



Lakeside Plantation

Community Development District

Alan Sabol, Chairman

Patrick Lavoy, Vice Chairman

Bonnie Benjamín, Assistant Secretary

María Chichelli, Assistant Secretary

Mary Martín, Assistant Secretary

March 15, 2023

AGENDA

Lakeside Plantation Community Development District
AGENDA

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

Wednesday
March 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 February 15, 2023 Meeting
 - B. Approval of February 2023 Check Register
 - C. Balance Sheet & Income Statement
 - D. Special Assessment Receipts Schedule
 - E. Hurricane Damage Analysis
 - F. Consideration of First Amendment to Landscape & Irrigation Maintenance Agreement with LMP
 - G. Consideration of Agreement for Landscape Maintenance Services between Lakeside Plantation CDD & Villasa of Lakeside Plantation Homeowners Association, Inc.
- VII. New Business Items
 - A. Ratification of Addendum to Proposal between Lakeside Plantation Community Development District & Professional Fountain Services, LLC for Fountain Repair Services
- VIII. General Audience Comments

- IX. Staff Reports
 - A. Attorney
 - B. District Manager
 - 1. Discussion of State Hurricane Grant
 - C. Amenities Manager
 - 1. Report
 - 2. Hurricane Recovery Update
- X. Other Business
- XI. Supervisors Requests
- XII. Next Scheduled Board Meeting is April 19, 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, **February 15, 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 *by Zoom*
Sarah Sandy *by Zoom*
Alex Murphy
Chris Berry
Residents

GMS – District Management
District Engineer
District Counsel
WTS Operations Manager
Landscape Maintenance Professionals

The following is a summary of the discussions and actions taken at the February 15, 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 6:01 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. There being no 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**District Engineer**

Mr. Burford recalled that Mr. Sabol asked him to look into the possibility of having solar power at the Community Center. They reached out to a vendor; however, they did not work out and contacted an Electrical Engineer, who felt that it was not a viable option at this time. There was not enough space on the roof. Mr. Sabol asked about having a battery system, which the solar power would transfer to. Mr. Burford indicated that these systems were tied into Florida, Power & Light (FPL). The meter would operate both ways. Power would be sent to the meter and additional power would be sent to the grid. When power was needed, it would be sent back. If there was a site that was off of the grid and there were no electrical wires, power could be drawn from the batteries, but once they deplete, they would be without electricity. According to the Electrical Engineer, the batteries were not reliable. Ms. Chichelli asked if the GIS map was completed. Mr. Burford confirmed that it was completed. Now anytime that anyone went to the Sarasota County Property Appraiser to look at the GIS maps, the CDD would appear. This would be beneficial since there were always questions about ownership of the streets.

Mr. Burford left the meeting.

SIXTH ORDER OF BUSINESS**Business Administration****A. Approval of Minutes of the January 18, 2023 Meeting**

Ms. Lansford presented the minutes of the January 18, 2023 meeting, which were included in the agenda package. The following corrections were noted:

- Mr. Sabol noted on Page 3, he dissented from the vote appointing Ms. Pina Chichelli as Chair he serving as Vice Chair.

- Ms. Martin stated on Page 5, Ms. Benjamin asked about the turf products and Ms. Chichelli questioned the warranty. On Page 7, Ms. Benjamin questioned when the agreement takes affect and if the HOA was going to contract with LMP. On Page 9, Ms. Benjamin questioned how they should handle Ms. Martin serving on a committee that Mr. Lavoy was the President of.

Ms. Lansford would incorporate the changes.

- **Hurricane Damage Analysis (Item 7E)**

Ms. Lansford reported that EGIS sent a Proof of Loss Form to the District for the amount of \$383,759.02. In reviewing it, she discovered that \$50,000 to \$60,000 was missed. The form was sent back unsigned with the changes. In addition, there were some revisions in the proposal that impacted the cost. Two outstanding proposals were not accounted for; one for the streetlights, as Ms. Gertsman was still waiting for the proposal and the other for the pergola labor, which was sent to the insurance company a week and a half ago and they approved. Originally there was a proposal from Cheyanne in the amount of \$131,420, which only included the labor, but not the actual equipment, which increased the cost to \$250,430. It was submitted to the insurance company, which they approved and it was now in process. This would impact the Proof of Loss as the District would receive more money. All claims must be submitted before the District received any money because once it was signed, the insurance company could not submit any more claims. Staff was pushing as quickly as possible to obtain the streetlight proposal before signing the Proof of Loss. The final amount should be close to \$500,000 if not more. The final check for US Roofing was received today. The bottom of the financials was in red, which would continue into February because the final payments were being sent out. Ms. Martin asked if the amount for the pergola was for both pergolas. Ms. Lansford confirmed that it was for the left and right pergolas for the labor and materials. Mr. Sabol asked if they rebuilt the pergolas whether they could use the money for something else. Ms. Lansford stated if the Board did not want to repair or replace it, they did not have to. The total cash out of pocket for the pergolas was \$2,200 and the District was paying a deductible of \$2,200 to get it repaired.

B. Approval of January 2023 Check Register

Ms. Lansford presented the Check Register from January 1, 2023 through January 31, 2022 in the amount of \$167,448.34, which was included in the agenda package. Ms. Benjamin questioned why an invoice from the attorney for August was unpaid. Ms. Sandy believed that it was an oversight. On their outstanding list of invoices over 90 days, Lakeside Plantation was not listed. Ms. Lansford would follow up with the accountant and send an email to the Board with an explanation. Ms. Martin felt that the invoice with LMP for sprinkler heads, rotors and nozzles was high as there were 39 nozzles were damaged. Ms. Chichelli explained that it was for the initial inspection.

On MOTION by Ms. Chichelli seconded by Ms. Martin with all in favor the January 2023 Check Register was approved.

C. Balance Sheet & Income Statement**D. Special Assessment Receipts Schedule****E. Hurricane Damage Analysis**

These items were discussed.

SEVENTH ORDER OF BUSINESS**New Business Items****A. Consideration of First Amendment to LMP Contract for Landscape Maintenance Services of Villas II**

Ms. Lansford stated that the purpose of the amendment was to remove the maintenance of Villas II from the contract for a savings of \$3,360 per year, as the HOA would take over the maintenance. Ms. Chichelli questioned the compensation of \$10 per year under Section 3. Ms. Sandy explained with contracts, if there was not an amount that they were exchanging or agreeing to, they usually include a minimum of \$10, even if it was not intended to be paid, to represent the consideration being exchanged under the agreement. Ms. Lansford stated that the HOA was not asking the District to pay.

On MOTION by Ms. Benjamin seconded by Ms. Chichelli with all in favor the First Amendment to the LMP Contract for Landscape Maintenance Services to remove the maintenance of Villas II, which would be maintained by the HOA was approved.

B. Consideration of Amendment for Landscape Maintenance Services between the Lakeside Plantation Community Development District & Villas of Lakeside Plantation Homeowners' Association, Inc.

On MOTION by Ms. Benjamin seconded by Ms. Chichelli with all in favor the Amendment for Landscape Maintenance Services between the Lakeside Plantation Community Development District and Villas of Lakeside Plantation Homeowners' Association, Inc. was approved.

C. Driveway Repair Letter - Strietelmeier

Ms. Lansford as a follow up to the conversation at the last meeting, a driveway repair letter was sent to the homeowner, providing a due date of the repair for February 25th. She received an email on February 8th from the homeowner stating that she was currently obtaining bids for the repair and once there was a contract, she would be placed on the schedule to make the repairs, which was anticipated to take longer than 30 days. Mr. Sabol had no problem giving the homeowner an additional 30 days. *There was Board consensus to extend it for 30 days.*

Mr. Sabol suggested that the chairs at the Clubhouse be donated as they were 13 to 14 years old. Ms. Chichelli questioned Ms. Gertsman's opinion. Mr. Sabol spoke to Ms. Gertsman and she agreed that they should be disposed of. Ms. Chichelli felt that removing them would make the area look empty and asked if they would get new chairs. Mr. Sabol stated there was not enough room for the chairs and not many people were using them and they did not have the money for new ones. Mr. Lavoy stated that they needed to replace them with something more modern and functional, which they could discuss it with Ms. Gertsman at the next meeting. Mr. Sabol suggested adding a suggestion box at the Clubhouse for residents to voice their opinion. Ms. Benjamin asked if there was a suggestion feature on the portal that residents used. Ms. Lansford would find out. Ms. Sandy had no issues with a suggestion box, but the forms must be retained as a public record. Mr. Lavoy thought it was a great idea. Ms. Sandy also clarified that the District should make it clear to residents that they should not rely on a box to submit comments to the board related to agenda items and wanted to make it clear to residents in order to be heard by the board they would still need to come to the meeting and speak during the public hearing or send their comments to Ms. Lansford. Mr. Sabol suggested placing a disclaimer on the form. Ms. Martin asked if they could add the hours of operation for the Fitness Room and office to the website. Ms. Lansford would post them to the website.

EIGHTH ORDER OF BUSINESS**General Audience Comments**

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

- Resident Donna Keller of 2395 Savannah Drive was in favor of replacing the pergolas because they were not attractive and suggested having a decorative monument. Rather than donating the chairs, they should be sold. Mr. Sabol recalled that they tried to sell them five or six years ago and the net proceeds were minimal. Ms. Keller requested carpet cleaning. Mr. Sabol stated they were working on that.
- Resident Margaret Heffman questioned the amount of the pergola replacement. Ms. Lansford recalled that the amount was \$250,430, but the deductible would only be \$2,200. Ms. Heffman suggested hiring a professional landscaper and not spending \$250,000 to put the pergolas back up and agreed with donating the chairs at the Clubhouse, but it should be placed along with the carpeting. Mr. Sabol agreed that the carpets were dirty, but it was because people spilled wine on them at the wine and cheese event. This would be addressed when they received the insurance money. Mr. Lavoy suggested having a wooden floor. Ms. Heffman requested that the pool be cleaned as there black gunk and it smelled.
- Resident Jim White agreed with the cleaning of the pool and repairing sharp edges around the pool.

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

NINTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Sandy was working with District staff to get all of the contracts that were approved for the hurricane damage and asked if the Board wanted her to proceed with preparing the agreement for the pergolas. Ms. Lansford recalled that the Board previously had an agreement for \$131,420 for the labor of the replacement, but the District was only paying the deductible of \$2,200. They could get reimbursement and proposals submitted before the money was resolved. Mr. Sabol recommended waiting until the money was received. Mr. Lavoy agreed. Ms.

Chichelli asked if this would affect the insurance process. Ms. Lansford stated if the Board decided not to proceed with the replacement at this time, they would wait for the streetlighting proposal and sign the Proof of Loss. Mr. Sabol wanted to discuss this again at the next meeting to confirm that they were moving in the right direction. Ms. Benjamin questioned how much time they had to submit the Proof of Loss. Ms. Lansford wanted to move as quickly as possible. Ms. Chichelli pointed out if they decided not to replace them, they had to pay for anything that they had to do. Ms. Lansford confirmed that it would not be an insurance claim, but if the Board wanted to delay and not submit the Proof of Loss, it would delay the District receiving all of the funds. Mr. Sabol did not want to do that and preferred to receive the monies for the pergola replacement. Ms. Lansford confirmed that it was in progress. There would need to be an agreement drafted that would be sent to the insurance company in order to receive those funds. Mr. Lavoy asked if Cheyanne was sent a purchase order. Ms. Adams did not send one. They would have to send an agreement to them and they would proceed. Ms. Sandy confirmed that the agreement was the purchase order stating that the District intended to purchase pergolas and have Cheyanne install it and would have Ms. Lansford include in the agreement that the District would only move forward if it received the insurance proceeds. Ms. Benjamin felt that they had to replace them. Ms. Chichelli agreed because they did not have the money. *There was Board consensus to proceed with the agreement and process the insurance claim.*

On MOTION by Ms. Benjamin seconded by Mr. Sabol with all in favor proceeding with the pergola replacement with Cheyanne was approved.

