exhibit A: Map of Landscape Areas
Exhibit B: Minimum Scope of Services

EXHIBIT B

Minimum Scope of Services

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 areas

SECTION C

Lakeside Plantation Community Development District

4530 Eagle Falls Place || Tampa, FL 33619 || (813) 344-4844

January 26, 2023

Via U.S. Mail and Electronic Mail

Debbie Strietelmeier
2472 Magnolia Circle
North Port, Florida 34289
striets@twc.com

Re: Lakeside Plantation Community Development District
Driveway Repair

Dear Ms. Strietelmeier:

This letter is being sent per the direction of the Board of Supervisors of the Lakeside Plantation Community Development District (the “**District**”).

The District received your request for the District to repair the sidewalk in front of your home located at 2472 Magnolia Circle, North Port, Florida (“**Lot**”). In response, the District had the area reviewed by multiple sidewalk repair vendors, each of which confirmed (i) the sidewalk is flush and is not in need of repair; and (ii) your Lot’s driveway has dropped on the south side of the sidewalk and lifted on the north side of the sidewalk, with both locations needing repair. The areas of the driveway needing repair are further shown in the picture attached to this letter as **Attachment A**.

Please review the homeowners’ association covenants and restrictions for the community. Section “**8.02 Owner’s Responsibility**” states it is the responsibility of the Owner to timely make such driveway repairs (emphasis added):

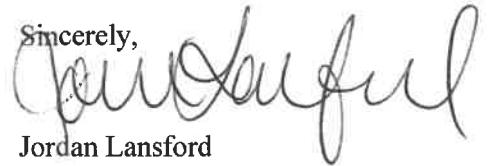
8.02 Owner's Responsibility. *Each Owner shall maintain his or her Lot and improvement in connection therewith. Owners of Lots fronting on any roadways shall maintain driveways serving their respective Lots and shall maintain landscaping on that portion of the Property, if any, or right-of-way between the Lot boundary and the nearest street curb.*

Based on the homeowner’s association covenants and restrictions, the District is of the opinion that the Lot Owner is responsible for any necessary repairs to the driveway. Accordingly, the District’s Board of Supervisors has declined your request that the District make any repair that may be necessary and has asked the District’s staff to provide this response.

We hope this information is helpful and expect that the Lot Owner will see that any appropriate repairs are made within thirty (30) days from the date of this letter, i.e., by February 25, 2023. Nothing in this letter should be construed to waive any rights the District may have against you with respect to this matter.

The District appreciates you bringing this issue to the community's attention and your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "Jordan Lansford", written over the printed name.

Jordan Lansford
District Manager

Enclosure

cc: Sarah Sandy, District Counsel (email only)
Bud Sabol, Chairperson (email only)
Hope Root, Villas at Lakeside Plantation HOA Manager (email only)

ATTACHMENT A



SECTION IX

SECTION C

SECTION 1

Monthly Summary Report

JANUARY 2023

Submitted by:

Margie Gerstmann, Lifestyle and Facility Director

Alex Murphy, Regional Director

PROGRAMMING

PROGRAM	DATE	INCOME RECEIVED	Expenses	APPROXIMATE PROFIT/LOSS	COMMENTS
Old Hollywood Dance	01/14/2023	\$240.00	-\$496.76	-\$256.76	DJ - 300.00/ Food\$128.47/ supplies \$68.29 (Only 48 people attended.)
Wine and Cheese	01/19/2023	\$48.00	-\$125.30	-\$77.30	Food - \$125.30
Bingo	01/24/2023	0	-\$19.46	-\$19.46	Food - \$19.46
Coffee and Donuts	01/26/2023	0	-\$97.33	-\$97.33	Food \$82.62/ Supplies \$14.71
Yard sale	01/28/2023	0	-\$158.97	-\$ 158.97	Supplies \$158.97 (3 day run in newspaper and signs for roads)
TOTAL		\$288.00	-\$897.82	-\$609.82	

FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
New A/C unit	In progress	Included in meeting
Bocce Grass	In progress	Installation scheduled for February 20, 2023
Spa Leak repair	In progress	Repair scheduled for February 10, 2023
Sidewalks	In progress	Alpha foundations is scheduled for March 2, 2023
Street Signs	In progress	Waiting for deposit and then will schedule
Exit fountain	In progress	Parts have been ordered/waiting for signed district agreement

CUSTOMER SERVICE

COMMENT	ACTION TAKEN
Thanks, for all you guys do, we are so blessed to have you all taking care of making this place a wonderful place to live!!	
The results of our survey indicate that residents would like to see fitness classes, youth karate, outdoor adventures, a walking club and more live entertainment by the pool.	We will implement additional activities/events as we move forward.

CURRENT ACTION ITEMS	WHO WILL DO THIS?	DUE DATE
New resident orientation packet	Margie	April 1, 2023
Tracking Facility utilization	Office staff	March 1, 2023

FORECAST

DESCRIPTION OF UPCOMING PROGRAM OR EVENT	DATE(S)
Fashion Show (This was a charity event that was planned and execute by a group of homeowner with our help)	02/02/2023
Bingo	02/07/2023
Create and Sip	02/09/2023
Trivia Party	02/10/2023
Superbowl Party	02/12/2023
Valentines Day party	02/14/2023
Ladies Lunch	02/16/2023
Coffee and donuts	02/17/2023
Bingo	02/21/2023
Wine and cheese	02/24/2023

THANK YOU.



Lakeside Plantation CDD

SECTION 3



Page Mechanical Group, LLC

Serving the South Florida Area since 1985

CMC056850 CFC1426163 EC13007264

Date: 2-3-2023

Lakeside Plantation CDD

2200 Plantation Blvd, North Port, FL 34289

manager@lakesideplantationcdd.com

Location: Ground/1st floor

Description: Replacement 15ton Split System

We are pleased to offer our lump sum proposal to furnish all labor, supervision, insurance, and construction aids to complete your HVAC service work. Our work scope shall be in accordance with the following and as further stipulated herein:

Work Scope to include:

- 1) Supply and install one Carrier 15 ton condenser and one 15ton fan coil unit.
- 2) Remove and dispose of existing.
- 3) Supply and install one new 20kw electric heater.
- 4) Supply and install new fuses for new unit and heaters disconnect.
- 5) Supply and install one new fused disconnect for the condenser and wire as needed.
- 6) Supply and install new copper and fitting to connect to existing lines set.
- 7) Supply and install new Filter dryer, txv, solenoid valves as needed.
- 8) Supply and install new refrigerant as needed.
- 9) Start up and check for proper operation.
- 10) Crane included for condenser set.
- 11) Permit to be billed separately.
- 12) **1st year parts warranty and 5year compressor warranty included.**

Exclusions and Clarifications:

- 1) **Work to be completed during Normal working hours 7:00 – 3:30**
- 2) Any additional work not mentioned in the above work scope will be billed at an additional rate and will need to be preapproved in writing.
- 3) No starters or disconnects which are not integral to the equipment.
- 4) No roofing, flashing, counter flashing or weather proofing.
- 5) No cutting, patching, and/or framing of openings for ceilings, walls and roof. (Layout is included for mechanical openings.

Fort Myers
4611 Cummins Ct,
Fort Myers 33905
239-275-4406

Tampa
12423 62nd St N
Largo FL 33753
727-507-0990

West Palm Beach
801 Northpoint Parkway
West Palm Beach FL 33407
561-672-1100

- 6) Page Mechanical will do everything possible to honor the pricing contained in this Proposal as quoted however, due to the COVID-19 Pandemic, Page Mechanical reserves its rights to negotiate contract terms, adjust pricing, modify schedules/delivery dates, or withdraw Proposals completely.
- 7) Credit Card payments will be charged a 3% card processing fee.
- 8) The above pricing is subject to price adjustments, which reflect the prices in effect at the time of delivery. If the contract is not executed within 30 days of our proposal, the project will remain subject to a price adjustment to reflect any increases assumed on your behalf. In the event of any specific requirements (including without limitation any design, specifications, ordered quantity, extended warranties or shipment charges) representing a price increase, Buyer will be notified accordingly. We reserve the right to pass on supplier and subcontractor price adjustments from the time of contract execution date until the material release date with these entities. Seller reserves the right to make any corrections to prices quoted due to information provided at the time the contract was prepared."

