



Lakeside Plantation

Community Development District

Alan Sabol, Chairman

Patrick Lavoy, Vice Chairman

Bonnie Benjamin, Assistant Secretary

Maria Chichelli, Assistant Secretary

Mary Martin, Assistant Secretary

April 19, 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
April 19, 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 March 15, 2023 Meeting
 - B. Approval of Check Registers
 1. February 2023
 2. March 2023
 - C. Balance Sheet & Income Statements
 1. February 2023
 2. March 2023
 - D. Special Assessment Receipts Schedules
 1. February 2023
 2. March 2023
- VII. New Business Items
 - A. Discussion of Insurance Reimbursement & Outstanding Items

- B. Consideration of Proposal from Reserve Advisors for Capital Reserve Study
 - C. Consideration of Proposal from LMP for A/C Unit Area (*to be provided under separate cover*)
 - D. Consideration of Resolution 2023-03 Ratifying the Disposition of Surplus Tangible Personal Property
 - E. Consideration of Ultra Marine Pools for Pool Maintenance Services
 - F. Discussion of Retention of Aquatic Engineer
 - G. Consideration of Rescinding Approval of First Amendment to LMP Contract for Landscape Maintenance Services of Villas II
 - H. Consideration of Proposal from LMP for Trimming 2 Pine Trees in Conservation Area
- VIII. General Audience Comments
- IX. Staff Reports
- A. Attorney
 - B. District Manager
 - C. Amenities Manager
 - 1. Report (to be provided under separate cover)
 - 2. Discussion of Fee for Pool Attendant
 - 3. Consideration of AC Unit Proposals
- X. Other Business
- XI. Supervisors Requests
- A. Supervisor LaVoy
 - 1. Request for Town Hall Meeting
 - 2. Discussion of Sidewalks
 - B. Supervisor Chichelli
 - 1. Discussion of Streetlights
- XII. Next Scheduled Board Meeting is May 17, 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,	
1/18/23	Glenn Raymond	1509 Scarlett Avenue	Fountain on Exit Side	
3/15/23	Ann Tyler	1988 Scarlett Avenue	Replacing Carpet	
			Preserve on Side and Back to get Cleared out, so a	
3/15/23	Fran Dabler	1707 Scarlett Avenue	Fire Truck can get to the Back	

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, **March 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	Chair
Pat LaVoy	Vice Chair
Pina Chichelli	Assistant Secretary
Mary (Sue) Martin (<i>via Zoom</i>)	Assistant Secretary
Bonnie Benjamin	Assistant Secretary

Also present:

Jordan Lansford	GMS – District Management
Wes Haber (<i>via Zoom</i>)	Kutak Rock, LLP
Brent Burford (<i>via Zoom</i>)	District Engineer
Alex Murphy	WTS Operations Manager
Margie Gertsmann	WTS Amenity Manager
Chris Berry	Landscape Maintenance Professionals
Residents	

The following is a summary of the discussions and actions taken at the March 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 6:00 p.m. and called the roll. All Supervisors were present with the exception of Ms. Martin who was not present at Roll Call.

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. Resident Fran Dobler of 1701 Scarlett Avenue requested clearing of the preserve, which was abutting the side and back of her house, as it prevented fire trucks from driving in back of her property. This was concerning, due to last week’s brush fire. Residents Ann Tyler of 1988 Scarlett Avenue and Mr. Judson Vann of 1658 Scarlett Avenue had comments that were held until general audience comments. There being no further comments, Ms. Lansford closed the general audience comments period.

FOURTH ORDER OF BUSINESS

Audience Comment Tracker

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

FIFTH ORDER OF BUSINESS

District Engineer

There being none, the next item followed.

Mr. Burford left the meeting.

SIXTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the February 15, 2023 Meeting

Ms. Lansford presented the minutes of the February 15, 2023 meeting, which were included in the agenda package. There were no corrections.

On MOTION by Ms. Benjamin seconded by Mr. Sabol with all in favor the Minutes of the February 15, 2023 Meeting were approved as presented.

B. Approval of February 2023 Check Register *(to be provided under separate cover)*

C. Balance Sheet & Income Statement *(to be provided under separate cover)*

D. Special Assessment Receipts Schedule *(to be provided under separate cover)*

Ms. Lansford requested tabling the above items until the April meeting as they were provided to the Board prior to the meeting.

Ms. Martin joined the meeting.

E. Hurricane Damage Analysis

Ms. Lansford received an update at 4:00 p.m. yesterday from EGIS regarding the Proof of Loss. As reported last month, they were supposed to provide a lump sum to the District. She explained to them that the streetlight proposal was taking some time and they agreed to allow the District to take disbursements instead of one lump sum and spoke to McClarens, the third-party vendor who would distribute those disbursements of over \$400,000, on Friday. The exact amount was unknown because they were going back and forth on a few items that they did not have on their schedule and would email the Board on the total amount of the disbursement and when they could be taken. Mr. LaVoy asked if the streetlights were the only missing item. Ms. Lansford stated they were still waiting on the streetlighting proposal, which would be added to the total amount as well as the tennis court resurfacing. Ms. Chichelli recalled an issue with the placement of the streetlights. Ms. Gertsman reported that they found a vendor for the streetlights and were waiting for an electrician to come out and provide an estimate.

F. Consideration of First Amendment to Landscape & Irrigation Maintenance Agreement with LMP

Ms. Lansford presented the First Amendment to the Landscape and Irrigation Maintenance Agreement with Landscape Maintenance Professionals (LMP), which was included in the agenda package, to remove the Villas II area, which would be maintained by the HOA. Once approved, she would send the agreement to LMP.

On MOTION by Ms. Benjamin seconded by Ms. Chichelli with all in favor the First Amendment to the Landscape and Irrigation Maintenance Agreement with Landscape Maintenance Professionals was approved.
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G. Consideration of Agreement for Landscape Maintenance Services between Lakeside Plantation CDD & Villas of Lakeside Plantation Homeowners Association, Inc.

Ms. Lansford presented the Agreement for Landscape Maintenance Services between the District and the Villas of Lakeside Plantation Homeowners Association, Inc., which was included in the agenda package.

On MOTION by Mr. LaVoy seconded by Ms. Chichelli with all in favor the Agreement for Landscape Maintenance Services between Lakeside Plantation CDD and the Villas of Lakeside Plantation Homeowners Association, Inc. was approved.

SEVENTH ORDER OF BUSINESS

New Business Items

A. Ratification of Addendum to Proposal between Lakeside Plantation Community Development District & Professional Fountain Services, LLC for Fountain Repair Services

Ms. Lansford presented the addendum to the proposal between the District and Professional Fountain Services, LLC for fountain repair services, which was included in the agenda package.

On MOTION by Ms. Chichelli seconded by Ms. Benjamin with all in favor approval of the addendum to the proposal between Lakeside Plantation Community Development District & Professional Fountain Services, LLC for fountain repair services was ratified.

Mr. Sabol recalled at the last meeting, the Board discussed replacing chairs at the Clubhouse, but tabled this item until this meeting as Ms. Gertsman was not present. Ms. Gertsman preferred donating or disposing the chairs because they were old and had nowhere to store them. Until new furniture could be purchased, they would keep the red chairs in the back and place the table with the chairs around it so there would still be seating and for a party. Mr. Sabol was in favor of disposing of the chairs. Mr. Haber explained in order to sell or donate the furniture, the value must be estimated. If the threshold was \$5,000 or less, there was greater flexibility in donating or selling it without a published notice; however, if the value exceeded \$5,000, a notice must be published and there must be a formal bidding process to dispose of the property as surplus. His office would prepare a resolution for the next meeting, specifying the procedure for disposing of surplus property, which the Board would adopt. Ms. Gertsman did not believe that the property exceeded \$5,000. In an abundance of caution, Mr. Haber requested that the Board declare the furniture as surplus property under Florida Law and authorizing the District Manager to work with staff to dispose of the property as directed by the Board.

Ms. Chichelli MOVED to designate the Clubhouse furniture as surplus property under Florida Law and authorize the District Manager to work with staff to dispose of the property at the direction of staff and Mr. LaVoy seconded the motion.

Ms. Chichelli questioned what would happen if it exceeded \$5,000. Mr. Haber stated there would be a formal resolution at the next meeting.

On VOICE VOTE with all in favor designating the Clubhouse furniture as surplus property under Florida Law and authorizing the District Manager to work with staff to dispose of the property at the direction of staff was approved.

Mr. Sabol reported on the following items:

- Ms. Gertsman voiced frustration to him about residents complaining on a continuous basis about issues and recommended cutting off the foot traffic to her office by replacing the current door with a dutch door that would be locked at the bottom, but open at the top.