B. District Manager

There being none, the next item followed.

C. Amenities Manager

1. Report

Ms. Murphy presented the Monthly Report, which was included in the agenda package. The bocce ball court repair was scheduled for February 20th. The spa leak was repaired; however, the spa was still closed. Chemicals needed to be re-balanced. The contractor should be out by the end of the week. The sidewalks were scheduled with the new vendor for March 2nd. The street sign was in progress. The contractor was waiting for the deposit to be sent and

then the work would be scheduled. Ms. Lansford confirmed that the check would be cut today. The exit fountain was in process as the parts were ordered. They were waiting for the streetlight proposal. Any comments that they received in person or by email, would be included in their report, but would look into a comment system.

2. Hurricane Recovery Update

This item was discussed.

3. Consideration of Air Conditioning Proposals

Ms. Lansford requested that this item for the agenda in the hopes that they would receive reimbursement from the insurance company, but at this time, they could not proceed with the purchase of an A/C unit. Mr. Sabol suggested inviting the vendors to speak at a meeting. There needed to be clarification on whether a crane was necessary as the vendors that did not include one, were more reasonable. There was a difference of \$10,000 to \$12,000 on those that included one and those that did not. Ms. Lansford would pass this along to the vendor. Mr. Sabol recommended that District Engineer speak with the vendors to ensure that everyone had the same scope so they know what they were bidding on. At this time, the air conditioner was working well. Mr. Sabol questioned why the hall was not rented out more often to get revenue as he heard that several people applied and they either cancelled or the office declined their rental. Ms. Murphy noted that there were some cancellations during the roof repair, but if there was availability, they would not deny it for any other reason other than it was booked or outside of their hours of operation. If they needed more advertising, they could send an e-blast to residents. Mr. Sabol asked if the roof repair was completed today. Ms. Murphy stated the dormers were the last item. Mr. Lavoy asked if their staff cleaned the pool. Ms. Murphy indicated that staff managed the contracts, but maintenance staff would skim the pool. They could not handle the chemicals as they were not certified pool operators. Mr. Lavoy asked if they would test the water. Ms. Murphy confirmed that they test the water. Mr. Sabol agreed with Ms. Heffman about the scum in the pool and wanted it to be cleaned more often. Ms. Murphy would speak to the pool vendor, but they would not come out more than their contract allowed them to. Ms. Lansford pointed out if it did not improve by the next meeting, they could send a letter to the pool vendor giving them 30 days to improve.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Sabol requested that staff put in a suggestion box and the Board would review the comments.

TWELFTH ORDER OF BUSINESS

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

Ms. Lansford stated that the next meeting was scheduled for March 15, 2023 at 6:00 p.m. at this location.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Benjamin seconded by Ms. Chichelli 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

February 1, 2023 to February 28, 2023

Fund	Date	Check No.'s	Amount
General Fund	2/13/23	2953-2963	\$ 195,288.90
	2/27/23	2964-2976	\$ 10,534.50
			<u>\$ 205,823.40</u>
Capital Reserve Fund	2/13/23	137	\$ 6,562.55
	2/23/23	138-139	\$ 145,462.51
			<u>\$ 152,025.06</u>
Automatic Drafts			
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$ 311.85
		2200 Plantation Blvd - Fountain	\$ 569.26
		2200 Plantation Blvd - Pool	\$ 1,738.06
	North Port Utilities	2200 Plantation Blvd - Clubhouse	\$ 156.82
		2200 Plantation Blvd - Fountain	\$ 244.03
		2200 Plantation Blvd - Pool	\$ 418.30
	TECO Peoples Gas	2200 Plantation Blvd - Clubhouse Fireplace	\$ 16.07
	Comcast	2200 Plantation Blvd - Clubhouse	\$ 411.16
	ADT	2200 Plantation Blvd - Clubhouse	\$ 245.03
	Marlin Business Bank	Copier Contract Payment	\$ 104.86
			<u>\$ 4,215.44</u>
			\$ 210,038.84

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
2/13/23	00014	1/31/23	1017805	202301	330	53800	-48101			*	123.95		
			5 GALLON DRINKING WATER									123.95	002953
								CULLIGAN WATER					
2/13/23	00397	1/13/23	AR878609	202301	330	53800	-48200			*	38.98		
			COPIER LEASE										
								DEX IMAGING				38.98	002954
2/13/23	00402	2/03/23	EST-2507	202302	300	13100	-10400			*	1,125.00		
			STREET SIGN PHASE 1										
								FASTSIGNS				1,125.00	002955
2/13/23	00001	2/01/23	146	202302	310	51300	-34000			*	3,541.67		
			MANAGEMENT FEES FEB23										
		2/01/23	146	202302	310	51300	-35200			*	66.67		
			WEBSITE MAINT FEB23										
		2/01/23	146	202302	310	51300	-35100			*	104.17		
			INFORMATION TECH FEB23										
		2/01/23	146	202302	310	51300	-31300			*	83.33		
			DISSEMINATION SVC FEB23										
		2/01/23	146	202302	310	51300	-42000			*	265.76		
			POSTAGE										
								GOVERNMENTAL MANAGEMENT SERVICES				4,061.60	002956
2/13/23	00271	12/29/22	2356203	202212	330	53800	-48600			*	248.60		
			TELEPHONE										
		2/01/23	2363682	202302	330	53800	-48600			*	108.00		
			TELEPHONE										
								KINGS III OF AMERICA, LLC				356.60	002957
2/13/23	00388	10/18/22	170870	202210	320	53800	-46501			*	2,755.00		
			HURRICANE RECOVERY										
		10/19/22	170878	202210	320	53800	-46501			*	2,030.00		
			HURRICANE RECOVERY										
		11/23/22	172077	202211	320	53800	-46501			*	1,300.00		
			HURRICANE RECOVERY										
		11/29/22	172070	202211	320	53800	-46501			*	26,900.00		
			HURRICANE CLEAN UP										
		1/31/23	173362	202301	320	53800	-46501			*	67.00		
			IRRIGATION REPAIR										
		1/31/23	173363	202301	320	53800	-46501			*	659.00		
			IRRIGATION MAINT										
		1/31/23	173364	202301	320	53800	-46501			*	466.85		
			IRRIGATION MAINT										
		2/01/23	173139	202302	320	53800	-46400			*	12,836.64		
			LANDSCAPE MAINT FEB23										
								LANDSCAPE MAINTENANCE PROFESSIONALS				47,014.49	002958
								LKSD LAKESIDE PLANT HHENRY					

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	 #
2/13/23	00381	2/04/23	02042023	202302	330	53800	48000			*	300.00		
			VALENTINES DAY	DJ					LATE NIGHT ENTERTAINMENT LLC			300.00	002959
2/13/23	00028	2/13/23	02132023	202302	300	20700	10000			*	117,332.24		
			FY23 ASSESSMENT						LAKESIDE PLANTATION C/O USBANK			117,332.24	002960
2/13/23	00272	2/01/23	PSI-4513	202302	320	53800	46000			*	966.00		
			LAKE MAINT FEB23						SOLITUDE LAKE MANAGEMENT LLC			966.00	002961
2/13/23	00369	2/01/23	12359199	202302	330	53800	12000			*	23,725.42		
			MANAGEMENT FEES FEB23'						WTS INTERNATIONAL, LLC			23,725.42	002962
2/13/23	00052	1/27/23	70220	202301	330	53800	52000			*	244.62		
			LINE BLITZ						WELCH TENNIS COURTS, INC.			244.62	002963
2/27/23	00404	3/03/23	03032023	202302	300	15500	10000			*	550.00		
			TRIVIA 3/3/23						BARRY RIEBAU			550.00	002964
2/27/23	00353	2/15/23	BB021520	202302	310	51300	11000			*	200.00		
			BOS MEETING 2/15/23						BONNIE J BENJAMIN			200.00	002965
2/27/23	00200	2/15/23	AS021520	202302	310	51300	11000			*	200.00		
			BOS MEETING 2/15/23						ALAN SABOL			200.00	002966
2/27/23	00403	2/17/23	5191	202302	330	53800	51000			*	2,450.00		
			LEAK DETECTION						DUCK DUCK LEAK DETECTION			2,450.00	002967
2/27/23	00104	2/22/23	111511	202302	330	53800	48700			*	145.00		
			QUARTERLY MAINTENANCE						FITNESS LOGIC			145.00	002968
2/27/23	00193	2/24/23	87	202302	310	51300	31100			*	112.50		
			ENGINEERING FEES						JOHNSON ENGINEERING, INC.			112.50	002969
2/27/23	00371	2/20/23	3182045	202301	310	51300	31500			*	3,923.50		
			ATTORNEY FEES						KUTAK ROCK LLP			3,923.50	002970
									LKSD LAKESIDE PLANT HHENRY				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
2/27/23	00388	11/01/22 171346 A 202211 320-53800-46501	HURRICANE RECOVERY	LANDSCAPE MAINTENANCE PROFESSIONALS	*	1,472.50	1,472.50 002971
2/27/23	00348	2/15/23 MM021520 202302 310-51300-11000	BOS MEETING 2/15/23	MARY MARTIN	*	200.00	200.00 002972
2/27/23	00401	2/15/23 PL021520 202302 310-51300-11000	BOS MEETING 2/15/23	PATRICK LAVOY	*	200.00	200.00 002973
2/27/23	00386	11/04/22 2207 202211 320-53800-46200	FOUNTAIN CLEANING	PROFESSIONAL FOUNTAIN SERVICE, LLC	*	250.00	250.00 002974
2/27/23	00282	2/15/23 MC021520 202302 310-51300-11000	BOS MEETING 2/15/23	MARIA J CHICHELLI	*	200.00	200.00 002975
2/27/23	00389	2/09/23 7121 202302 320-53800-46500	REPALCED BREAKER	WESTCOAST ELECTRIC SERVICES, INC	*	631.00	631.00 002976
TOTAL FOR BANK A						205,823.40	
TOTAL FOR REGISTER						205,823.40	

LKSD LAKESIDE PLANT HHENRY



better water. pure and simple.®

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

LAKESIDE PLANTATION
9145 NARCOOSSEE ROAD
SUITE A206
ORLANDO, FL 32827

IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW			
☐	☐	☐	☐
☐ PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT			
CARD NUMBER		V. CODE	
SIGNATURE		EXP. DATE	
DATE	PAY THIS AMOUNT	ACCOUNT NUMBER	
01/31/2023	123.95	1017805	
Pay By Date: Feb 15		AMOUNT PAID \$	

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

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

Page: 1

InvDate	InvNum	Location	Billed	Tax	Balance
Previous Balance: 12/31/2022					55.47
Location 1017805					
LAKESIDE PLANTATION 2200 PLANTATION BLVD					
01/16/2023	970794	1017805	PO#		65.49
2413	5 GALLON DRINKING WATER	9.000 @	7.00	63.00	0.00
4201	DELIVERY CHARGE	1.000 @	2.49	2.49	0.00
01/31/2023		1017805	PO#		0.00
	PAYMENT	@			
01/31/2023	975552	1017805	PO#		2.99
3005	6 BOTTLE RACK	1.000 @	2.99	2.99	0.00