We trust that our proposal is complete. Should you have any questions or concerns, please do not hesitate to contact our office. This proposal is valid for 30 days.

Respectfully,
Page Mechanical Group, LLC
Harold Edman
Harold Edman
Account Manager

We require an authorized signature to proceed with proposed work. To accept the above proposal please sign and return via fax. Original should be returned via US Mail.

We will complete the HVAC service work as stipulated for the lump sum of:

\$41,287.00

Add: \$1,322.00 for 2-5year parts warranty

Add:\$1,135.00 for 6-10 year compressor warranty

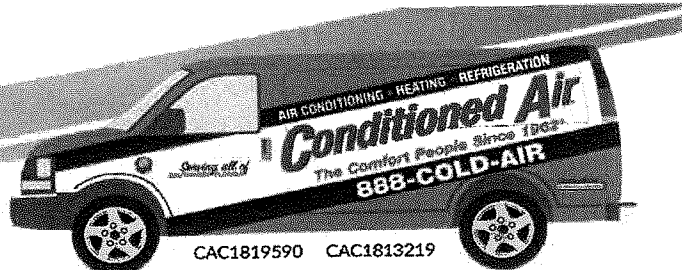
Sign

Date

Conditioned Air®

The Comfort People Since 1962®

www.conditionedair.com



PROPOSAL / CONTRACT

SUBMITTED TO:

LAKE SIDE AT PLANTATION CLUBHOUSE
2800 PLANTATION BLVD.
NORTH PORT FL 34289

** Includes Permit*

PROJECT INFORMATION: REPLACEMENT OF 15 TON CARRIER MAIN UNIT

Attention: MARGIE

We propose/contract to furnish material and labor in accordance with the scope and specifications below, for the sum of:

Amount: \$ 40,948.00 *Forty Thousand Nine Hundred Forty Eight Dollars and No Cents*

This proposal/contract is contingent upon acceptance within 30 days and commencement within 30 days after signature

Scope: REMOVE EXISTING DUAL CIRCUIT AIR HANDLER M/N, 40RM-016, INSTALL NEW AIR HANDLER WITH 10 KW HEATER, INSTALL SECONDARY DRAIN PAN WITH SAFETY FLOAT SWITCH.

TRANSITION TO EXISTING RETURN AND SUPPLY DUCTWORK AND SEAL.

INSTALL NEW TWO STAGE THERMOSTAT

PROVIDE AND SUPERVISE CRANE OPERATION AND REMOVE EXISTING SINGLE CIRCUIT A/C, INSTALL NEW A/C UNIT, TRANSITION EXISTING REFRIGERANT PIPING.

INSTALL HURRICANE RATED FASTNERS AND REUSE EXISTING HIGH VOLTAGE ELECTRICAL DISCONNECT AND WIRING. PROVIDE ADEQUATE FUSE PROTECTION PER MANUFACTURES SPECS.

START AND TEST SYSTEM OPERATION.

** Notes: CURRENT LEAD TIME FOR EQUIPMENT APRIL. PRICE INCLUDES (1) YEAR PLANNED MAINTENANCE RENEWAL OF EXISTING CONTRACT.

Equipment: TRANE A/C M/N TTA18043CAA02P AIR HANDLER, M/N TWE18043BAAP01H HEATER, M/N, BAYHTRP310A

Thermostats: HONEYWELL T6 PRO

Ducts: TRANSITION TO EXISTING

Piping: TRANSITION TO EXISTING

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any deviation from specifications below involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.