Ms. Gertsman explained that she had an open-door policy, but having privacy was hard especially when she had a conference call. She sent out a weekly update but had an issue with people continuously coming up to her asking the same questions, for example, if the spa was down. If someone had an issue, Ms. Gertsman requested that residents schedule an appointment, but if they had a question about an ongoing issue, she requested that they wait until there was an update. Ms. Martin agreed that Ms. Gertsman needed a designated work area. Ms. Gertsman did not want to shut people out. Mr. LaVoy voiced concern that anyone could come to the counter. Ms. Gertsman wanted to consider this matter further and inform the Board of her decision.

- Someone smeared feces all over the wall in the lady's restroom and stuffed paper towels in the toilet in the men's restroom. This happened numerous times. They could not place a camera in the restrooms but could try to find the responsible people.

Ms. Gertsman pointed out that there were cameras in the hall, but if more than one person went into the restrooms, they would not know who it was and recommended having

residents use a key, until the responsible people were apprehended. Ms. Martin did not see anything wrong with obtaining a key to use the restrooms. Ms. Gertsmann noted that the key was always available because once they close the office, the bathrooms were locked. Mr. Sabol opened the floor to audience comments. A Resident noticed many teenagers using the restrooms on weekends. There being no further comments, Mr. Sabol closed the floor to audience comments. *After further discussion, there was Board consensus to lock the restrooms and for patrons to request keys.*

- People stealing food from the kitchen.

There was Board consensus for Ms. Gertsmann to lock the kitchen door.

EIGHTH ORDER OF BUSINESS

General Audience Comments

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

- Resident Ann Tyler of 1988 Scarlett Avenue requested replacing the rugs in the Clubhouse with something practical such as vinyl. Mr. Sabol pointed out they planned to replace the rugs and repaint the walls and when monies were received, staff would work on these projects.
- Resident Fran Dobler of 1701 Scarlett Avenue recommended placing a notice in the newsletter about the kitchen being locked because about people were stealing food.
- Mr. Judson Vann of 1658 Scarlett Avenue understood that the tennis courts and pool would be resurfaced for \$400,000, but most residents were snowbirds that did not play tennis and would like this money to be used for another purpose. Voiced concern about teenagers playing chicken at the pool and hurting themselves or small children and suggested hiring a part-time pool monitor. He also suggested raising CDD fees \$150 to \$200 for one year to update the pool and hot tub and resurfacing.

Mr. Sabol would cover these items under Supervisor Requests. Ms. Lansford pointed out that the proposal for the resurfacing was \$400,000, but if approved, the District would pay a 5% deductible or \$5,035. Mr. Sabol recalled that CDD fees were raised \$50 in the last 10 years;

however, there was a maintenance fee from Sarasota County for law enforcement, which was included in the Tax Bill. It was not a CDD rate.

- A Resident suggested obtaining the address of the person using the restroom so they know who used it.

Mr. Sabol pointed out that the general public needed to be aware of the situation and act accordingly.

- Resident Maggie Obler suggested placing the spa closed sign on the timer because people did not know that the spa was closed.
- A Resident noted many kids in the pool at 10:30 p.m. to 11:00 p.m. without parents and felt that the pool attendants needed to talk to people when they noticed something. Ms. Gertsman requested that staff be informed when there were people in the pool after hours and asked what they could do to get it out to the community to identify them. Ms. Lansford suggested sending an email. Mr. Haber advised that security footage was exempt due to confidentiality and could not be distributed to the public; however, it could be viewed by staff, the Board and law enforcement.

Mr. Sabol stated that the rules were going to be changed based on input from the Board. Ms. Lansford pointed out if the Board wanted to revisit the Amenity Rules, each Board Member could review them and provide suggestions. There would not need to be a public hearing. She would include all changes in one document and present to the Board at the next meeting. *There was Board consensus for Ms. Gertsman to hire a part-time pool attendant/lifeguard for \$18 per hour to be posted on a job site.*

- Resident Bonnie Stantz asked if they could prohibit anyone from using the handicap seat unless they were handicapped as her daughter-in-law witnessed kids playing on it. Mr. LaVoy pointed out it all came down to enforcement. Ms. Gertsman did not confront anyone. The cameras were on all day long, but if someone notices anything, they should come into the office.
- Resident Ann Tyler of 1988 Scarlett Avenue suggested reinstating the use of passes. Mr. Sabol felt that an issue was parents not attending to their children.
- A Resident suggested rethinking about handing out keys to the restroom and calling the police when kids were at the pool after hours. Ms. Tyler recalled that

there was a fob system to prevent people from entering the pool after hours. Ms. Lansford pointed out that kids were climbing the fence and not using key fobs. Mr. Sabol noted that they had a brand-new fence.

- A Resident suggested having nighttime security. Mr. Sabol pointed out that it was expensive.

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

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. District Manager

Ms. Lansford stated that the next meeting was on April 19, 2023 and the Proposed Budget would be presented at the May 17th meeting. The updated Reserve Study would be included in next month's agenda package.

1. Discussion of State Hurricane Grant

Ms. Lansford indicated that this item was added to the agenda before her phone call with EGIS and McClarens. The grant was only for storm and wastewater damage; however, she applied to get some funds, but getting disbursements from McClarens was easier than getting a grant.

C. Amenities Manager

1. Report

Ms. Gertsman presented the Monthly Summary Report, which was included in the agenda package. Events were picking up, which she was happy about. In February, there was a loss of \$67, which was good considering what they charge for functions.

2. Hurricane Recovery Update

This item was not discussed.

TENTH ORDER OF BUSINESS

Other Business

Ms. Lansford provided proposals for A/C units under separate cover as the proposals submitted at the last meeting were not apples-to-apples and according to the District Engineer, they did not have specifications for the A/C units. Mr. LaVoy, who was familiar with the A/C industry, prepared specifications, which Ms. Gertsmann would use to obtain proposals. Mr. LaVoy stated it was a great system and recommended replacing it with a Carrier unit, which was top of the line, had the same footprint and was easy to install. The scope was apples-to-apples and would be sent to five vendors.

On MOTION by Mr. Sabol seconded by Ms. Martin with all in favor the air conditioning specifications were approved.
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ELEVENTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Sabol requested a proposal from LMP for the area the A/C unit would go into for the next agenda package as it was unsightly. The brush should be removed and a concrete pad installed for bicycles. Mr. Sabol suggested using the \$400,000 that they would receive for the pool and spa area, which was sinking. Mr. LaVoy requested the amount spent for pool and spa repairs and revenue from tennis memberships. Ms. Lansford would have Ms. Hannah Henry provide this information. Mr. LaVoy suggested having a suggestion box, webpage or townhall meeting for resident input. Ms. Lansford pointed out that 28 to 31 days were necessary for advertising. Ms. Benjamin understood the need for resident input, but every Board Member was accessible to residents through their email addresses, which were published on the website and through Ms. Gertsmann. The Board agreed.

TWELFTH ORDER OF BUSINESS

Next Scheduled Board Meeting is April 19, 2023 at 6:00 p.m. at Lakeside Plantation Clubhouse

Ms. Lansford announced under her report that the next meeting was scheduled for April 19, 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.