Approved
CS

330-
53800-418101

Total Due by the 15th: 123.95

SIXTY DAYS OVERDUE

Current	68.48	30day	53.48	60day	1.99	90day	0.00	Balance	123.95
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Pay your bill online using our secure payment page at www.culligansarasota.com

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



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

CONTRACT INVOICE

Invoice Number: AR8786090
Invoice Date: 1/13/2023

Approved
CS

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

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

330-53800-
418200

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LAKESIDEPLANTAT-GBS	Due Upon Receipt	1/13/2023	\$ 38.98	\$ 38.98
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28413-RD-GBS-01		\$ 36.43		9/21/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 1/21/2023 to 2/20/2023 billing period	\$20.00
Contract overage charge for the 12/21/2022 to 1/20/2023 overage period	\$14.43 **
Remote Diagnostic	\$2.00
**See overage details below	\$36.43

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	5,863	6,613	750	0	750	0.010000	\$7.50
Color	COLOR	706	805	99	0	99	0.070000	\$6.93
								\$14.43

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

Invoice SubTotal	\$36.43
Tax:	\$2.55
Invoice Total	\$38.98
Balance Due:	\$38.98



Check Request Form

Lakeside Plantation CDD

Street Signs

Check Request Date:

2/3/23

300 131 10400

Fast Signs

4070 N. Washington

Sarasota, FL, 34234

941-355-5746

ASAP

Request made by:

Carrothey Sears



4070 N Washington
Sarasota, FL 34234
(941) 355-5746

ESTIMATE

EST-25079

fastsigns.com

Payment Terms: COD Customer

Created Date: 12/16/2022

DESCRIPTION: Jan Damage Repairs Phase I

Bill To: Lakeside Plantation Clubhouse
2200 Plantation Blvd.
North Port, FL 32489
US

Pickup At: FASTSIGNS 174101
4070 N Washington
Sarasota, FL 34234
US

Requested By: Margie Gerstmann
Email: manager@lakesideplantationcdd.com
Work Phone: (941) 423-5500

Salesperson: Peter Tunberg
Entered By: Peter Tunberg

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Post Reset	30	\$75.00	\$2,250.00
1.1	Installation - Reset Posts Notes: -Reset posts (assuming posts not bent or structurally compromised) Add concrete as needed 26 leaning posts per survey provided NOTE: ACTUAL POST STRAIGHTENED MAY VARY BASED ON INSPECTION. POSTS REQUIRING REPLACEMENT WILL NOT BE RESET AND WILL BE QUOTED SEPARATELY			

Subtotal: \$2,250.00

Taxes: \$0.00

Grand Total: \$2,250.00

Terms: Prepayment for orders under \$500, a 50% deposit on orders over \$500. If a credit card is provided for the deposit, the balance will be charged upon completion. Orders not picked up after 30 days of order completion will be considered abandoned and will be disposed of at the discretion of FASTSIGNS 174101 unless otherwise indicate or agreed in advance.

Thank you for choosing FASTSIGNS for your sign and graphic needs. BY PROCEEDING WITH THIS ORDER, YOU (the customer) HAVE ACCEPTED RESPONSIBILITY FOR VERIFYING ALL INFORMATION, QUANTITIES AND MATERIALS ARE CORRECT. FASTSIGNS will not be responsible (financially or otherwise) for any items not included on this estimate. Estimate pricing is based on the entirety. Any changes to or deletion of item(s) could change the quoted price of any line item - please contact us before approving an estimate that needs changes. Because each project is custom-made, customer acknowledges that there are no refunds or exchanges on placed orders. Due dates for job completion are based on our current production schedule once the artwork, deposit and all specifications necessary to complete the job are received and are not guaranteed. Estimates valid for 30 days. We allow 2 proofs before additional design charges will apply.

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

Invoice

Invoice #: 146
Invoice Date: 2/1/23
Due Date: 2/1/23
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - February 2023 310 513 34000		3,541.67	3,541.67
Website Administration - February 2023 310 513 35200		66.67	66.67
Information Technology - February 2023 310 513 35100		104.17	104.17
Dissemination Agent Services - February 2023 310 513 313		83.33	83.33
Postage 310 513 420		265.76	265.76
Total			\$4,061.60
Payments/Credits			\$0.00
Balance Due			\$4,061.60



Kings III Of America, Inc.
The Nation's Leading Provider
of Emergency Communication Solutions

751 Canyon Dr Ste 100
Coppell, TX 75019
www.kingsiii.com

Account Information

Customer Name 2800 Plantation Blvd
Customer Number 42876
Invoice Number 2356203
Terms Net 20
P.O. Number

Important Messages

Test Your Telephones Regularly

Sales (866) 354-6473
Service (800) 766-2029
Billing (866) 632-5884

Summary of Charges

Description	Quantity	Rate	Months	Amount
2800 Plantation Blvd, 2200 Plantation Blvd, North Port, FL				
Connection Fee	1	245.00	1.00	245.00
Pool Phone(s) - Complete Service 12/29/2022 - 12/31/2022	1	36.00	0.10	3.60
Sales Tax				0.00
Payments/Credits Applied				0.00

Invoice Balance Due: \$248.60

Date	Invoice #	Description	Amount	Balance Due
12/29/2022	2356203	Bill for Work Completed	\$248.60	\$248.60

Approved
CS

330 538 48600

Page 1

For Billing Inquiries, please contact 866-632-5884 or billing@kingsiii.com.

To pay with your credit card or bank account, please complete the back of this form.

Please detach and return this portion with your payment to ensure proper credit.

INVOICE

Customer Number 42876
Invoice Number 2356203
Date 12/29/2022
Terms Net 20
Amount Due \$248.60

Amount Enclosed: \$

Please write your Customer Number 42876 on your check.
make your check payable to: Kings III of America, LLC



Kings III Of America, LLC
751 Canyon Dr Ste 100
Coppell, TX 75019

Return Service Requested

☐ Please check if your billing address has changed,
provide your new address below.

2800 PLANTATION BLVD
2200 PLANTATION BLVD
NORTH PORT, FL 34289-9472

2126

REMIT TO:

Kings III of America, LLC
751 Canyon Drive Ste 100
Coppell, TX 75019

Kings III Of America, LLC

751 Canyon Dr Ste 100
Coppell, TX 75019
(972) 462-0611

Invoice

Customer 2800 Plantation Blvd
Customer Number 42876
Invoice Number 2363682
Invoice Date 2/1/2023
PO Number
PAYMENTS APPLIED THRU 2/13/2023
Job / Service Ticket #

CURRENT CHARGES

Description	Amount
2800 Plantation Blvd, 2200 Plantation Blvd, North Port, FL	
3.00 Pool Phone(s) - Complete Service 1/1/2023 - 3/31/2023	36.00 108.00
Subtotal:	\$108.00
Tax	0.00
Payments/Credits Applied	0.00
Invoice Balance Due:	\$108.00

IMPORTANT MESSAGES

Test Your Telephones Regularly	Sales (866) 354-6473	Service (800) 766-2029	Billing (866) 632-5884
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330 538 48600

Page 1

Please detach and return this portion with your payment to ensure proper credit.



REMITTANCE INFORMATION

Customer Number 42876
Invoice Number 2363682
Invoice Date 2/1/2023
Due Date 2/1/2023
Invoice Balance Due \$108.00

TOTAL DUE \$108.00

Amount Enclosed:

2800 Plantation Blvd
2200 Plantation Blvd
North Port, FL 34289

Kings III of America, LLC
751 Canyon Drive Ste 100
Coppell, TX 75019



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
2/1/2023	173139

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	3/3/2023	Balance Due
			\$0.00
			\$12,836.64



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
11/29/2022	172070

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

Property Information
330 538 46501

Estimate #
79841

Work Order #

PO / PA #
96533-96575

Description	Qty	Rate	Amount
Continue Hurricane clean-up Flush cut 20 washingtonia palms, stake up 11 leaning madjool palms, flush cut 8 oak trees, remove 1 dead madjool palm, flush cut 1 cabbage palm, flush cut 3 pine trees.			
Stake madjool palms	11	1,000.00	11,000.00
flush cut washingtonia palms	20	300.00	6,000.00
flush cut oaks and pines	11	300.00	3,300.00
flush cut madjool and cabbage palms	2	300.00	600.00
Additional Labor remove dead hanging branches	20	300.00	6,000.00
		Total	\$26,900.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	12/29/2022	Balance Due
			\$0.00
			\$26,900.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
11/23/2022	172077

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

Property Information
320 538 46501

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal 11-23-22			
Equipment/Supplies/Fuel	6.5	10.00	65.00
Supervisor	6.5	55.00	357.50
Laborers(3)	19.5	45.00	877.50
		Total	\$1,300.00
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	12/23/2022	Balance Due
			\$1,300.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
11/1/2022	171346

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

Property Information
320 538 46501

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY			
Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal 11-1-22			
Team B			
Equipment/Supplies/Fuel	9.5	10.00	95.00
Supervisor	9.5	55.00	522.50
Laborers(2)	19	45.00	855.00
		Total	\$1,472.50
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.		Terms	Due Date
		Net 30	12/1/2022
		Payments/Credits	\$0.00
		Balance Due	\$1,472.50



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/19/2022	170878

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

Property Information
320 538 46501

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY			
Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal 10-19-22			
Equipment/Supplies/Fuel	7	10.00	70.00
Supervisor	7	55.00	385.00
Laborers (5)	35	45.00	1,575.00
		Total	\$2,030.00
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	11/18/2022	Balance Due
			\$2,030.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/18/2022	170870

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

Property Information
320 538 46501

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY			
Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal 10-18-22			
Equipment/Supplies/Fuel	9.5	10.00	95.00
Supervisor	9.5	55.00	522.50
Laborers (5)	47.5	45.00	2,137.50
		Total	\$2,755.00
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	11/17/2022	Balance Due
			\$2,755.00



Invoice

Date	Invoice #
1/31/2023	173362

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

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

Property Information
320 538 40501

Estimate #
80719

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Repair 1 inch zone line leak	1	67.00	67.00
Repair 1 inch zone line damaged by hurricane.			
Plantation Blvd. - controller # 3 - zone 9.		Total	\$67.00
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	3/2/2023	Balance Due

DATE _____



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
1/31/2023	173364

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

Property Information
320 538 46501

Estimate #
80660

Work Order #

PO / PA #

Description	Qty	Rate	Amount
2 1/2 inch coupling	1	5.33	5.33
2 1/2 inch slipfix	1	41.50	41.50
1 1/2 inch coupling	2	1.63	3.26
1 1/2 inch slipfix	1	17.91	17.91
1 1/2 inch sch 40 pvc pipe	3	2.95	8.85
Labor: 2 men @ \$ 130.00 per hour	3	130.00	390.00
Hurricane damage Repair 2 main line leaks.			
Plantation Blvd.		Total	\$466.85
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	3/2/2023	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	12/10/2022
Estimate #	80660
LMP REPRESENTATIVE	
DR-SI	
PO #	
Work Order #	

Plantation Blvd.

DESCRIPTION	QTY	COST	TOTAL
2 1/2 inch coupling	1	5.33	5.33
2 1/2 inch slipfix	1	41.50	41.50
1 1/2 inch coupling	2	1.63	3.26
1 1/2 inch slipfix	1	17.91	17.91
1 1/2 inch sch 40 pvc pipe	3	2.95	8.85
Labor: 2 men @ \$ 130.00 per hour	3	130.00	390.00
Hurricane damage Repair 2 main line leaks.			