CORPORATE HEADQUARTERS, NAPLES: 3786 Mercantile Avenue • Naples, Florida 34104 • Phone: 239-643-2445 • Fax: 239-643-0996
FT. MYERS: 239-939-1177 • SARASOTA: 941-893-6450



Service • Maintenance • Replacement • Design • New Construction

Salesperson Signature: Mark McJannet **Date:** 1-12-23

Salesperson:

Warranty:

One year on all labor and materials supplied; all other warranties by unit manufacturer.

Warranty does not cover maintenance. Maintenance required to honor unit manufactures warranties

Not included in this proposal/contract unless otherwise noted:

High voltage wiring, smoke detectors, fire dampers, fire suppression, access, walkways, outdoor condenser pads, structural supports, roof work, core drilling, major cutting and patching, performance/payment bonding, asbestos abatement, architectural louvers and motor starters, night / weekend work, duct painting, duct cleaning, equipment concealments, permits, fees and bonds, prior permit issues, prior ductwork issues, prior condensate drain issues and prior refrigerant line issues

Acceptance of Proposal/Contract:

The above specifications, price and conditions are satisfactory and are hereby accepted. You authorize to do work as specified. Upon signature parties agree this proposal will act as the contract between both parties. Payment will be provided as outlined above.

*50% deposit due upon acceptance and 50% upon completion of work.:

check/card number _____ check/card date _____ CVV _____

check/card amount _____ collected _____

job number _____

Authorized Signature: _____ **Date:** _____

Print Name: _____

Our Core Values: Integrity, Respect, Safety, Purposeful Effort & Exceed Expectations

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS :

Construction Industry Licensing Board 2601 Blair Stone Road
Tallahassee, Florida 32399-2215

Symbiont Service Corp.

Go Green • Go GeoThermal

4372 North Access Road, Englewood, Florida 34224
941.474.9306 • 800.881.4328 • Fax 941.473.9306
GeoThermalFlorida.com • Info@SymbiontService.com

Pool Heating • Air Conditioning

"One Company, One Call, Complete Comfort!"



AIR CONDITIONING PROPOSAL

Lic #: CAC035549 • EC0002946 • CPC1456477

Proposal Submitted To:

**Lakeside Plantation
2200 Plantation Blvd.
North Port, Florida 34289
Att: Margie Gerstman 941-423-5520**

Job Name:

Same

Date: **January 17, 2023**

We hereby submit specifications and estimates for:

Change Out Existing 15 Ton Carrier Split System

1- Carrier 38AUZA16A0B5-0A0A0 - 15 Ton Condensing Unit - 208/230-3-60

1- Carrier 40RUAA16A2A5-0A0A0A Air Handling Unit - 208/230/460-3-60

Completely installed including:

Removal of old equipment

All duct revisions

All refrigerent line piping

Condensate piping with inline float switch

Pull vacuum on entire system and charge with R410C

Local Permits

** waiting for updated proposal
to include 20KW heater*

*doesn't
require
crane*

Warranty

One year parts and labor warranty on the entire system.

Five year parts warranty on the compressor only.

The labor, material and equipment required for this job will be furnished by Symbiont Service Corporation ("Symbiont") for a

Thirty thousand one hundred forty four dollars and 00/100-----\$30,144.00

Balance Upon Completion

Any alteration or deviation from the above scope of work involving extra costs will become an extra charge in addition to the quoted price based on time and materials pricing. Our workers are fully covered by Workmen's Compensation insurance. This contract consists of this proposal as well as the terms and conditions, all documents and exhibits referenced therein and the Limited Workmanship Warranty, all of which are hereby incorporated by reference. This proposal will be subject to withdrawal if not accepted within 30 days. Please make checks payable to "Symbiont Service Corporation".

I HAVE READ AND UNDERSTAND THIS PROPOSAL, THE TERMS AND CONDITIONS AND ALL DOCUMENTS AND EXHIBITS REFERENCED THEREIN AND AGREE TO BE BOUND BY THEIR TERMS.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. Symbiont is authorized to do the work as specified. By signing below, Customer acknowledges that Customer is the owner of the property where work is to be performed.