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION B

SECTION 1

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
			\$ 205,823.40
Capital Reserve Fund	2/13/23	137	\$ 6,562.55
	2/23/23	138-139	\$ 145,462.51
			\$ 152,025.06
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
			\$ 4,215.44
			\$ 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	5 GALLON DRINKING WATER CULLIGAN WATER	*	123.95	123.95 002953
2/13/23	00397	1/13/23 AR878609	202301 330-53800-48200	COPIER LEASE DEX IMAGING	*	38.98	38.98 002954
2/13/23	00402	2/03/23 EST-2507	202302 300-13100-10400	STREET SIGN PHASE 1 FASTSIGNS	*	1,125.00	1,125.00 002955
2/13/23	00001	2/01/23 146	202302 310-51300-34000	MANAGEMENT FEES FEB23	*	3,541.67	
		2/01/23 146	202302 310-51300-35200	WEBSITE MAINT FEB23	*	66.67	
		2/01/23 146	202302 310-51300-35100	INFORMATION TECH FEB23	*	104.17	
		2/01/23 146	202302 310-51300-31300	DISSEMINATION SVC FEB23	*	83.33	
		2/01/23 146	202302 310-51300-42000	POSTAGE	*	265.76	
				GOVERNMENTAL MANAGEMENT SERVICES			4,061.60 002956
2/13/23	00271	12/29/22 2356203	202212 330-53800-48600	TELEPHONE	*	248.60	
		2/01/23 2363682	202302 330-53800-48600	TELEPHONE	*	108.00	
				KINGS III OF AMERICA, LLC			356.60 002957
2/13/23	00388	10/18/22 170870	202210 320-53800-46501	HURRICANE RECOVERY	*	2,755.00	
		10/19/22 170878	202210 320-53800-46501	HURRICANE RECOVERY	*	2,030.00	
		11/23/22 172077	202211 320-53800-46501	HURRICANE RECOVERY	*	1,300.00	
		11/29/22 172070	202211 320-53800-46501	HURRICANE CLEAN UP	*	26,900.00	
		1/31/23 173362	202301 320-53800-46501	IRRIGATION REPAIR	*	67.00	
		1/31/23 173363	202301 320-53800-46501	IRRIGATION MAINT	*	659.00	
		1/31/23 173364	202301 320-53800-46501	IRRIGATION MAINT	*	466.85	
		2/01/23 173139	202302 320-53800-46400	LANDSCAPE MAINT FEB23	*	12,836.64	
				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		VALENTINES DAY DJ LATE NIGHT ENTERTAINMENT LLC	*	300.00	300.00 002959
2/13/23	00028	2/13/23 02132023	202302 300-20700-10000		FY23 ASSESSMENT LAKESIDE PLANTATION C/O USBANK	*	117,332.24	117,332.24 002960
2/13/23	00272	2/01/23 PSI-4513	202302 320-53800-46000		LAKE MAINT FEB23 SOLITUDE LAKE MANAGEMENT LLC	*	966.00	966.00 002961
2/13/23	00369	2/01/23 12359199	202302 330-53800-12000		MANAGEMENT FEES FEB23' WTS INTERNATIONAL, LLC	*	23,725.42	23,725.42 002962
2/13/23	00052	1/27/23 70220	202301 330-53800-52000		LINE BLITZ WELCH TENNIS COURTS, INC.	*	244.62	244.62 002963
2/27/23	00404	3/03/23 03032023	202302 300-15500-10000		TRIVIA 3/3/23 BARRY RIEBAU	*	550.00	550.00 002964
2/27/23	00353	2/15/23 BB021520	202302 310-51300-11000		BOS MEETING 2/15/23 BONNIE J BENJAMIN	*	200.00	200.00 002965
2/27/23	00200	2/15/23 AS021520	202302 310-51300-11000		BOS MEETING 2/15/23 ALAN SABOL	*	200.00	200.00 002966
2/27/23	00403	2/17/23 5191	202302 330-53800-51000		LEAK DETECTION DUCK DUCK LEAK DETECTION	*	2,450.00	2,450.00 002967
2/27/23	00104	2/22/23 111511	202302 330-53800-48700		QUARTERLY MAINTENANCE FITNESS LOGIC	*	145.00	145.00 002968
2/27/23	00193	2/24/23 87	202302 310-51300-31100		ENGINEERING FEES JOHNSON ENGINEERING, INC.	*	112.50	112.50 002969
2/27/23	00371	2/20/23 3182045	202301 310-51300-31500		ATTORNEY FEES KUTAK ROCK LLP	*	3,923.50	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	*	1,472.50	
				LANDSCAPE MAINTENANCE PROFESSIONALS			1,472.50 002971
2/27/23	00348	2/15/23 MM021520	202302 310-51300-11000	BOS MEETING 2/15/23	*	200.00	
				MARY MARTIN			200.00 002972
2/27/23	00401	2/15/23 PL021520	202302 310-51300-11000	BOS MEETING 2/15/23	*	200.00	
				PATRICK LAVOY			200.00 002973
2/27/23	00386	11/04/22 2207	202211 320-53800-46200	FOUNTAIN CLEANING	*	250.00	
				PROFESSIONAL FOUNTAIN SERVICE, LLC			250.00 002974
2/27/23	00282	2/15/23 MC021520	202302 310-51300-11000	BOS MEETING 2/15/23	*	200.00	
				MARIA J CHICHELLI			200.00 002975
2/27/23	00389	2/09/23 7121	202302 320-53800-46500	REPALCED BREAKER	*	631.00	
				WESTCOAST ELECTRIC SERVICES, INC			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		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/> 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
*330-53800-
418200*

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

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LAKESIDEPLANTAT-GBS	Due Upon Receipt	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

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

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



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			

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.

Subtotal:	\$2,250.00
Taxes:	\$0.00
Grand Total:	\$2,250.00

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 3400		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
<i>2800 Plantation Blvd, 2200 Plantation Blvd, North Port, FL</i>				
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

*Approved
CS*

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

330 538 48600

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.



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

Return Service Requested

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

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 Pl 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
			\$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 madjoll 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
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Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	12/29/2022	Balance Due	\$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
			\$0.00
			\$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 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			
11-1-22			
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	Payments/Credits
	Net 30	12/1/2022	Balance Due
			\$0.00
			\$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
			\$0.00
			\$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	\$0.00
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

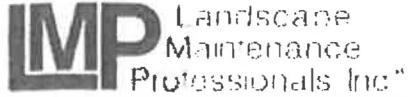
Estimate #
80719

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

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 PI Tampa, FL 33619

Date	12/14/2022
Estimate #	80719
LMP REPRESENTATIVE	
DR-SI	
PO #	
Work Order #	

Plantation Blvd. - controller # 3 - zone 9.

DESCRIPTION	QTY	COST	TOTAL
Repair 1 inch zone line leak Repair 1 inch zone line damaged by hurricane.	1	67.00	67.00

TERMS AND CONDITIONS:

TOTAL \$67.00

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

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

OWNER / AGENT

DATE



Invoice

Date	Invoice #
1/31/2023	173364

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 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
			\$0.00

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.

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OWNER / AGENT

DATE



Invoice

Date	Invoice #
1/31/2023	173363

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

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

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.

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 Courtney Sears

DISC JOCKEY SIGNATURE Kathryn Lukasek DATE July 6,
2023 PRINT NAME Kathryn Lukasek

**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	51999 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:

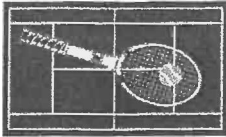
Invoice Description: Feb 2023 - Management

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
<i>Paid 2/13/23 Chk 2958</i>			
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

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

Barry Riebau Margie Gerstmann 5/12/22
Performer(s) Margie Gerstmann Date

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 Gertsmann

From: Barry Riebau <musicbybarryr@hotmail.com>
Sent: Wednesday, May 11, 2022 5:31 PM
To: Margie Gertsmann
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
				<u>Digital Fax</u>		
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 a Ferguson@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 a Ferguson@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 reflashed 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

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

KUTAK ROCK LLP

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

01/11/23	S. Sandy	0.10	30.00	agreement; prepare bocce court resurfacing agreement
01/11/23	D. Wilbourn	0.30	48.00	Confer regarding amenity facility policies
01/18/23	S. Sandy	2.90	870.00	Revise tennis court resurfacing agreement
01/19/23	S. Sandy	0.10	30.00	Prepare for and attend board meeting; conduct follow-up regarding same
01/19/23	D. Wilbourn	2.60	416.00	Confer regarding notice of commencement
01/25/23	S. Sandy	0.30	90.00	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
01/26/23	S. Sandy	2.20	660.00	Confer with Martin regarding Sunshine law, public records laws, and HOA conflicts of interests; facilitate call with Lavoy regarding same
01/26/23	D. Wilbourn	1.00	160.00	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
01/30/23	S. Sandy	0.10	30.00	Revise and disseminate maintenance agreements for execution; prepare agreement for fountain repair
01/30/23	D. Wilbourn	0.30	48.00	Review bocce court agreement
01/31/23	S. Sandy	0.20	60.00	Revise and disseminate bocce court repair agreement
01/31/23	D. Wilbourn	0.80	128.00	Prepare agreement for pool draining
				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		<u>\$3,923.50</u>

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	

Fort Myers
1755 Benchmark Ave
Fort Myers, FL 33905



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

* 031 000 538 0000

CONTRACT

Licensed Contractor
CBC1257350

Date
1/11/2023

Customer
null

Phone (Work or Home)
Mobile: (941) 423-5500, Mobile: (570) 994-2770

Project Location
2800 Plantation Boulevard North Port, FL 34289

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").