TERMS AND CONDITIONS:

TOTAL	\$466.85
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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

OWNER / AGENT

DATE



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
1/31/2023	173363

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

Property Information
320 538 46501

Estimate #
80699

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Repair 1/2 inch line leak	6	45.00	270.00
Repair 1 inch line leak	1	67.00	67.00
Replace 6 inch spray head	6	24.00	144.00
Repair flex pipe leak	8	11.00	88.00
Repair 3/4 inch line leak	2	45.00	90.00
***** Hurricane damage *****			
Repair irrigation line leaks caused by hurricane.			
Plantation Blvd.		Total	\$659.00
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	3/2/2023	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	12/13/2022
Estimate #	80699
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Plantation Blvd.

DESCRIPTION	QTY	COST	TOTAL
Repair 1/2 inch line leak	6	45.00	270.00
Repair 1 inch line leak	1	67.00	67.00
Replace 6 inch spray head	6	24.00	144.00
Repair flex pipe leak	8	11.00	88.00
Repair 3/4 inch line leak	2	45.00	90.00
***** Hurricane damage ***** Repair irrigation line leaks caused by hurricane.			

TERMS AND CONDITIONS:**TOTAL****\$659.00**

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

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OWNER / AGENT

DATE

Check Request Form

Lakeside Plantation CDD

Valentines Dance

2/14/23

2/4/23

330 538 48000

Late Night Entertainment LLC

2800' Plantation blvd

North Port, FL, 34289

941-423-5500

2/13/23

DESCRIPTION	AMOUNT
Valentines day DJ	300.00
TOTAL	\$ 300.00

Request made by:

Courtney Sears

DISC JOCKEY (DJ) SERVICES AGREEMENT

I. THE PARTIES. This Disc Jockey Contract ("Agreement") is entered into on ____ February 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: February 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

Regular Pay Request X **Expedited Request** _____

Invoice Amount \$ 117,332.24

In Payment of: FY23 Assessments thru 2/13/23

G/L Code:	001.300.20700.10000	\$	117,332.24	Due to Debt Service
-----------	---------------------	----	------------	---------------------

Expense Month	February
---------------	----------

V: 28

LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2023

					Gross Assessment		\$	957,272.36	\$	185,322.67	\$	1,142,595.03
					Net Assessment		\$	899,836.02	\$	174,203.31	\$	1,074,039.33
					ASSESSED THROUGH COUNTY							
TOTAL ASSESSMENT LEVY					83.78%		16.22%		100.00%			
DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	S1999 DSF Portion	Total			
11/25/22	P/E 11/14/22	\$113,281.97	(\$1,699.23)	\$0.00	\$0.00	\$111,582.74	\$93,484.63	\$18,098.11	\$111,582.74			
11/30/22	P/E 11/25/22	\$129,416.12	(\$1,941.24)	\$0.00	\$0.00	\$127,474.88	\$106,799.15	\$20,675.73	\$127,474.88			
12/30/22	P/E 11/30/22	\$550,817.74	(\$8,262.27)	\$0.00	\$0.00	\$542,555.47	\$454,555.94	\$87,999.53	\$542,555.47			
12/30/22	P/E 12/05/22	\$62,101.38	(\$931.52)	\$0.00	\$0.00	\$61,169.86	\$51,248.44	\$9,921.42	\$61,169.86			
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
-----	-----------------------

IMAGINE SCHOOL AT NORTH POINT INC						Net Assessments		\$8,842.03
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	DEBT SERVICE FUND 1999A			
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			



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-45136
Invoice Date: 2/1/2023

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

370 538 46000

Ship Via
Ship Date 2/1/2023
Due Date 3/3/2023
Terms Net 30

Customer ID L2077
P.O. Number
P.O. Date 2/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance February Billing 2/1/2023 - 2/28/2023 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



WTS INTERNATIONAL

Invoice

Bill To

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

Invoice Number: 12359199
Date: 2/1/2023
Terms Code: Due on receipt
Due Date: 2/1/2023
PO:

Invoice Description: Feb 2023 - Management

001 330 538 12000

Item	Description	Amount
Monthly Management Fee	February 2023	\$23,725.42

Subtotal \$23,725.42

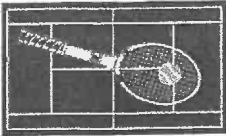
Tax (0%) \$0.00

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



330-
53800-52000

Invoice

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

Date	Invoice #
1/27/2023	70220

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	2/26/2023
Sales Rep	Ship Via	Ship Date
Shannon Wilder	FedEx Ground	1/27/2023

Notes

Quantity	Units	Description	Options	Unit Price	Amount
1	ea	Line Blitz w/ wood lacquered handle (regular price is \$204.99)		194.99	194.99
1	ea	Line Blitz Paddle set		21.49	21.49
Thank you for your business.				Subtotal	216.48
				Shipping Cost (FedEx Ground)	28.14
				Total	\$244.62

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.



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
11/1/2022	171346

Bill To:
Lakeside Plantation CDD c/o GMS -Tampa LLC 4530 Eagle Falls PI Tampa, FL 33619

Property Information
001 320 53800 46501

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE IAN DISASTER RECOVERY			
Cleanup of property including cutting and stacking trees and palms roadside for later removal, as well as picking up debris in general and stacking it roadside for later removal 11-1-22			
Team B			
Equipment/Supplies/Fuel	9.5	10.00	95.00
Supervisor	9.5	55.00	522.50
Laborers(2)	19	45.00	855.00
Paid 2/13/23 Chk 2958			
Total			\$1,472.50
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	12/1/2022	Balance Due
			\$0.00
			\$1,472.50

Check Request Form

Lakeside Plantation CDD

Name that line

3-3-23

Check Request Date: 2/17/23

Barry

001 300 15500 10000

Barry Riebau

8389 Fair Hill Dr.

3/3/23

Week: Wachee, FL, 341613

Trivia

352-592-3100

3-3-23

DESCRIPTION	AMOUNT
Trivia	\$550.00
TOTAL	\$ 550.00

Agnes Se

Barry R. Riebau
Music By Barry & Nancy
(352) 592-3100

ENTERTAINMENT AGREEMENT

Barry Riebau with Nancy (performers) agree to provide the musical performance detailed below.

Date Friday March 3, 2023

Event Name That Tune Trivia

Location Lakeside Plantation CDD

Hours 6:30 Till 10:00

Charge for Services \$550.00 to be paid day of performance. (\$100.00/hour each additional hour.) Make checks payable to Barry Riebau.

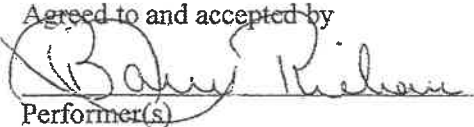
Margie Gerstmann, agent for Lakeside Plantation CDD agrees that the performance described above shall not be recorded, reproduced or transmitted without the written permission of the performers.

Performers warrant that the above-described performance including (but not limited to) dialogue, music and costumes will be in good taste.

This agreement may be canceled without penalty only by mutual written consent of both parties, with the exception of the following: act of God, natural disaster, war, civil unrest, local ordinance or the death or illness of the performers. **Cancellation/Reschedule fee within 30 days of event: \$150.00, FULL CONTRACT PRICE within 7 days of event.**

This agreement between Margie Gerstmann, agent for Lakeside Plantation CDD and the performers constitutes the full and complete agreement. Any amendments or changes to this agreement will be in writing and signed by both parties in order to be considered valid.

Agreed to and accepted by


Performer(s)


Margie Gerstmann

Date

5/12/22

Barry Riebau
8389 Fair Hill Dr.
Weeki Wachee, FL 34613
352.592.3100

2800 Plantation Blvd
Address

North Port, FL 34289
City, State Zip code

941-423-5500
Telephone

Hosting venue to provide: 8' skirted table for performers and pencils and scrap paper for game participants.

Margie Gertsman

From: Barry Riebau <musicbybarry@hotmail.com>
Sent: Wednesday, May 11, 2022 5:31 PM
To: Margie Gertsman
Subject: Contract
Attachments: Lakeside Plantation CDD 1.24.2023.pdf

Margie -

Attached please find the contract for the March 3rd Name That Tune Trivia show. Please sign and either email back or fax to 352-592-3100 or mail to the address below.

Thank you and have a safe and healthy summer.

Barry & Nancy Riebau
8389 Fair Hill Drive
Weeki Wachee, FL 34613
Home/Fax 352-592-3100
Cell 352-584-5910

Last Transaction

Date	Time	Type	Station ID	Duration	Pages	Result
				Digital Fax		
May 12,	1:42pm	Fax Sent	13525923100	0:49 N/A	1	OK

From: Jordan Lansford jlansford@gms-tampa.com
Subject: Lakeside Plantation Meeting Follow-Up 2/15/23
Date: February 15, 2023 at 7:00 PM

To: Alex Murphy amurphy@archamenity.com, Amanda Ferguson aferguson@gmscfl.com, Amanda Jones ajones@gmstnn.com, Brent Burford bob@johnsoneng.com, Hannah Henry hhenry@gms-tampa.com, John Monahan jmonahan@gms-tampa.com, Mandy Ferguson aferguson@gmscfl.com, Margie Gertsman manager@lakesideplantationcdd.com, Nicole Viverito nviverito@gms-tampa.com, Sarah Sandy Sarah.Sandy@kutakrock.com, Jason Greenwood jgreenwood@gms-tampa.com

Start: 6:01pm

Present:
Bud Sabol
Pina Chichelli
Pat LaVoy
Mary Martin
Bonnie Benjamin

001 310 51300 11000
02/15/23 meeting

Also present:

Jordan Lansford, DM
Alex Murphy, WTS
Sarah Sandy, DC (Zoom)
Brent Burford, DE (Zoom)
Chris, LMP

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- *approve as amended 1: Martin 2: Sabol; 5-0*

Page 3 - Sabol descended from vote

Page 5- Was Benjamin not Martin asking about the turf products
Warranty was Chichelli not Martin

Page 7 - questioned when agreement takes affect - she does not believe this was her and was Supervisor Benjamin (*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.)

Page 9 - Questioned the conflict between the HOA and CDD was Supervisor Benjamin not Martin

- B. Approval of January 2023 Check Register - *to accept financials as presented 1: Chichelli 2: Martin; 5-0*

C. Balance Sheet & Income Statement

D. Special Assessment Receipts Schedule

E. Hurricane Damage Analysis- continue to keep the Board updated on progress. Waiting on street lighting proposal.

VII. New Business Items

A. **Consideration of First Amendment to LMP Contract for Landscape Maintenance Services of Villas II-**
approve amendment 1: Benjamin 2: Chichelli; 5-0

B. **Consideration of Agreement for Landscape Maintenance Services between the Lakeside Plantation Community Development District & Villas of Lakeside Plantation Homeowners' Association, Inc. - approve agreement as presented 1: Benjamin 2: Chichelli; 5-0**

C. **Driveway Repair Letter - Strietelmeier- Board direction: extension for 30 days**

Supervisor Sabol- mentioned donating the clubhouse outside & adding a suggestion box in the clubhouse for residents to voice their opinion's

Supervisor Martin- Add hours of operation to the website

VIII. General Audience Comments



Approved
CS

INVOICE #5191

ISSUED:

Feb 10, 2023

DUE:

Feb 17, 2023

RECIPIENT:**Lakeside Plantation**

2200 Plantation Boulevard
North Port, Florida 34289
Phone: 941-276-7754

3129 Tamiami Trail
Suite D
Port Charlotte, Florida 33952

Phone: 941-787-4797

Email: office@bluehippoleak.com

Website: www.duckduckleak.com

SERVICE ADDRESS:

2200 Plantation Boulevard
North Port, Florida 34289

001 330 53800 51000

Invoice For Leak Detection Services or Repairs

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Feb 10, 2023				
Main Drain Chip-Out & Re-Pack	Drain pool, chip out around or inside drain to remove all delaminated materials and re-pack with new materials (also coat fiberglass pot with resin) Comes with a 2 Year Warranty.	1	\$1,850.00	\$1,850.00
Skimmer Pack Out	Remove old delaminated and temporary materials around inner skimmer intake; prep intake for pack-out with new waterproofing materials.	1	\$600.00	\$600.00
Water Filling/System Restart	DISCLAIMER: - Duck Duck Leak Detection will drain water for leak repairs to be made. Customer understands refilling of water is at owners expense and not covered in this quote. *IMPORTANT* Customer is responsible to make arrangement to monitor water filling and responsible for turning pool system back on once water has reach normal operating levels. (Half way across skimmer opening in pool) If you need our service to monitor water levels and restart circulation system additional charge will apply based on pool type and miles from shop plus number of trips. estimated charges will range between (175.00-275.00).	1	\$0.00	\$0.00



INVOICE #5191

ISSUED:

Feb 10, 2023

DUE:

Feb 17, 2023

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
(TECH-N) Tech Notes	Drained spa, scraped out all delaminated material and reflashd with a waterproof pool material, also prepped fiberglass main drain and coated in a fiberglass resin to prevent further deterioration. (See photos) technician also removed all temporary material from skimmer mouth and flashed with a pool material. Please turn auto fill on by the end of the day.	1	\$0.00	\$0.00

Thank you for your business. Please contact us with any questions regarding this invoice.