Customer: _____
(print name)

Signature: _____

Date: _____

Respectfully submitted,

SYMBIONT SERVICE CORPORATION

By: *Michael S. King*

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

Estimate

ADDRESS

Lakeside Plantation
2800 Plantation Blvd
North Port, FL 33948

ESTIMATE # 1017

DATE 05/06/2022

EXPIRATION DATE 06/06/2022

* Waiting to see if
they use a Crane
and if it is included

* waiting to see if proposal
includes heater

PAYMENT TERMS

50/50

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sales	Community Center - 15 Ton A/C Replacement	1	33,062.50	33,062.50
	Job Deposit	50% of the Total Cost will be due upon entering the contract before work commences. At job completion, a final invoice will be sent for the remaining 50% Total Due.	0	16,531.25	0.00
	Inclusions	Price includes demolition, clean-up, removal, and disposal, as well as all associated parts, labor, and installation unless otherwise noted.	1	0.00	0.00
	Inclusions	Price includes all applicable permitting and application fees. Price Includes a 2 Year Quarterly Service Contract: Quarterly full service; Every 3 months. Includes mechanical tune-up, inspection, and cleaning of the drains and coils, as well as filter and belt changes. The first visit will be scheduled 3 months after the installation date, continuing on a 3-month schedule from that date forward until the 2yr anniversary date of the installation. At that time a final service will be provided, fulfilling the contract.	1	0.00	0.00

**We reserve the right to shift the calendar date that service is provided to accommodate holidays and weekends.

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DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sales	Community Center - 15 Ton A/C Replacement	1	33,062.50	33,062.50
	Job Deposit	50% of the Total Cost will be due upon entering the contract before work commences. At job completion, a final invoice will be sent for the remaining 50% Total Due.	0	16,531.25	0.00
	Inclusions	Price includes demolition, clean-up, removal, and disposal, as well as all associated parts, labor, and installation unless otherwise noted.	1	0.00	0.00
	Inclusions	Price includes all applicable permitting and application fees. Price Includes a 2 Year Quarterly Service Contract:	1	0.00	0.00

Quarterly full service; Every 3 months.
Includes mechanical tune-up, inspection,
and cleaning of the drains and coils, as well
as filter and belt changes.

The first visit will be scheduled 3 months
after the installation date, continuing on a 3-
month schedule from that date forward until
the 2yr anniversary date of the installation. At
that time a final service will be provided,
fulfilling the contract.

****We reserve the right to shift the calendar
date that service is provided to
accommodate holidays and weekends.**

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		Regardless of how the actual service date falls, the contract will not expire until you have received your 8th and final service.			
	Inclusions	Warranties Included: 1 Year Warranty on Parts 1 Year Warranty on Labor 5 Year Warranty on the Compressor	1	0.00	0.00
	HVAC Repair and/or Replacement	Disconnect wiring and duct work from existing A/C handling unit; remove and dispose. Replace with a new comparably featured Carrier unit.	1	0.00	0.00
	HVAC Repair and/or Replacement	Disconnect wiring and duct work from existing A/C condensing unit; remove and dispose. Replace with a new comparably featured Carrier unit.	1	0.00	0.00
	HVAC Repair and/or Replacement	Disconnect wiring from thermostat; remove and dispose. Replace with a new comparably featured unit and reconnect.	1	0.00	0.00
	Parts, Labor, and Installation	Flush all of the HVAC line sets	1	0.00	0.00
	Parts, Labor, and Installation	Reconnect the pre-existing duct work and wiring to the newly installed A/C handling and condensing units.	1	0.00	0.00
	Parts, Labor, and Installation	Start, program, and run new unit after completed installation; test and charge for proper operations.	1	0.00	0.00
	Expiration Date	All Estimates are good for 30 Days from the date they are sent. After 30 Days the estimate will need to be re-quoted.	1	0.00	0.00
	Escalation Clause	We reserve the right to increase the cost of materials if the material costs escalate between the time of estimate and the time of material acquisition.	1	0.00	0.00
	Deposit on Invoice	a 50% Deposit on the Invoice is required to initiate a contract. The escalation clause remains in effect until the deposit is received.	1	0.00	0.00