- | | |
|---|---|
| <input checked="" type="checkbox"/> Customer is responsible for removing all personal items from the work area. | <input checked="" type="checkbox"/> A full perimeter drainage system with sump pump was recommended. |
| <input checked="" type="checkbox"/> Customer assumes responsibility for damages to hidden or unmarked utility lines. | <input checked="" type="checkbox"/> Customer is aware of warranty and all addenda. |
| <input checked="" type="checkbox"/> Stabilization is warranted. Contractor can attempt to lift at Customer's request. | <input checked="" type="checkbox"/> 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

Supplemental Notes Alpha Foundation Specialists, LLC to:

Product Specifications

Utilities Protection

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

Concrete Remove & Replace

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

SettleStop PolyRenewal

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

EASYTURF

A FieldTurf Company

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

SYNTHETIC GRASS INSTALLATION PROPOSAL

Proposal Date: December 7, 2022

EasyTurf Rep: Jason Bennett at 941-465-2711

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

Lakeside Plantation Attn: Margie Gerstmann 2800 Plantation Blvd., North Port, FL 34289
Phone: 941-423-5500 Email: manager@lakesideplantationcdd.com

Installation Pricing Schedule & Work Performed:

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

EasyTurf Product:

Ultimate Flex

TOTAL PRICE:

\$ 8,460

Lease Payment OPTION:

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

\$ 212 per month
(approximately)

Initial Acceptance:



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

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

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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.

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

Client Acceptance of Proposal: The prices, specifications, exclusions and details contained herein are satisfactory and accepted. EasyTurf is authorized to perform the work as stated. Payments will be made as outlined.		
<i>ALAN</i> (PRINT NAME)	<i>SABOL</i> (SIGNATURE)	<i>1-3-27</i> (DATE)

EASYTURF

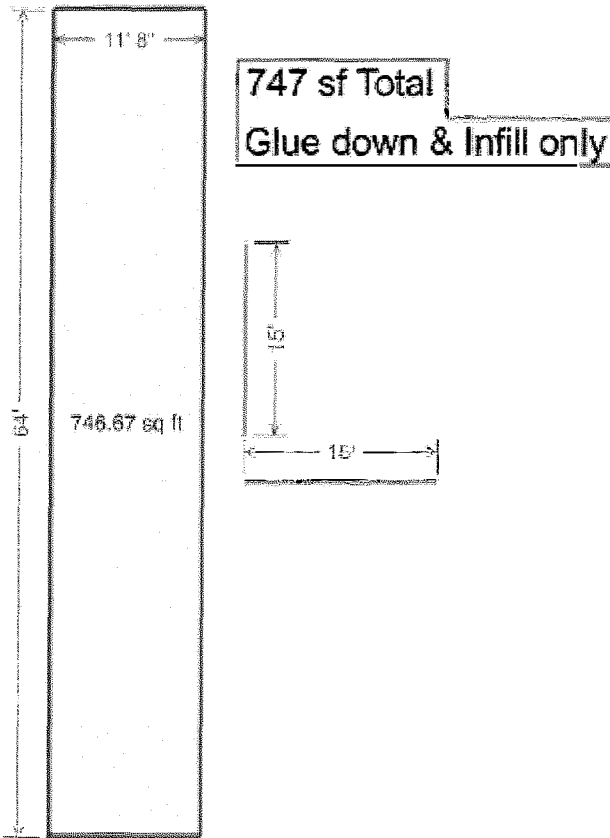
A FieldTurf Company

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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. BOV
(PRINT NAME)

Alan Sabol
(SIGNATURE)

1-30-20
(DATE)



INVOICE

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

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

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

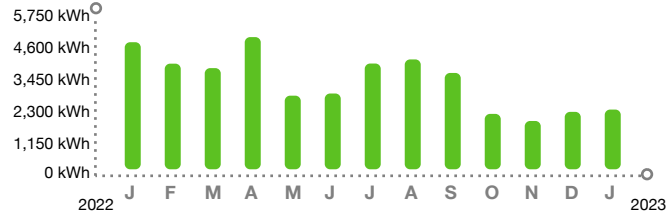
\$311.85

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.

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

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



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

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FPL Care To Share: _____

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

04126-05586

ACCOUNT NUMBER

\$311.85

TOTAL AMOUNT YOU OWE

Feb 14, 2023

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMMUNITY
DEVELOPMENT DIST

Account Number: 04126-05586

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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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

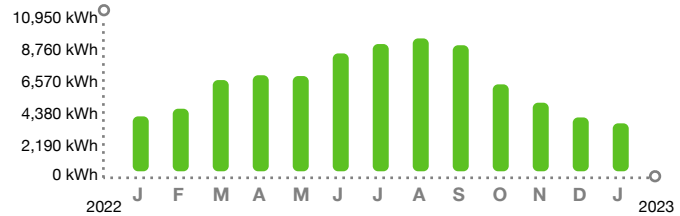
\$569.26

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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- 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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9145 NARCOOSSEE RD # A206
ORLANDO FL 32827-5768

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MIAMI FL 33188-0001

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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

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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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

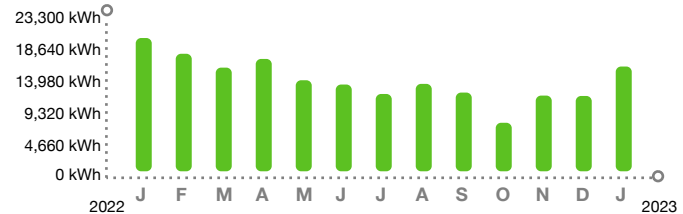
\$1,738.06

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
<hr/>	
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

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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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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

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

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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

← Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

! 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.

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

Account number **8535 10 055 0624394**
Automatic payment **Feb 12, 2023**
Please pay \$411.16

Electronic payment will be applied Feb 12, 2023

LAKESIDE PLANTATION
ATTN LAKESIDE PLANTATION
219 E LIVINGSTON ST
ORLANDO, FL 32801-1508

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 Business Voice. Qty 2 @ \$25.00 each	\$50.00
📶 Data, SecurityEdge, Voice Package, Includes: Business Internet Advanced, 1 Mobility Voice Line, and SecurityEdge.	\$294.00
Discounts	-\$129.00
Bundle Discount	-\$129.00
Comcast Business services	\$67.90
TV Select Business Video.	\$47.95
Wifi Pro	\$14.95
Voice Mail Service	\$5.00

Equipment & services **\$54.80**

Equipment Fee Voice.	\$19.95
TV Box + Remote	\$9.95
Service To Additional TV With TV Box and Remote. Qty 2 @ \$9.95 each	\$19.90
Equipment Fee Access Point.	\$5.00

Service fees **\$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

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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.

Description	Amount
LAKESIDE PLANTATION CDD 2800 PLANTATION RD Services Provided (02/19/23 - 03/18/23) <i>Includes: Extended Service Protection, Secure Access</i>	\$229.00
Total Tax	\$16.03
Sub Total	\$245.03
INVOICE AMOUNT DUE	\$245.03

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

Approved
CS



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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 \$

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

Powered by Experience. Driven by Excellence.™



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

Please check here if your address has changed.
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

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

Important Messages



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

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

Visit and register today at PEACconnect.com!

**some restrictions apply and processing fee incurred*

CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE	LAST PAYMENT RECEIVED			
1833219	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 2

Lakeside Plantation Community Development District

Summary of Invoices

March 1, 2023 to March 31, 2023

Fund	Date	Check No.'s	Amount
General Fund	3/14/23	2977-2984	\$ 31,205.94
	3/21/23	2985	\$ 1,212.50
	3/28/23	2986-2996	\$ 4,588.93
			\$ 37,007.37
Capital Reserve Fund	3/28/23	140	\$ 2,879.00
			\$ 2,879.00
Automatic Drafts			
Florida Power & Light		2200 Plantation Blvd - Clubhouse	\$ 622.54
		2200 Plantation Blvd - Fountain	\$ 287.17
		2200 Plantation Blvd - Pool	\$ 1,573.49
North Port Utilities		2200 Plantation Blvd - Clubhouse	\$ 231.96
		2200 Plantation Blvd - Fountain	\$ 64.11
		2200 Plantation Blvd - Pool	\$ 356.86
		2201 Plantation Blvd - Garbage Collection	\$ 362.23
TECO Peoples Gas		2200 Plantation Blvd - Clubhouse Fireplace	\$ 16.07
Comcast		2200 Plantation Blvd - Clubhouse	\$ 411.17
ADT		2200 Plantation Blvd - Clubhouse	\$ 245.03
Marlin Business Bank		Copier Contract Payment	\$ 104.86
			\$ 4,275.49
			\$ 41,282.86