Total **\$2,450.00**

Account balance **\$2,450.00**

Click on the green button to (VIEW QUOTE). Then click on the next green button to (APPROVE QUOTE) and sign your name in the box.

(**PLEASE READ IMPORTANT**)

The Date Promised is Only Guaranteed if Quote Approved within the first hour of original call. All services are scheduled first come first serve basis and promise dates can only be held for 1-hour per customer.

Lakeside Plantation
2200 Plantation Boulevard
North Port, Florida 34289

Invoice For Leak Detection Services or Repairs

Invoice #: 5191

Due date: Feb 17, 2023

Amount due: \$2,450.00

Amount enclosed: _____

Mail to:

Duck Duck Leak Detection
3129 Tamiami Trail
Suite D
Port Charlotte, Florida 33952



Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone #

727-784-4964

Fax #

727-784-0223

E-mail

fitlogic@aol.com

Approved
001-330
53800-
48700

Invoice

Date	Invoice #
2/22/2023	111511

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	JRZ	112476	2/21/2023
Item Code	Description	Quantity	Price Each	Amount	
Maintenance	Quarterly General Maintenance and cleaning of all equipment - Labor Only Maintenance completion during February.	1	145.00	145.00	
Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month				Subtotal	\$145.00
				Sales Tax (0.0%)	\$0.00
				Total	\$145.00

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046

Invoice

February 24, 2023

Project No: 20150050-000

Invoice No: 87

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 February 12, 2023

001 310 51300 311000

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	82,809.26	T&M	100 %	82,809.26	82,696.76	112.50	0.00
Totals		82,809.26			82,809.26	82,696.76	112.50	0.00

SUB-TOTAL PROFESSIONAL SERVICES:

112.50

INVOICE TOTAL:

112.50

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Professional 3			
Burford, Brent	1/18/2023	.75 Hrs @ 150.00	112.50
Prepare for and attend the LSPCDD Board of Supervisors meeting.			
1. - General Engineering Total	.75		112.50

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

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 20, 2023

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. 3182045

Client Matter No. 12323-1

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

001 310 513 31500

Invoice No. 3182045

12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

01/05/23	S. Sandy	0.10	30.00	Confer with Adams regarding insurance property schedule
01/06/23	S. Sandy	0.40	120.00	Confer regarding sidewalk maintenance
01/07/23	W. Haber	0.30	115.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
01/07/23	K. Magee	0.30	78.00	Prepare memorandum regarding statutory notice requirements
01/09/23	S. Sandy	1.00	300.00	Prepare agreements with Welch Tennis and Cheyenne; confer regarding agreement with Signal Restoration; review draft minutes
01/09/23	D. Wilbourn	1.20	192.00	Prepare agreement for tennis court resurfacing; prepare agreement for pergola repair
01/10/23	S. Sandy	1.30	390.00	Prepare agreements with Welch; attend agenda call; confer with Lansford regarding District status
01/10/23	D. Wilbourn	0.80	128.00	Revise tennis court resurfacing

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

KUTAK ROCK LLP

Lakeside Plantation CDD
 February 20, 2023
 Client Matter No. 12323-1
 Invoice No. 3182045
 Page 2

				agreement; prepare bocce court resurfacing agreement
01/11/23	S. Sandy	0.10	30.00	Confer regarding amenity facility policies
01/11/23	D. Wilbourn	0.30	48.00	Revise tennis court resurfacing agreement
01/18/23	S. Sandy	2.90	870.00	Prepare for and attend board meeting; conduct follow-up regarding same
01/19/23	S. Sandy	0.10	30.00	Confer regarding notice of commencement
01/19/23	D. Wilbourn	2.60	416.00	Prepare street sign repair services agreement; prepare bocce court repair services agreement; prepare sidewalk repair services agreement; prepare amendment to landscape services agreement; prepare cost share agreement with HOA for landscape maintenance
01/25/23	S. Sandy	0.30	90.00	Confer with Martin regarding Sunshine law, public records laws, and HOA conflicts of interests; facilitate call with Lavoy regarding same
01/26/23	S. Sandy	2.20	660.00	Prepare agreements for repairs of fountains, sidewalk, bocce ball, and street lights; confer with Lansford regarding driveway repair request at 2472 Magnolia Circle; confer with Lavoy regarding sunshine law, public records law, and conflicts of interests
01/26/23	D. Wilbourn	1.00	160.00	Revise and disseminate maintenance agreements for execution; prepare agreement for fountain repair
01/30/23	S. Sandy	0.10	30.00	Review bocce court agreement
01/30/23	D. Wilbourn	0.30	48.00	Revise and disseminate bocce court repair agreement
01/31/23	S. Sandy	0.20	60.00	Prepare agreement for pool draining
01/31/23	D. Wilbourn	0.80	128.00	Prepare addendum for pool repair agreement

KUTAK ROCK LLP

Lakeside Plantation CDD

February 20, 2023

Client Matter No. 12323-1

Invoice No. 3182045

Page 3

TOTAL HOURS 16.30

TOTAL FOR SERVICES RENDERED \$3,923.50

TOTAL CURRENT AMOUNT DUE \$3,923.50

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



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

INVOICE 2207

DATE 11/04/2022 **TERMS** Net 30

DUE DATE 12/04/2022

001 320 53800 46200

ACTIVITY	QTY	RATE	AMOUNT
Monthly maintenance ARCHITECTURAL FOUNTAIN SYSTEM:MONTHLY FULL DIAGNOSTIC CLEAN NOZZLES & LIGHTS CHECK FILTRATION SYSTEM/CLEAN CHECK ALL ELECTRICAL ADD TABLETS AS NEEDED START FILTER	1	250.00	250.00

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

*Fountain needs new filter.

If you have any questions please call or email us.

Thank you,

TOTAL DUE \$250.00

Approved
[Signature]

Westcoast Electric Services, Inc.

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

Approved
CS

Invoice

Date	Invoice #
2/9/2023	7121

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

Job Address
Lakeside Plantation 2200 Plantation Place North Port, FL 34289
001 320 53800 46500

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

Description	Rate	Amount
Replaced one 30-amp fuse at main landscape disconnect. Investigated landscape transformer and determined that the contactor, transformer and fuse have failed and need to be replaced. To be replaced at a later date. Investigated separate issue with a failed 2-pole 60-amp breaker for shed. Determined breaker had failed. Replaced breaker with new 2-pole 60-amp breaker.	631.00	631.00
Total		\$631.00

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
2/13/23	00054	1/11/23 01112023	202301 600-53800-60000 CONCRETE REMOVE & REPLACE	ALPHA FOUNDATIONS	*	6,562.55	6,562.55 000137
2/23/23	00055	2/21/23 J24951	202302 600-53800-61000 BOCCE TURF COMPLETION	EASY TURF	*	8,460.00	8,460.00 000138
2/23/23	00056	1/31/23 2023-01-	202302 600-13100-11000 HURRICANE IAN ROOF REPAIR	US ROOFING SYSTEMS LLC	*	137,002.51	137,002.51 000139
TOTAL FOR BANK C						152,025.06	
TOTAL FOR REGISTER						152,025.06	

LKSD LAKESIDE PLANT HHENRY

Fort Myers
1755 Benchmark Ave
Fort Myers, FL 33905



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

* 031 600 538 40000

CONTRACT

Licensed Contractor
CBC1257350

Customer
null

Project Location
2800 Plantation Boulevard North Port, FL 34289

Date

1/11/2023

Phone (Work or Home)

Mobile: (941) 423-5500, Mobile: (570) 994-2770

E-mail

manager@lakesideplantationcdd.com

PROPOSED PRODUCTS

QTY

Utilities Protection

1.0

Concrete Remove & Replace

25.0

SettleStop PolyRenewal

180.0

Fuel Surcharge

\$99.00

Contract Price

\$6,562.55

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

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

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

X _____ Stabilization is warranted. Contractor can attempt to lift at Customer's request.

X _____ A full perimeter drainage system with sump pump was recommended.

X _____ Customer is aware of warranty and all addenda.

X _____ Customer is responsible for providing all necessary electrical outlets.

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

Customer

Contractor

X _____

X _____

X _____

Date 1/11/2023

Date 1/11/2023

Product Specifications

Utilities Protection

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

Concrete Remove & Replace

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

SettleStop PolyRenewal

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



A FieldTurf Company

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

SYNTHETIC GRASS INSTALLATION PROPOSAL

Proposal Date: December 7, 2022

EasyTurf Rep: Jason Bennett at 941-465-2711

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

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

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

Installation Pricing Schedule & Work Performed:

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

EasyTurf Product:

Ultimate Flex

TOTAL PRICE:

\$ 8,460

Lease Payment OPTION:

via North Star Leasing
60 Monthly Payments of:
(with approved credit)

\$ 212 per month
(approximately)

Initial Acceptance:

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

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



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SYNTHETIC GRASS INSTALLATION PROPOSAL

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

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

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

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

Changes or cancellation of your install start date must be made at least 48 hours in advance or additional mobilization charges will be incurred.