TOTAL

\$33,062.50

Accepted By

Accepted Date

	Conditioned Air (currently our maintenance company)	Innotech Construction Services	Symbiont	Page Mechanical Group
Cost for replacement	\$40,948.00	\$33,062.50	\$30,144.00	\$41,287.00
Scope of Services	- Price includes removal dual circuit air handler M/N, 40RM-016. - Install new air handler with 10 kw existing heater, install secondary drain pan with safety float switch. - Includes all applicable permitting and application fees. - Transition to existing return and supply ductwork and seal. - Install new stage thermostat. Provide and supervise crane operation and remove existing single circuit A/C. - Install new A/C unit, transition existing refrigerant piping. - Install hurricane rated fasteners and reuse existing high voltage electrical disconnect and wiring. - Provide adequate fuse protection per manufactures specs. Start and test system operation.	- Price includes demolition, clean-up, removal, and disposal, as well as all associated parts, labor, and installation unless otherwise noted. Inclusions. - Price includes all applicable permitting and application fees. HVAC Repair and/or Replacement Disconnect wiring and duct work from existing A/C handling unit; remove and dispose. - Replace with a new comparably featured Carrier unit. HVAC Repair and/or Replacement Disconnect wiring and duct work from existing A/C condensing unit, remove and dispose. - Replace with a new comparably featured Carrier unit (see above). HVAC Repair and/or Replacement. - Disconnect wiring from thermostat; remove and dispose. - Replace with a new comparably featured unit and reconnect. Parts, Labor, and Installation - Flush all the HVAC line sets. Parts, Labor, and Installation Reconnect the pre-existing duct work and wiring to the	- Completely install 15-ton condensing unit - Install Air handling unit - Removal of old unit - All duct revisions - All refrigerant line piping - Condensate piping with inline float switch - Pull vacuum on entire system and charge with R410C - all permits	- Removal of existing unit - Supply and install 15 ton condenser and 15 ton fan coil unit - Install 20kw heater. - New fuses for new unit and heater disconnect. - New fuse for disconnect for condenser. - New copper and fitting to connect to existing. - New filter dryer, txv, solenoid valves as needed. - New refrigerant as needed. - Start and check for proper operation. - Crane included for condenser set. - Permit billed separately.

		newly installed A/C handling and condensing units. parts, labor, and installation Start, program, and run new unit after completed installation, test, and charge for proper operations.		
Unit to be installed	Trane A/C M/N TTA18043CABE001 15 ton	Comfort Maker by Carrier 15 ton	Carrier – 15 ton	Carrier - 15 ton
Warranty	1-year parts and labor and 5-year compressor	1-year parts and labor, 5-year compressor and a 2 Year Quarterly Service Contract: Quarterly full service; Every 3 months. Includes mechanical tune-up, inspection, and cleaning of the drains and coils, as well as filter and belt changes. The first visit will be scheduled 3 months after the installation date, continuing a 3- month schedule from that date forward until the 2yr anniversary date of the installation.	1 year warranty parts and labor and 5-year compressor	1 year warranty parts and labor and 5-year compressor
Notes	Includes permit Current lead time for scheduling 30 days. Estimate valid for 30 days from date of estimate	Includes permit. 50% deposit required. Escalation clause: we reserve the right to increase the cost of materials if the material cost escalates between the time of estimate and the time of material acquisition. Estimate valid for 30 days from date of estimate.	Includes permit.	Does not include permit

My Notes

Includes 1 year maintenance at two times per year.

Current HVAC maintenance contract is \$826.00 per year (2 visits) with Honest Air

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