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/14/23	00014	2/28/23	952942 WATER	202302	330	53800	48101		CULLIGAN WATER	*	61.48	61.48	002977
3/14/23	00260	11/01/22	90273 POOL MAINT NOV22	202211	300	20200	10100		DART POOL SOLUTIONS, INC	*	850.00	850.00	002978
3/14/23	00402	1/30/23	INV-2507 REST POSTS	202301	300	13100	10400		FASTSIGNS	*	575.00	575.00	002979
3/14/23	00001	3/01/23	147 MANAGEMENT FEES MAR23	202303	310	51300	34000		GOVERNMENTAL MANAGEMENT SERVICES	*	3,541.67	3,928.04	002980
		3/01/23	147 WEBSITE MAINT MAR23	202303	310	51300	35200			*	66.67		
		3/01/23	147 INFORMATION TECH MAR23	202303	310	51300	35100			*	104.17		
		3/01/23	147 DISSEMINATION SVC MAR23	202303	310	51300	31300			*	83.33		
		3/01/23	147 OFFICE SUPPLIES	202303	310	51300	51000			*	.12		
		3/01/23	147 POSTAGE	202303	310	51300	42000			*	132.08		
3/14/23	00381	2/17/23	02172023 DJ SERVICE	202302	330	53800	48000		LATE NIGHT ENTERTAINMENT LLC	*	300.00	300.00	002981
3/14/23	00386	3/02/23	2267 FOUNTAIN CLEANING	202303	320	53800	46200		PROFESSIONAL FOUNTAIN SERVICE, LLC	*	800.00	800.00	002982
3/14/23	00272	3/01/23	PSI-5611 LAKE MAINT MAR23	202303	320	53800	46000		SOLITUDE LAKE MANAGEMENT LLC	*	966.00	966.00	002983
3/14/23	00369	3/01/23	12362111 MANAGEMENT FEES MAR23	202303	330	53800	12000		WTS INTERNATIONAL, LLC	*	23,725.42	23,725.42	002984
3/21/23	00402	3/06/23	25591 DEPOSIT POST RESET	202303	300	13100	10400		FASTSIGNS	*	1,212.50	1,212.50	002985

LKSD LAKESIDE PLANT HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/28/23	00353	3/15/23	BB031520	202303	310-51300	11000	BOS MEETING 3/15/23 BONNIE J BENJAMIN	*	200.00	200.00	002986
3/28/23	00200	3/15/23	BS031520	202303	310-51300	11000	BOS MEETING 3/15/23 ALAN SABOL	*	200.00	200.00	002987
3/28/23	00397	2/17/23	AR897469	202302	330-53800	48200	COPIER RENTAL DEX IMAGING	*	77.93	77.93	002988
3/28/23	00358	3/07/23	1109-736	202303	330-53800	51000	GAZEBO REP-HURRICANE INNOTECH CONSTRUCTION SERVICES, LLC	*	850.00	850.00	002989
3/28/23	00193	3/21/23	88	202302	310-51300	31100	ENGINEERING FEES JOHNSON ENGINEERING, INC.	*	112.50	112.50	002990
3/28/23	00371	3/28/23	3196641	202302	310-51300	31500	ATTORNEY FEES KUTAK ROCK LLP	*	2,241.50	2,241.50	002991
3/28/23	00348	3/15/23	MM031520	202303	310-51300	11000	BOS MEETING 3/15/23 MARY MARTIN	*	200.00	200.00	002992
3/28/23	00401	3/15/23	PL031520	202303	310-51300	11000	BOS MEETING 3/15/23 PATRICK LAVOY	*	200.00	200.00	002993
3/28/23	00282	3/15/23	PC031520	202303	310-51300	11000	BOS MEETING 3/15/23 MARIA J CHICHELLI	*	200.00	200.00	002994
3/28/23	00362	3/28/23	SA 1438	202303	330-53800	51000	AC MAINT SYMBIONT SERVICES CORP	*	160.00	160.00	002995
3/28/23	00041	2/01/23	270336	202302	330-53800	48400	SECURITY SVC SECURITY ALARM CORP.	*	147.00	147.00	002996

TOTAL FOR BANK A 37,007.37

LKSD LAKESIDE PLANT HHENRY

330- 53800-48101



better water. pure and simple.®

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

IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW		
<input type="checkbox"/> MASTERCARD	<input type="checkbox"/> VISA	<input type="checkbox"/> AMERICAN EXPRESS
<input type="checkbox"/> DISCOVER	<input type="checkbox"/> PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT	
CARD NUMBER	V. CODE	
SIGNATURE	EXP. DATE	
DATE	PAY THIS AMOUNT	ACCOUNT NUMBER
02/28/2023	61.48	1017805
Pay By Date: Mar 15		AMOUNT PAID \$

LAKESIDE PLANTATION
9145 NARCOOSSEE ROAD
SUITE A206
ORLANDO, FL 32827

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

Approved CS

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: 01/31/2023					123.95
Location 1017805					
LAKESIDE PLANTATION		2200 PLANTATION BLVD			
02/14/2023	952942	1017805	PO#		58.49
2413	5 GALLON DRINKING WATER		8.000 @	7.00	56.00 0.00
2704	BOTTLE DEPOSIT		-1.000 @	0.00	0.00 0.00
4201	DELIVERY CHARGE		1.000 @	2.49	2.49 0.00
02/20/2023		1017805	PO#		-123.95
	PAYMENT		@		
02/28/2023		1017805	PO#		0.00
	PAYMENT		@		
02/28/2023	987437	1017805	PO#		2.99
3005	6 BOTTLE RACK		1.000 @	2.99	2.99 0.00

Total Due by the 15th: 61.48

ACCOUNT IS CURRENT

Current	61.48	30day	0.00	60day	0.00	90day	0.00	Balance	61.48
---------	-------	-------	------	-------	------	-------	------	---------	-------

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

DART Pool Solutions, Inc.

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

Invoice

001 300 20200 10100

Date	Invoice #
11/1/2022	90273

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

Service Location
2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Net 30	12/1/2022	SB	11/1/2022

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

Thank you for your business!

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

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

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



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

001 300 13100 10400
\$ 575

INVOICE

INV-25079

fastsigns.com

Payment Terms: COD Customer

** Hurricane*

Created Date: 1/30/2023

DESCRIPTION: Ian Damage Repairs Phase I

Bill To: Lakeside Plantation Community Development District
4530 Eagle Falls Place
Tampa, FL 33619
US

Installed: Lakeside Plantation Community Development
Margie Gerstmann
2200 Plantation Blvd.
North Port, FL 32489
US

Ordered By: Margie Gerstmann
Email: manager@lakesideplantationcdd.com
Work Phone: (941) 423-5500
Tax ID: 85-8012611342C-1

Salesperson: Peter Tunberg
Entered By: Peter Tunberg

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	Post Reset-Actuals	15	\$113.3333	\$0.00	\$1,700.00
1.1	Installation - Reset Posts Notes: -Actual posts reset: -Post at Scarlett and Plantation (post snapped when being turned to proper orientation, needs reset with additional hardware near office) -Post at Dixie and Scarlett -(2) Posts at Boxwood and Scarlett -Speed limit post on Scarlett by Harbor Point Construction (missing 20 mph panel) -Removed Damaged Speed Limit Post Near Service Systems. -Scarlett and Plantation (Near Jonah) -Plantation and Jonah -Jonah and Felicity -Jonah and Melrose -Jonah and Rosewood -Jonah and Melbourne -Jonah and Plantation -No Soliciting Sign -Magnolia and Tara Dr Total Actual Reset 15@\$50/post. Credit back 11 posts at \$550 total				

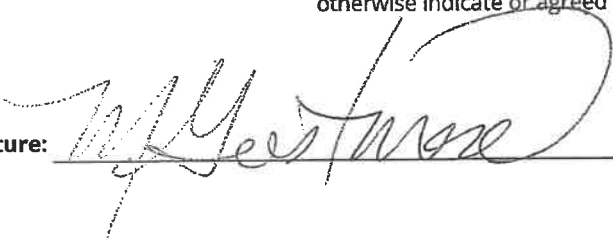
Payment Terms: Any balance due is payable upon pickup, installation, or delivery unless you have existing payment terms already on file. Invoices not paid with terms will be assessed a \$100 late fee. Unpaid balance shall accrue

interest at the maximum rate allowed by law until the balance is paid in full. Payments shall be first credited to any late fees, then to interest due and any remainder will be credited to principal. Purchaser will be responsible for all additional costs including legal, court and collection fees associated with collection of past due invoices.