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

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

ALAN
(PRINT NAME)

SABOL

Alan Sabol
(SIGNATURE)

1-3-27
(DATE)



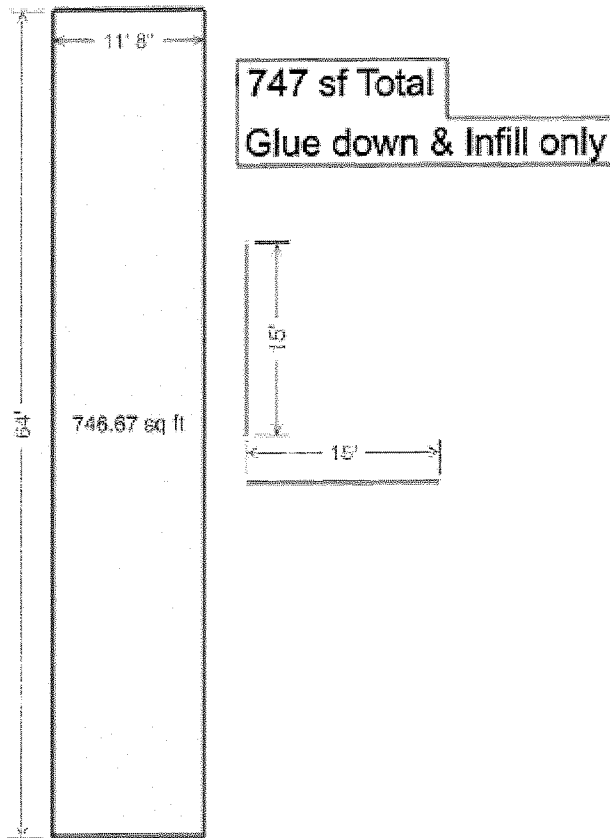
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Florida Office: 941-753-3312 • Florida Toll Free: 800-445-2944 • WWW.EASYTURF.COM

SYNTHETIC GRASS INSTALLATION PROPOSAL

Lakeside Plantation

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



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

ALBERT S. BOUL
(PRINT NAME)

Albert Boul
(SIGNATURE)

1-30-23
(DATE)



US Roofing Systems, LLC
1903 Central Dr
Suite # 200
Bedford, TX 76021
Office: 833-587-7663

INVOICE

Invoice Date:	January 31, 2023
Job/PO #:	55-2207-0745
Invoice #:	2023-01-0242

BILL TO:

Lakeside Plantation CDD

PROJECT:

Clubhouse Buildings
2800 Plantation Blvd
North Port, FL 34289

Notes or Special Instructions:

P.O. NUMBER	TERMS	PROJECT
	Due on receipt	55-2207-0745

QTY	DESCRIPTION	HRS	AMOUNT
	App#1		\$ 137,002.51
	Permanent Roof Repairs related to Hurricane Ian		
	Work performed 01/03/2023 - 01/23/2023		

Thank you for your business!

TOTAL \$ 137,002.51

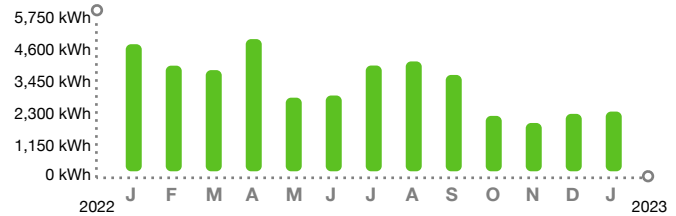
Make all checks payable to **US Roofing Systems, LLC**
If you have any questions regarding this invoice, contact us at 833-587-7663

**Electric Bill Statement****For:** Dec 22, 2022 to Jan 24, 2023 (33 days)**Statement Date:** Jan 24, 2023**Account Number:** 04126-05586**Service Address:**2800 PLANTATION BLVD # FNTN
NORTH PORT, FL 34289**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$311.85**

TOTAL AMOUNT YOU OWE

Feb 14, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	289.54
Payments received	-289.54
Balance before new charges	0.00

Total new charges	311.85
Total amount you owe	\$311.85

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 14, 2023 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after February 04, 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 has approved new rates effective Jan. 1, 2023. An additional rate change will take effect on Feb. 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)



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The amount enclosed includes
the following donation:

FPL Care To Share: _____

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

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

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GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

04126-05586

ACCOUNT NUMBER

\$311.85

TOTAL AMOUNT YOU OWE

Feb 14, 2023

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:
LAKESIDE PLANTATION 04126-05586
COMMUNITY
DEVELOPMENT DIST

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	289.54
Payment received - Thank you	-289.54
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.68

Non-fuel: (\$0.076500 per kWh) \$179.08

Fuel: (\$0.040470 per kWh) \$94.74

Electric service amount 286.50

Gross receipts tax (State tax) 7.35

Franchise fee (Reqd local fee) 17.78

Taxes and charges 25.13

Regulatory fee (State fee) 0.22

Total new charges \$311.85

Total amount you owe \$311.85

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN46183. Next meter reading Feb 22, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	37780		35439		2341

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 24, 2023	Dec 22, 2022	Jan 24, 2022
kWh Used	2341	2251	4982
Service days	33	30	33
kWh/day	70	75	150
Amount	\$311.85	\$289.54	\$625.09

KEEP IN MIND

- Taxes, fees, 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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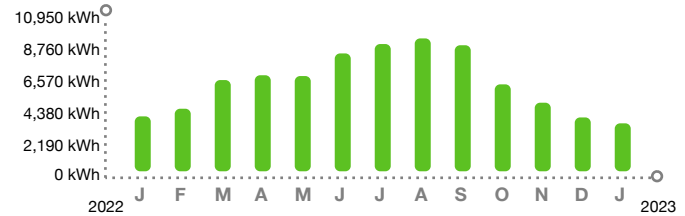
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not 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:** Dec 22, 2022 to Jan 24, 2023 (33 days)**Statement Date:** Jan 24, 2023**Account Number:** 57421-67439**Service Address:**2800 PLANTATION BLVD # CLBHSE
NORTH PORT, FL 34289**LAKESIDE PLANTATION COMM DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$569.26**

TOTAL AMOUNT YOU OWE

Feb 14, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	571.94
Payments received	-571.94
Balance before new charges	0.00

Total new charges	569.26
-------------------	--------

Total amount you owe	\$569.26
-----------------------------	-----------------

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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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)



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The amount enclosed includes
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this coupon to:

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

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

57421-67439

ACCOUNT NUMBER

\$569.26

TOTAL AMOUNT YOU OWE

Feb 14, 2023

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number: 57421-67439

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	571.94
Payment received - Thank you	-571.94
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$29.98
Non-fuel: (\$0.027920 per kWh)	\$99.96
Fuel: (\$0.040470 per kWh)	\$144.88
Demand: (\$11.28 per KW)	\$248.16

Electric service amount 522.98

Gross receipts tax (State tax) 13.42

Franchise fee (Reqd local fee) 32.45

Taxes and charges 45.87

Regulatory fee (State fee) 0.41

Total new charges \$569.26

Total amount you owe \$569.26

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Feb 22, 2023.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	85975	85617	10	3580
Demand KW	2.23		10.00	22

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 24, 2023	Dec 22, 2022	Jan 24, 2022
kWh Used	3580	4020	4100
Service days	33	30	33
kWh/day	108	134	124
Amount	\$569.26	\$571.94	\$954.13

KEEP IN MIND

- Taxes, fees, 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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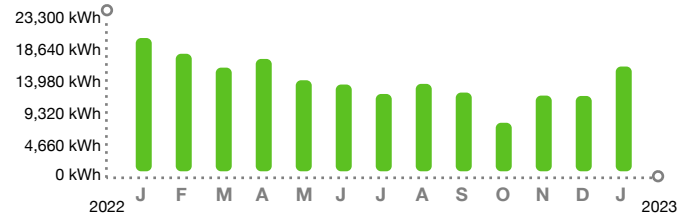
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not 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:** Dec 22, 2022 to Jan 24, 2023 (33 days)**Statement Date:** Jan 24, 2023**Account Number:** 84595-15071**Service Address:**2800 PLANTATION BLVD #POOL & TENNIS
NORTH PORT, FL 34289**LAKESIDE PLANTATION COMM DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$1,738.06**

TOTAL AMOUNT YOU OWE

Feb 14, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	1,180.46
Payments received	-1,180.46
Balance before new charges	0.00
Total new charges	1,738.06
Total amount you owe	\$1,738.06

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 14, 2023 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after February 04, 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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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)



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DEVELOPMENT DIST
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for ways to pay.

84595-15071

ACCOUNT NUMBER

\$1,738.06

TOTAL AMOUNT YOU OWE

Feb 14, 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	1,180.46
Payment received - Thank you	-1,180.46
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$29.98

Non-fuel: (\$0.027920 per kWh) \$464.64

Fuel: (\$0.040470 per kWh) \$673.50

Demand: (\$11.28 per KW) \$428.64

Electric service amount 1,596.76

Gross receipts tax (State tax) 40.97

Franchise fee (Reqd local fee) 99.08

Taxes and charges 140.05

Regulatory fee (State fee) 1.25

Total new charges \$1,738.06

Total amount you owe \$1,738.06

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Feb 22, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	21658		05016		16642
Demand KW	38.16				38

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 24, 2023	Dec 22, 2022	Jan 24, 2022
kWh Used	16642	11966	21171
Service days	33	30	33
kWh/day	504	398	641
Amount	\$1,738.06	\$1,180.46	\$2,020.00

KEEP IN MIND

- Taxes, fees, 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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Hello Lakeside Plantation,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		\$389.53
EFT Payment - thank you	Jan 13	-\$389.53
Balance forward		\$0.00
Regular monthly charges	Page 3	\$377.25
Taxes, fees and other charges	Page 3	\$33.91
New charges		\$411.16

Amount due **\$411.16**

! Thanks for paying by Automatic Payment

Your automatic payment on Feb 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 **Feb 12, 2023**

Please pay \$411.16

Electronic payment will be applied Feb 12, 2023

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

853510055062439400411165

Regular monthly charges **\$377.25****Comcast Business** **\$282.90****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 **\$67.90**

TV Select \$47.95
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 each

Equipment Fee \$5.00
Access Point.

Service fees **\$39.55**

Directory Listing Management Fee \$5.00

Voice Network Investment \$5.00

Broadcast TV Fee \$29.55

Taxes, fees and other charges **\$33.91****Other charges** **\$4.58**

Federal Universal Service Fund \$2.81

Regulatory Cost Recovery \$1.77

Taxes & government fees **\$29.33**

Sales Tax \$2.83

State Communications Services Tax \$13.68

Local Communications Services Tax \$11.62

911 Fees \$1.20

What's included?



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



TV: Keep your employees informed and customers entertained



Voice Numbers: (941)423-5500, (941)423-5501, (941)888-2074

Visit business.comcast.com/myaccount for more details

You've saved \$129.00 this month with your bundle discount.



Invoice 148954755

adtcommercial.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	01/19/2023	02/13/2023		\$245.03

Take action now
with eSuite

See reverse side
for details.

Payment Options

Pay online 24/7
esuite.adt.com/ExpressPay

Pay by phone
1.800.606.3535

Mail by check
Include the section below

Manage Your Account

Update billing information,
view past invoices and more
esuite.adt.com

Questions?

adtcommercial.com

Email: ComCare@adt.com
1.855.238.2666



Description

LAKESIDE PLANTATION CDD 2800 PLANTATION RD

Services Provided (02/19/23 - 03/18/23)

Includes: Extended Service Protection, Secure Access

Total Tax

Sub Total

INVOICE AMOUNT DUE

Amount

\$229.00

\$16.03

\$245.03

\$245.03

Approved
CS



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	148954755
Account Number	70180815
Invoice Date	01/19/2023
Payment Due Date	02/13/2023
Amount Due	\$245.03

Amount Enclosed \$

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1oz - #10 - 372 - 525



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 148954755 2

INVOICE

Address Service Requested

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

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Provide new address on reverse side.