Subtotal:	\$1,700.00
Taxable Amount:	\$0.00
Taxes:	\$0.00
Grand Total:	\$1,700.00
Amount Paid:	\$1,125.00
BALANCE DUE:	\$575.00

TRANSACTIONS		
Date	Type	Amount
2/17/2023	Check 002955	\$1,125.00

Thank you for choosing FASTSIGNS for your sign and graphic needs. Customer has accepted responsibility for verifying all information, quantities and pricing on the order are correct. Pricing per unit could change with deletion of items or items. All work is custom, customer acknowledges there are NO REFUNDS on placed orders. Customers may be entitled to an in-store credit valid for 90 days. Estimated due dates for job completion are based upon current production schedule after we receive your artwork, deposit and all the specifications necessary to complete your job are done with best efforts but are not guaranteed. Orders not picked up after 30 days of order completion are considered abandoned and will be disposed of at the discretion of FASTSIGNS 174101 unless otherwise indicate or agreed on workorder in advance.

Signature:  Date: 3-6-23

License #ET11001030

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

Invoice

Invoice #: 147
Invoice Date: 3/1/23
Due Date: 3/1/23
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - March 2023 001 310 513 34000		3,541.67	3,541.67
Website Administration - March 2023 001 310 513 35200		66.67	66.67
Information Technology - March 2023 001 310 513 35100		104.17	104.17
Dissemination Agent Services - March 2023 001 310 513 31300		83.33	83.33
Office Supplies 001 310 513 51000		0.12	0.12
Postage 001 310 513 42000		132.08	132.08

Total	\$3,928.04
Payments/Credits	\$0.00
Balance Due	\$3,928.04

DISC JOCKEY (DJ) SERVICES AGREEMENT

I. THE PARTIES. This Disc Jockey Contract ("Agreement") is entered into on _____ March 17 _____, 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: March 17 _____, 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 Courtney

DISC JOCKEY SIGNATURE Kathryn Lukasek DATE July 6,
2023 _____ PRINT NAME Kathryn Lukasek

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 2267

DATE 03/02/2023 TERMS Net 30

DUE DATE 04/01/2023

001320 53800 46200

ACTIVITY	QTY	RATE	AMOUNT
Fountain Service ARCHITECTURAL FOUNTAIN SYSTEM: EMPTY FOUNTAIN CLEAN FOUNTAIN STRUCTURE INSIDE/OUTSIDE WITH PRESSURE WASHER CLEAN NOZZLES & LIGHTS CLEAN TILES WITH ACID FILL FOUNTAIN & STARTUP	1	800.00	800.00

If you have any questions please call or email us.

Thank you,

TOTAL DUE

\$800.00



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-56119
Invoice Date: 3/1/2023

001 320 53800 40000

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

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

Ship Via
Ship Date 3/1/2023
Due Date 3/31/2023
Terms Net 30
Customer ID L2077
P.O. Number
P.O. Date 3/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance March Billing 3/1/2023 - 3/31/2023 Lakeside Plantation Cdd LAKE ALL		1	1	966.00	966.00

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

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



Invoice

WTS INTERNATIONAL

001 330 53800 12000

Bill To

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

Invoice Number: 12362111
Date: 3/1/2023
Terms Code: Due on receipt
Due Date: 3/1/2023
PO:

Invoice Description: Mar 2023 - Management

Item	Description	Amount
Monthly Management Fee	Mar-23	\$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

fastsigns.com

Payment Terms: COD Customer

Created Date: 3/6/2023

DESCRIPTION: Reorder: Ian Damage Repairs Phase I

Bill To: Lakeside Plantation Community Development District
4530 Eagle Falls Place
Tampa, FL 33619
US

Installed: Lakeside Plantation Community Development
Margie Gerstmann
2200 Plantation Blvd.
North Port, FL 32489
US

Ordered By: Margie Gerstmann
Email: manager@lakesideplantationcdd.com
Work Phone: (941) 423-5500
Tax ID: 85-8012611342C-1

Salesperson: Peter Tunberg
Entered By: Peter Tunberg

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	Post Reset	11	\$220.4545	\$0.00	\$2,425.00
1.1	Installation - Reset Posts				
	<p>Notes: -Reset Posts with galvanized post with existing post slid over. Concrete as needed NOTE: Several Posts have wood inserts or posts with steel insert. These will be omitted from final invoice if hardware needs replacing. 11 Posts Total Concrete as needed -(2) Cottonwood -Scarlett/Plantation need Office -Scarlett/Savanna -Scarlett/Pecan -(2)Scarlett/Plantation -Plantation/Jonah -Magnolia/Peach -(2)Plantation/Sycamore</p>				

Payment Terms: Any balance due is payable upon pickup, installation, or delivery unless you have existing payment terms already on file. Invoices not paid with terms will be assessed a \$100 late fee. Unpaid balance shall accrue interest at the maximum rate allowed by law until the balance is paid in full. Payments shall be first credited to any late fees, then to interest due and any remainder will be credited to principal. Purchaser will be responsible for all additional costs including legal, court and collection fees associated with collection of past due invoices.

Subtotal:	\$2,425.00
Taxable Amount:	\$0.00
Taxes:	\$0.00
Grand Total:	\$2,425.00
Amount Paid:	\$0.00
BALANCE DUE:	\$2,425.00

50% deposit due \$1212.50



Thank you for choosing FASTSIGNS for your sign and graphic needs. Customer has accepted responsibility for verifying all information, quantities and pricing on the order are correct. Pricing per unit could change with deletion of items or items. All work is custom, customer acknowledges there are NO REFUNDS on placed orders. Customers may be entitled to an in-store credit valid for 90 days. Estimated due dates for job completion are based upon current production schedule after we receive your artwork, deposit and all the specifications necessary to complete your job are done with best efforts but are not guaranteed. Orders not picked up after 30 days of order completion are considered abandoned and will be disposed of at the discretion of FASTSIGNS 174101 unless otherwise indicate or agreed on workorder in advance.

Signature: _____ **Date:** _____

License #ET11001030

Attendance Confirmation
for
BOARD OF SUPERVISORS

001310 513 11000

District Name: Lakeside Plantation CDD

Board Meeting Date: March 15, 2023

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

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

Approved for Payment:

District Manager Signature

3/15/23
Date

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

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 28, 2023

Check Remit To:

Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470

Reference: Invoice No. 3196641

Client Matter No. 12323-1

Notification Email: eftgroup@kutakrock.com

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

02/23

001 310 51300 31500

Invoice No. 3196641

12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

02/01/23	L. Whelan	0.10	30.00	Confer with staff regarding form of HOA maintenance agreements
02/02/23	S. Sandy	0.10	30.00	Confer with Lavoy
02/03/23	S. Sandy	0.10	30.00	Review sidewalk agreement
02/04/23	W. Haber	0.30	115.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
02/07/23	S. Sandy	0.90	270.00	Confer regarding notices of code violations; review draft minutes; confer with Ferguson regarding agreements; confer with Lansford and Gertsmann regarding pergola proposal
02/07/23	D. Wilbourn	0.60	96.00	Update and revise pergola repair agreement
02/08/23	S. Sandy	3.20	960.00	Attend agenda call; prepare for meeting; prepare First Amendment to Landscape Services Agreement
02/08/23	D. Wilbourn	0.50	80.00	Conduct property ownership

KUTAK ROCK LLP

Lakeside Plantation CDD
March 28, 2023
Client Matter No. 12323-1
Invoice No. 3196641
Page 2

02/09/23	S. Sandy	0.10	30.00	research in connection with violation notices from City
02/15/23	S. Sandy	1.70	510.00	Confer with Gertsmann regarding pergola proposal
02/25/23	S. Sandy	0.30	90.00	Prepare for and attend board meeting; conduct follow-up regarding same
				Confer with Forbes regarding Cheyenne pergola proposal; confer regarding March board meeting
TOTAL HOURS		7.90		
TOTAL FOR SERVICES RENDERED				\$2,241.50
TOTAL CURRENT AMOUNT DUE				<u>\$2,241.50</u>



001 330

53800-418200

CONTRACT INVOICE

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

Invoice Number: AR8974695
Invoice Date: 2/17/2023

*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

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LAKESIDEPLANTAT-GBS	Due Upon Receipt	2/17/2023	\$ 77.93	\$ 77.93
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28413-RD-GBS-01		\$ 72.83		9/21/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 2/21/2023 to 3/20/2023 billing period	\$20.00
Contract overage charge for the 1/21/2023 to 2/20/2023 overage period	\$50.83 **
Remote Diagnostic	\$2.00
	\$72.83

**See overage details below

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	6,613	8,112	1,499	0	1,499	0.010000	\$14.99
Color	COLOR	805	1,317	512	0	512	0.070000	\$35.84
								\$50.83