Remittance Section

Customer Account Number: 1833219
Invoice Number: 20330647
Invoice Date: 01/16/2023
Invoice Due Date: 02/05/2023
Total Due: **\$104.86**

Amount Paid: \$ _____

Use enclosed envelope and make check payable to:

MARLIN LEASING CORP
PO BOX 13604
PHILADELPHIA PA 19101-3604



00001002033064770000001048693

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**some restrictions apply and processing fee incurred*

CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE	LAST PAYMENT RECEIVED			
1833219	01/16/2023	20330647	02/05/2023	01/05/2023 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

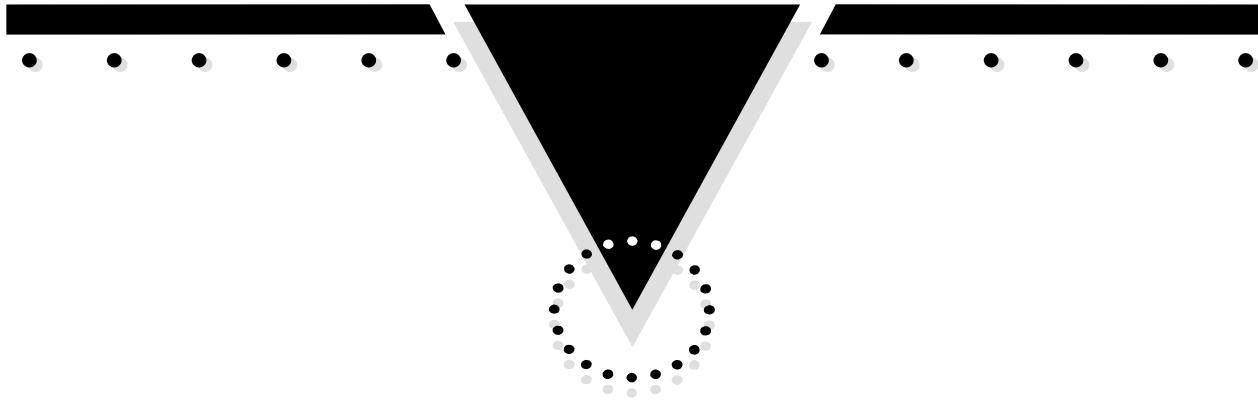
If utilizing your Bank's Online Bill Service, please enter each contract number and payment separately. If you do not, the payment will not be transmitted EFT. Your bank will cut and mail a check to our lock box for processing. We are not responsible for postal delays. Processing delays may result if 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
February 28, 2023



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4	Capital Reserve Statement
5	Debt Service Statement Series 1999
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8	Long Term Debt Report
9	Assessment Receipts Schedule

Lakeside Plantation
Community Development District
Combined Balance Sheet
February 28, 2023

Governmental Fund Types

	<u>General</u>	<u>Capital Reserve</u>	<u>Debt Service</u>	<u>Totals</u> <u>(memorandum only)</u>
<i>Assets</i>				
Cash:				
Operating Account	\$172,080	\$55,188	----	\$227,269
Debit Card Account	\$1,793	----	----	\$1,793
Money Market Account	\$218,105	----	----	\$218,105
Petty Cash	\$3	----	----	\$3
Investments:				
Reserve	----	----	\$77,790	\$77,790
Revenue	----	----	\$163,179	\$163,179
Prepayment	----	----	\$0	\$0
SBA	\$520	\$231,550	----	\$232,070
Due from General Fund	----	----	\$5,047	\$5,047
Due from Capital Reserve	\$2,626	----	----	\$2,626
Due from Other	\$111	----	----	\$111
Due from Insurance	\$86,871	\$137,003	----	\$223,873
Deposits	\$517	----	----	\$517
Prepaid Expenses	\$1,520	----	----	\$1,520
Total Assets	\$484,146.28	\$423,741	\$246,016	\$1,153,903
<i>Liabilities</i>				
Accounts Payable	\$3,259	----	----	\$3,259
Accrued Expenses	\$1,226	----	----	\$1,226
Due to Debt Service	\$5,047	----	----	\$5,047
Due to General Fund	----	\$2,626	----	\$2,626
<i>Fund Equity</i>				
Net Assets	----	----	----	\$0
Fund Balances				
Unassigned	\$472,577	----	----	\$472,577
Assigned for Capital Reserve Fund	----	\$421,114	----	\$421,114
Nonspendable- Deposits	\$517	----	----	\$517
Nonspendable- Prepaid	\$1,520	----	----	\$1,520
Restricted for Capital Projects	----	----	----	\$0
Restricted for Debt Service	----	----	\$246,016	\$246,016
Total Liabilities, Fund Equity, Other	\$484,146	\$423,741	\$246,016	\$1,153,903

Lakeside Plantation
Community Development District
General Fund
Statement of Revenues & Expenditures
For Period Ending February 28, 2023

Adopted Budget	Prorated Budget 2/28/23	Actual 2/28/23	Variance
---------------------------	------------------------------------	---------------------------	-----------------

Revenues

Operations and Maintenance Assessments- Tax Roll	\$899,836	\$786,753	\$786,753	\$0
Tennis Club	\$20,000	\$8,333	\$8,738	\$405
Activities	\$10,000	\$4,167	\$4,567	\$400
Clubhouse Rentals	\$5,000	\$2,083	\$515	(\$1,568)
Miscellaneous	\$1,500	\$625	\$897	\$272
Interest Earnings	\$50	\$21	\$51	\$30
Total Revenues	\$936,386	\$801,982	\$801,521	(\$461)

Administrative Expenditures

Supervisor Fees	\$11,000	\$4,583	\$3,800	\$783
District Manager	\$42,500	\$17,708	\$17,708	(\$0)
District Counsel	\$25,750	\$10,729	\$10,765	(\$36)
District Engineer	\$14,000	\$5,833	\$3,629	\$2,205
Disclosure Report	\$1,000	\$417	\$417	\$0
Trustee Fees	\$4,771	\$1,988	\$1,520	\$468
Audit Fees	\$3,350	\$1,396	\$0	\$1,396
Postage, Phone, Faxes, Copies	\$1,500	\$625	\$639	(\$14)
General Liability Insurance	\$7,553	\$7,553	\$6,766	\$787
Legal Advertising	\$2,000	\$833	\$412	\$422
Dues, Licenses & Fees	\$175	\$175	\$175	\$0
Other Current Charges	\$2,500	\$1,042	\$2,348	(\$1,307)
Property Insurance	\$12,248	\$12,248	\$14,826	(\$2,578)
Information Technology	\$1,250	\$521	\$521	(\$0)
Website Administration	\$800	\$333	\$333	(\$0)
Total Administrative	\$130,397	\$65,985	\$63,860	\$2,125

Field Expenditures

Road & Sidewalk Repairs & Maintenance	\$15,000	\$6,250	\$0	\$6,250
Common Area Renewal & Maintenance	\$10,000	\$4,167	\$0	\$4,167
Street Light/Decorative Light	\$1,000	\$417	\$0	\$417
Landscape Maintenance - Contract	\$155,000	\$64,583	\$64,183	\$400
Landscape Maintenance - Other	\$5,000	\$2,083	\$11,652	(\$9,569)
Landscape Maintenance - Hurricane	\$0	\$0	\$148,234	(\$148,234)
Lake Maintenance	\$13,000	\$5,417	\$4,830	\$587
Electric Utility Services - Entrance Feature	\$9,000	\$3,750	\$1,426	\$2,324
Water Utility Services - Entrance Feature	\$3,000	\$1,250	\$611	\$639
Repairs & Maintenance - Entrance Feature	\$3,000	\$1,250	\$5,399	(\$4,149)
Miscellaneous Tools & Equipment	\$1,000	\$417	\$0	\$417
Total Field	\$215,000	\$89,583	\$236,335	(\$146,752)

Lakeside Plantation
Community Development District
General Fund
Statement of Revenues & Expenditures
For Period Ending February 28, 2023

	Adopted Budget	Prorated Budget 2/28/23	Actual 2/28/23	Variance
<u>Clubhouse</u>				
Personnel Services (Management Contract)	\$282,449	\$117,687	\$116,368	\$1,319
Activities	\$20,000	\$8,333	\$9,470	(\$1,136)
License/Fees	\$2,000	\$833	\$53	\$780
General Supplies	\$7,500	\$3,125	\$7,645	(\$4,520)
Maintenance	\$14,000	\$5,833	\$7,421	(\$1,588)
Office Supplies	\$3,500	\$1,458	\$426	\$1,032
Pest Control	\$600	\$250	\$0	\$250
Security	\$1,500	\$625	\$2,376	(\$1,751)
AED	\$500	\$208	\$0	\$208
Telephone & Internet Services	\$5,000	\$2,083	\$2,325	(\$241)
Janitorial Supplies	\$3,250	\$1,354	\$17	\$1,337
Electric Utility Services - Clubhouse	\$14,000	\$5,833	\$4,119	\$1,715
Gas Utility	\$250	\$104	\$80	\$24
Garbage Collection	\$2,100	\$875	\$872	\$3
Water Utility Services - Clubhouse	\$4,400	\$1,833	\$2,912	(\$1,079)
Electric Utility Services - Pool	\$20,000	\$8,333	\$6,122	\$2,212
Pool Cleaning	\$10,200	\$4,250	\$4,250	\$0
Pool Maintenance - Other	\$10,000	\$4,167	\$4,026	\$140
Tennis Courts - Maintenance	\$5,000	\$2,083	\$1,746	\$337
Water Utility Services -Pool	\$7,500	\$3,125	\$2,315	\$810
Total Clubhouse	\$413,749	\$172,395	\$172,544	(\$148)
Total Revenues	\$936,386	\$801,982	\$801,521	(\$461)
Total Expenditures	\$759,146	\$327,963	\$472,739	(\$144,775)
Operating Income (Loss)	\$177,240	\$474,018	\$328,782	(\$145,236)
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		\$328,782	
Beginning Fund Balance	\$0		\$145,832	
Ending Fund Balance	\$0		\$474,614	

Lakeside Plantation

Community Development District

Capital Reserve Fund
Statement of Revenues & Expenditures
For Period Ending February 28, 2023

	Adopted Budget	Prorated Budget 2/28/23	Actual 2/28/23	Variance
--	---------------------------	------------------------------------	---------------------------	-----------------

Revenues

Transfer In - General Fund	\$177,240	\$0	\$0	\$0
Interest Income	\$0	\$0	\$6,128	\$6,128
Total Revenues	\$177,240	\$0	\$6,128	\$6,128

Expenditures

Property Site Elements	\$135,587	\$15,023	\$15,023	\$0
Tax Certificate Sale Process	\$75,000	\$0	\$0	\$0
Total Expenditures	\$210,587	\$15,023	\$15,023	\$0

Excess Revenues/(Expenditures)	(\$33,347)	(\$8,894)		
---------------------------------------	-------------------	------------------	--	--

Beginning Fund Balance	\$437,355	\$430,009		
-------------------------------	------------------	------------------	--	--

Ending Fund Balance	\$404,008	\$421,114		
----------------------------	------------------	------------------	--	--

Lakeside Plantation

Community Development District

Debt Service Fund Series 1999
Statement of Revenues & Expenditures
For Period Ending February 28, 2023

	Adopted Budget	Prorated Budget 2/28/23	Actual 2/28/23	Variance
<u>Revenues</u>				
Special Assessments- Tax Roll	\$175,905	\$152,311	\$152,311	\$0
Special Assessments- Off Roll	\$8,842	\$8,842	\$8,842	\$0
Interest Income	\$0	\$0	\$1,315	\$1,315
Total Revenues	\$184,748	\$161,153	\$162,468	\$1,315
<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		\$120,594	
Beginning Fund Balance	\$44,299		\$125,422	
Ending Fund Balance	\$45,299		\$246,016	

Due from General Fund	\$	5,047
Reserve	\$	77,790
Revenue	\$	163,179
Prepayment	\$	0
Total	\$	246,016

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	\$26,070	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$786,753
Tennis Club	(\$69)	\$0	\$1,975	\$1,302	\$5,530	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,738
Activities	\$0	\$0	\$289	\$1,247	\$3,031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,567
Clubhouse Rentals	(\$90)	\$0	\$0	\$405	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$515
Miscellaneous	\$0	\$0	\$252	\$491	\$155	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$897
Interest Earnings	\$37	\$2	\$3	\$6	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51
Total Revenues	(\$122)	\$200,286	\$508,323	\$58,045	\$34,989	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$801,521
<i>Administrative Expenditures</i>													
Supervisor Fees	\$800	\$1,000	\$0	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,800
District Manager	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,708
District Counsel	\$4,474	\$2,368	\$0	\$3,924	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,765
District Engineer	\$416	\$2,275	\$525	\$300	\$113	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,629
Disclosure Report	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$417
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	\$338	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$639
General Liability Insurance	\$6,766	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,766
Legal Advertising	\$76	\$63	\$63	\$153	\$57	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$412
Dues, Licenses & Fees	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Other Current Charges	\$149	\$578	\$185	\$286	\$1,150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,348
Property Insurance	\$14,826	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,826
Information Technology	\$104	\$104	\$104	\$104	\$104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$521
Website Administration	\$67	\$67	\$67	\$67	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333
Total Administrative	\$33,023	\$10,080	\$4,605	\$9,700	\$6,453	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,860
<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	\$12,837	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,183
Landscape Maintenance - Other	\$0	\$0	\$8,641	\$2,380	\$631	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,652
Landscape Maintenance- Hurricane	\$34,673	\$67,045	\$3,799	\$42,718	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148,234
Lake Maintenance	\$966	\$966	\$966	\$966	\$966	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,830
Electric Utility Services - Entrance Feature	\$477	\$102	\$246	\$290	\$312	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,426
Water Utility Services - Entrance Feature	\$85	\$280	\$33	\$57	\$157	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$611
Repairs & Maintenance - Entrance Feature	\$0	\$5,399	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,399
Miscellaneous Tools & Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Field	\$49,037	\$86,628	\$26,521	\$59,247	\$14,902	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$236,335

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	\$23,725	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$116,368
Activities	\$817	\$783	\$3,111	\$2,337	\$2,421	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,470
License/Fees	\$0	\$53	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53
General Supplies	\$353	\$2,892	\$2,049	\$686	\$1,666	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,645
Maintenance	\$5,421	\$370	\$1,411	\$74	\$145	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,421
Office Supplies	\$301	\$0	\$86	\$39	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$426
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security	\$490	\$392	\$1,004	\$245	\$245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,376
AED	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone & Internet Services	\$389	\$389	\$637	\$390	\$519	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,325
Janitorial Supplies	\$0	\$0	\$17	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17
Electric Utility Services - Clubhouse	\$1,287	\$808	\$883	\$572	\$569	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,119
Gas Utility	\$16	\$16	\$16	\$16	\$16	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80
Garbage Collection	\$168	\$168	\$168	\$179	\$188	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$872
Water Utility Services - Clubhouse	\$561	\$1,057	\$329	\$722	\$244	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,912
Electric Utility Services - Pool	\$1,322	\$592	\$1,289	\$1,180	\$1,738	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,122
Pool Cleaning	\$850	\$850	\$850	\$850	\$850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,250
Pool Maintenance - Other	\$1,051	\$0	\$0	\$525	\$2,450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,026
Tennis Courts - Maintenance	\$280	\$0	\$1,222	\$0	\$245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,746
Water Utility Services -Pool	\$227	\$1,012	\$377	\$281	\$418	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,315
Total Clubhouse	\$36,131	\$31,979	\$37,174	\$31,821	\$35,440	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$172,544
Total Revenues	(\$122)	\$200,286	\$508,323	\$58,045	\$34,989	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$801,521
Total Expenditures	\$118,191	\$128,686	\$68,300	\$100,767	\$56,795	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$472,739
Operating Income/(Loss)	(\$118,313)	\$71,599	\$440,023	(\$42,722)	(\$21,806)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$328,782
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)	(\$118,313)	\$71,599	\$440,023	(\$42,722)	(\$21,806)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$328,782

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	\$ 77,790
 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

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Receipts

Fiscal Year 2023

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

TOTAL ASSESSMENT LEVY

ASSESSED THROUGH COUNTY

83.78% 16.22% 100.00%

DATE	DESCRIPTION	GROSS AMT	COMMISSIONS DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	S1999 DSF Portion	Total	
11/25/22	P/E 11/14/22	\$113,281.97	(\$1,699.23)	\$0.00	\$0.00	\$111,582.74	\$93,484.63	\$18,098.11	\$111,582.74
11/30/22	P/E 11/25/22	\$129,416.12	(\$1,941.24)	\$0.00	\$0.00	\$127,474.88	\$106,799.15	\$20,675.73	\$127,474.88
12/30/22	P/E 11/30/22	\$550,817.74	(\$8,262.27)	\$0.00	\$0.00	\$542,555.47	\$454,555.94	\$87,999.53	\$542,555.47
12/30/22	P/E 12/05/22	\$62,101.38	(\$931.52)	\$0.00	\$0.00	\$61,169.86	\$51,248.44	\$9,921.42	\$61,169.86
01/31/23	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
02/28/23	P/E 1/31/23	\$29,255.38	(\$438.83)	\$0.00	\$2,299.99	\$31,116.54	\$26,069.61	\$5,046.93	\$31,116.54
TOTAL		\$951,029.05	(\$14,265.44)	\$0.00	\$2,299.99	\$939,063.60	\$786,752.62	\$152,310.98	\$939,063.60

87%	Net Percent Collected
------------	------------------------------

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 F

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:

**LAKE SIDE 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 G

**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 A **MAP OF THE LANDSCAPE AREAS**



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 VII

SECTION A

ADDENDUM TO PROPOSAL BETWEEN THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) AND PROFESSIONAL FOUNTAIN SERVICES LLC (“CONTRACTOR”) FOR FOUNTAIN REPAIR SERVICES

District:	Lakeside Plantation Community Development District	Contractor:	Professional Fountain Services LLC
Mailing Address:	4530 Eagle Falls Place Tampa, Florida 33619	Mailing Address:	2227 Stratford Drive Sarasota, Florida 34232
Phone:	(813) 344-4844	Phone:	(941) 320-8279

The following provisions govern the proposal, dated November 30, 2022 (Estimate 1755), submitted by the Contractor, and attached hereto as **Exhibit A** (hereinafter referred to as the “Proposal,” and as modified by this Addendum, the “Agreement”) for the following fountain repair services:

1. The Agreement shall be deemed effective as of the date of the full execution of the Agreement and this Addendum.
2. District agrees to compensate Contractor for the services identified in the Proposal at an amount of Five Thousand One Hundred Forty-Eight Dollars and Fifty-Two Cents (\$5,148.00), due upon completion of the services identified in Exhibit A.
3. Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor’s actions or inactions. Contractor shall defend, indemnify and hold harmless the District, and the District’s officers, staff, representatives, and agents, from any and all liabilities, damages, claims, losses, costs, or harm of any kind, including, but not limited to, reasonable attorney’s fees, to the extent caused by any acts or omissions of the indemnifying party and persons employed or utilized by the indemnifying party in the performance of the Agreement. The obligations under this paragraph shall be limited to no more than \$1,000,000.00, which amount Contractor agrees bears a reasonable commercial relationship to this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.
4. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
 - a. Workers’ Compensation Insurance in accordance with the laws of the State of Florida.
 - b. Commercial General Liability Insurance covering the Contractor’s legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors’ operation.
 - c. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants, agents and supervisors shall be named as additional insureds and certificate holders. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District’s obtaining the required insurance.

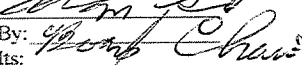
("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

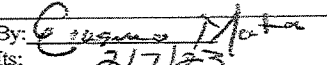
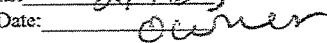
IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 344-4844, JLANSFORD@GMS-TAMPA.COM, AND 4530 EAGLE FALLS PLACE, TAMPA, FLORIDA 33619.

8. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

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

PROFESSIONAL FOUNTAIN SERVICES LLC LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT

x 
By: 
Its: 
Date: 2-8-23

By: 
Its: 2/7/23
Date: 

☐ EXHIBIT A

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

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, SEALS & 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

X Accepted By

Accepted Date

2-8-23

SECTION IX

SECTION C

SECTION 1

Monthly Summary Report

March 2023

Submitted by:

Margie Gerstmann, Lifestyle and Facility Director

Alex Murphy, Regional Director

PROGRAMMING

PROGRAM	DATE	INCOME RECEIVED	Expenses	APPROXIMATE PROFIT/LOSS	COMMENTS
Charity Fashion Show	02/02/2023	1815.00	-\$1315.70	499.30	121 people attended
Bingo	02/07/2023	0	-\$44.41	-\$44.41	75 people attended
Create and Sip	02/09/2023	\$140.00	-\$122.23	\$17.77	14 people attended
Trivia	02/10/2023	500.00	-\$533.43	-\$33.43	100 people attended
Superbowl	02/12/2023	250.00	-\$388.69	-\$138.69	50 people attended
Valentines Day Dance	02/14/2023	230.00	-\$380.56	-\$150.56	46 people attended
Coffee and Donuts	02/17/2023	0	-\$79.51	-\$79.51	40 people attended
Bingo	02/21/2023	0	-\$33.94	-\$33.94	88 people attended
Wine and Cheese	02/24/2023	96.00	-\$199.54	-\$103.54	48 people attended
TOTAL		\$2831.00	-\$3098.01	-\$67.01	TOTAL EVENT LOSS \$-67.01

FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
New A/C unit	In progress	Included in meeting
Bocce Grass	COMPLETED	
Spa Leak repair	In progress	Ongoing issues, we are waiting for parts for both spa and pool heaters
Sidewalk	COMPLETED	Magnolia sidewalk
Street Signs	In progress	Phase one in progress
Exit fountain	COPLETED	

Project List	Estimated Cost	Source	Notes
Roof	\$137,002.51	HURRICANE	COMPLETED
Spa	\$1,721.00		COMPLETED
Spa leak detection and repair	\$550.00 and \$,2450.00		COMPLETED
Irrigation Transformer and disconnect	\$2,380.00		COMPLETED
Bocce	Easy Turf\$8,460.00	HURRICANE	COMPLETED
Sidewalk (large lifted area on Magnolia)			COMPLETED
Exit fountain repair (pergola fell on pit where equipment is held)	\$5,148.52	HURRICANE	COMPLETED
Gazebo repair of inside roof area	\$85.00 per hour	HURRICANE	COMPLETED
Pergola rebuild	approximatley 250,000.00	HURRICANE	Waiting on legal
Street signs	\$4,862.60	HURRICANE	Started phase 1 on 3/2/2023
Installation of Pole lighting	\$	HURRICANE	waiting on a quote from West Coast Electric
Pole lighting	\$	HURRICANE	waiting for a quote from Wisconsin Lighting
Fencing	Welch	HURRICANE	waiting on scheduling
Air Conditioner Unit	between \$30,144.00 - \$41,287.00		
Water spicket needs to be replaced on outside of building	\$		
Hot water Heater	\$		need to get an estimate
Pool and spa heating	\$		waiting for quote
Spa Pump	\$		waiting for pump
irrigation transformer and contactor	\$963.00		waiting for part to come in.

FORECAST

DESCRIPTION OF UPCOMING PROGRAM OR EVENT	DATE(S)
Food truck dates	03/01/2023,03/03/2023,03/09/2023, 03/22/2023,03/23/2023
Name that Tune	03/03/2023
Blood Drive	03/03/2023
Bingo	03/07/2023, 03/21/2023
Mad Hatter Tea Party	03/08/2023
Wine and Cheese	03/10/2023
Ladies Lunch	03/15/2023
St. Patty's Day Dinner Dance	03/17/2023
Create and Sip	03/22/2023
Coffee and donuts	03/29/2023

THANK YOU.



Lakeside Plantation CDD