Invoice SubTotal	\$72.83
Tax:	\$5.10
Invoice Total	\$77.93
Balance Due:	\$77.93

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



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

Hurricane

Approved
CS

INVOICE

BILL TO

Lakeside Plantation
2800 Plantation Blvd
North Port, FL 33948

INVOICE # 1109-73(63)
DATE 03/07/2023
DUE DATE 03/07/2023
TERMS Due on receipt

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sales	Repair to the Pool Gazebo; billed on time and materials **Not to be confused with the center gazebo at the pergola on the entrance, which was repaired at no additional cost when we did demolition on the pergolas.	1	850.00	850.00

BALANCE DUE

\$850.00

001 330 538 61000

Gazebo rep - Hurricane

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

Invoice

March 21, 2023
 Project No: 20150050-000
 Invoice No: 88

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

001310 513 31100

Professional Services through March 12, 2023

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.	General Engineering	82,921.76	T&M	100 %	82,921.76	82,809.26	112.50	0.00
Totals		82,921.76			82,921.76	82,809.26	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	2/15/2023 .75	Hrs @ 150.00	112.50
Prepare for and Attend the Lakeside Planation CDD Boardof Supervisors Meeting.			
1. - General Engineering Total	.75		112.50



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

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

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

Approved CS

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

001-330 53800-51000

Invoice #: SA 1438

Invoice Due Date: 4/1/2023

Item	Description	Quantity	Price	Amount
000033	PM1 WS AC or PH [smaller than a 165] Agreement - 1st Unit	1	\$160.00	\$160.00
SA-1	<p>SA-Payment of this invoice will continue your planned maintenance you have with us for your equipment for one (1) visit per year.</p> <p>The contract is valid for the term of 1 year with discounts on parts and labor throughout that year.</p> <p>*Additional Service Call's not included during the term of this year if unrelated to maintenance contract. *Filter's are not included in contract pricing.</p>	1	\$0.00	\$0.00

Billing Schedule Notes
 3 Years (2025)

Subtotal:	\$160.00
Tax:	\$0.00
Total:	\$160.00
Payments:	\$0.00
Balance Due:	\$160.00

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



Invoice Number
 Sale Date
 Due Date

270336
 2/1/2023
 2/11/2023

Please call into our office to discuss how to pay your invoice by ACH or Credit Card, also you can now receive your invoice by email for your convenience.

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

001 330 538 48400

Description	Qty	Price	Net	Tax	Total
Monitoring-Commercial-Fire-Basic For: Lakeside Plantation-F at 2200 Plantation Blvd. North Port, FL 34286 Period Covered: 02/01/2023 to 04/30/2023 inclusive.	3	\$28.00	\$84.00	\$0.00	\$84.00
Monitoring-Commercial-Security-Basi For: Lakeside Plantation at 2200 Plantation Blvd. North Port, FL 34289 Period Covered: 02/01/2023 to 04/30/2023 inclusive.	3	\$21.00	\$63.00	\$0.00	\$63.00
TOTALS			\$147.00	\$0.00	\$147.00

Return Stub Below

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



Customer : Lakeside Plantation CDD

Invoice Number 270336

Bill Payer ID 11765

Acct. Bal. \$147.00 Amount Remitted

CSID

Payment Method Check Check Number

Date Remitted

Charge* Card Number

Billing Zipcode

Name On Card

Exp Date

Signature

Card ID

*Please Note : If paying by charge card, we can only accept payment by : American Express, Discover, Mastercard, Visa

Please remit to : Security Alarm Corporation, 17776 Toledo Blade Boulevard, Port Charlotte, FL 33948

Inv No. 270336

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/28/23	00037	3/23/23 34247	202303 600-53800-61000	CONCRETE/NEW WIRE	*	2,879.00	
							2,879.00 000140

						TOTAL FOR BANK C	2,879.00
						TOTAL FOR REGISTER	2,879.00



CUSTOMER INVOICE

34247

LIC # EC13008043

1075 Innovation Ave., Unit 111

North Port, FL 34289

941.373.5658

SgtElect.com

HOME OWNER INFORMATION

Name Lakeside Plantation

Date 3/23/23 Technician Sergey

Phone (941) 423-5500

Email _____

Address 2200 Plantation Blvd

City North Port

State FL Zip 34289

DEVICES

LEVEL 1 DEVICE = 110v outlet, sp switch, tv plate, telephone plate, 4-way splitter, cs device, in use cover	\$49.00 x Qty _____ = \$ _____	WAS THE WORK DONE?	
		YES <input type="checkbox"/>	NO <input type="checkbox"/>
LEVEL 2 DEVICE = 110v in wall timer, 3 or 4 way switch, gfci outlet, stack switch, 600 watt dimmer 30amp 240v switch, 110v smoke detector, cs fan remote kit, cs f-stat, usb combo outlet, range/dryer outlet, photo eye	\$39.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 3 DEVICE = 1000 watt dimmer, Fan remote kit, 600w tv dimmer, 110v carbon smoke detector/specialty smoke detector photo eye Diff 2	\$158.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 4 DEVICE = 60amp disconnect, 240v pressure switch, 240v contactor	\$210.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>

ASSESSMENTS

PANEL INSPECTION	\$99.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
HOME INSPECTION (up to 2800 sq ft)	\$210.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
SINGLE CIRCUIT ANALYSIS	\$210.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
MULTIPLE CIRCUIT ANALYSIS	\$319.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
WHOLE HOUSE SURGE PROTECTOR	\$423.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>

concrete / new wire

031 200 538 61000

WIRING/BOXES

LEVEL 1 WIRING/BOX = small junction box, pancake box, direct burial splice kit, underground tv cut per 5', u.c. wiring per section	\$99.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 2 WIRING/BOX = Fan Brace Box, Medium junction box, 15-20amp underground cut per 5'	\$158.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 3 WIRING/BOX = Large junction box, 30-100amp underground cut per 5', speaker, tv, or phone wiring, 110v indoor outlet B2B	\$210.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 4 WIRING/BOX = 110v w.p. Gfci outlet B2B, wiring for a light outlet	\$269.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 5 WIRING/BOX = wiring for a light outlet diff 2, 15-30amp cut within 15'	\$319.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 6 WIRING/BOX = 15-30 amp dedicated cut	\$497.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 7 WIRING/BOX = 15-30 amp dedicated cut diff 2, 40-50 amp 240v dedicated cut	\$679.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 8 WIRING/BOX = 50-60 amp cut with disconnect	\$389.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL INSTALLATIONS

<i>cut concrete, extend pvc pipe</i>	\$ _____ x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
<i>Install J-Box, refeed wire</i>	\$ _____ x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
<i>Install FI Out door outlet with in use cover</i>	\$ _____ x Qty <u>1</u> = \$ <u>2879</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Refael concrete</i>	\$ _____ x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>

FUSE PANEL YES NO PANEL MFG _____ AGE _____

\$2879

PAID CASH CHECK # _____

CREDIT CARD # _____ EXP / AUTH # _____ AMOUNT \$ _____

TOTAL INVESTMENT \$ _____

NOTES See add notes for more projects

TOTAL FROM "NOTES" FORM \$ _____
TOTAL \$ _____

DEPOSIT \$ _____
PAID TODAY \$ _____
BALANCE \$ _____

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

Authorization _____

All work has been performed to my satisfaction _____

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



Electric Bill Statement

For: Jan 24, 2023 to Feb 22, 2023 (29 days)

Statement Date: Feb 22, 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

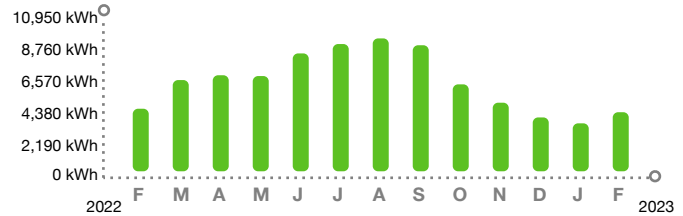
\$622.54

TOTAL AMOUNT YOU OWE

Mar 15, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	569.26
Payments received	-569.26
Balance before new charges	0.00
<hr/>	
Total new charges	622.54
Total amount you owe	\$622.54

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 16, 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 March 05, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

New February rates are in effect. State regulators are reviewing FPL's plan for fuel and storm costs that would take effect in April. Learn more at 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 COMM
DEVELOPMENT DIST
ATTN LAKESIDE PLANTATION COMMUNITY
9145 NARCOOSSEE RD # A206
ORLANDO FL 32827-5768

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

57421-67439

ACCOUNT NUMBER

\$622.54

TOTAL AMOUNT YOU OWE

Mar 15, 2023

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number: 57421-67439

BILL DETAILS

Amount of your last bill	569.26
Payment received - Thank you	-569.26
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$29.98
Non-fuel: (\$0.027920 per kWh)	\$123.12
Fuel: (\$0.040470 per kWh)	\$178.47
Demand: (\$12.65 per KW)	\$240.35
Electric service amount	571.92
Gross receipts tax (State tax)	14.68
Franchise fee (Reqd local fee)	35.49
Taxes and charges	50.17
Regulatory fee (State fee)	0.45
Total new charges	\$622.54
Total amount you owe	\$622.54

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	- Previous	x Const	= Usage
kWh used	86416	85975	10	4410
Demand KW	1.94		10.00	19

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 22, 2023	Jan 24, 2023	Feb 23, 2022
kWh Used	4410	3580	4670
Service days	29	33	30
kWh/day	152	108	155
Amount	\$622.54	\$569.26	\$1,007.05

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.

Download the app

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

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We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[Learn more >](#)

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



Electric Bill Statement

For: Jan 24, 2023 to Feb 22, 2023 (29 days)

Statement Date: Feb 22, 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

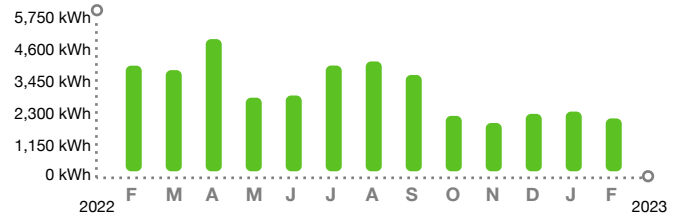
\$287.17

TOTAL AMOUNT YOU OWE

Mar 15, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	311.85
Payments received	-311.85
Balance before new charges	0.00

Total new charges	287.17
Total amount you owe	\$287.17

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 16, 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 March 05, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

New February rates are in effect. State regulators are reviewing FPL's plan for fuel and storm costs that would take effect in April. Learn more at FPL.com/Rates.

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

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



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

The amount enclosed includes the following donation:
FPL Care To Share: _____

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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04126-05586
ACCOUNT NUMBER

\$287.17
TOTAL AMOUNT YOU OWE

Mar 15, 2023
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMMUNITY
DEVELOPMENT DIST

Account Number: 04126-05586

BILL DETAILS

Amount of your last bill	311.85
Payment received - Thank you	-311.85
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.080680 per kWh)	\$167.25
Fuel: (\$0.040470 per kWh)	\$83.89
Electric service amount	263.82
Gross receipts tax (State tax)	6.77
Franchise fee (Reqd local fee)	16.37
Taxes and charges	23.14
Regulatory fee (State fee)	0.21
Total new charges	\$287.17
Total amount you owe	\$287.17

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	39853		37780		2073

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 22, 2023	Jan 24, 2023	Feb 23, 2022
kWh Used	2073	2341	4141
Service days	29	33	30
kWh/day	71	70	138
Amount	\$287.17	\$311.85	\$521.77

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.

Download the app

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Electric Bill Statement

For: Jan 24, 2023 to Feb 22, 2023 (29 days)

Statement Date: Feb 22, 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

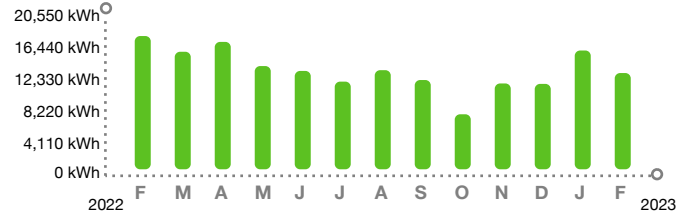
\$1,573.49

TOTAL AMOUNT YOU OWE

Mar 15, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after May 16, 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 March 05, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

Amount of your last bill	1,738.06
Payments received	-1,738.06
Balance before new charges	0.00
<hr/>	
Total new charges	1,573.49
Total amount you owe	\$1,573.49

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

New February rates are in effect. State regulators are reviewing FPL's plan for fuel and storm costs that would take effect in April. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

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

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



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

The amount enclosed includes the following donation:
FPL Care To Share: _____

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

84595-15071

ACCOUNT NUMBER

\$1,573.49

TOTAL AMOUNT YOU OWE

Mar 15, 2023

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number: 84595-15071

BILL DETAILS

Amount of your last bill	1,738.06
Payment received - Thank you	-1,738.06
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$29.98
Non-fuel: (\$0.027920 per kWh)	\$376.50
Fuel: (\$0.040470 per kWh)	\$545.74
Demand: (\$12.65 per KW)	\$493.35

Electric service amount 1,445.57

Gross receipts tax (State tax) 37.09

Franchise fee (Reqd local fee) 89.70

Taxes and charges 126.79

Regulatory fee (State fee) 1.13

Total new charges \$1,573.49

Total amount you owe \$1,573.49

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	35143		21658		13485
Demand KW	39.35				39

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 22, 2023	Jan 24, 2023	Feb 23, 2022
kWh Used	13485	16642	18669
Service days	29	33	30
kWh/day	465	504	622
Amount	\$1,573.49	\$1,738.06	\$1,896.68

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.

Download the app

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

[Download now >](#)

We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[Learn more >](#)

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

Statement Date: 02/21/2023
Account: 211014212750

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

Current month's charges:	\$16.07
Total amount due:	\$16.07
Payment Due By:	03/14/2023

Your Account Summary

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

DO NOT PAY. Your account will be drafted on 03/14/2023



If you smell rotten eggs, a gas leak or damaged pipeline could be nearby. Get to a safe location, call 911 then call us at 877-832-6747.

We're here 24/7 to answer your call about natural gas emergencies.

PeoplesGas.com/Safety

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

Show your home love with a natural gas water heater
Enjoy more efficiency and a rebate up to \$700
Learn more at PeoplesGas.com/Rebates



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

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211014212750

Current month's charges:	\$16.07
Total amount due:	\$16.07
Payment Due By:	03/14/2023
Amount Enclosed	\$ _____

634099983488 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 03/14/2023

LAKESIDE PLANTATION COMMUNITY DEV
C/O STE A206
9145 NARCOOSSEE RD, STE 206
ORLANDO, FL 32827-5768

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211014212750
Statement Date: 02/21/2023
Current month's charges due 03/14/2023

Details of Current Month's Charges – Service from - 01/21/2023 to 02/15/2023

Service for: 2200 PLANTATION BLVD, NORTH PORT, FL 34289-9472

Rate Schedule: Residential Service RS-1

Meter Location: *pool*

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period
RHE73410	02/15/2023	405	-	405	=	0 CCF	x	1.045	x	1.0000	=	0.0 Therms	26 Days

Customer Charge

\$15.10

Peoples Gas Usage History

Natural Gas Service Cost

\$15.10

Therms Per Day
(Average)

Franchise Fee

\$0.97

Total Natural Gas Cost, Local Fees and Taxes

\$16.07

Total Current Month's Charges

\$16.07

FEB 2023	0.0
JAN	0.0
DEC	0.0
NOV	0.0
OCT	0.0
SEP	0.0
AUG	0.0
JUL	0.0
JUN	0.0
MAY	0.0
APR	0.0
MAR	0.0
FEB 2022	0.0

Important Messages

We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Hello Lakeside Plantation,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		\$411.16
EFT Payment - thank you	Feb 13	-\$411.16
Balance forward		\$0.00
Regular monthly charges	Page 3	\$377.25
Taxes, fees and other charges	Page 3	\$33.92
New charges		\$411.17

Amount due \$411.17

! Thanks for paying by Automatic Payment

Your automatic payment on Mar 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.

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 **Mar 12, 2023**

Please pay \$411.17

Electronic payment will be applied Mar 12, 2023

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

853510055062439400411173

Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

Regular monthly charges **\$377.25**

Comcast Business	\$282.90
Packaged services	\$344.00
Mobility Voice Line Business Voice. Qty 2 @ \$25.00 each	\$50.00
📍 Data, SecurityEdge, Voice Package, Includes: Business Internet Advanced, 1 Mobility Voice Line, and SecurityEdge.	\$294.00
Discounts	-\$129.00
Bundle Discount	-\$129.00
Comcast Business services	\$67.90
TV Select Business Video.	\$47.95
Wifi Pro	\$14.95
Voice Mail Service	\$5.00

Equipment & services **\$54.80**

Equipment Fee Voice.	\$19.95
TV Box + Remote	\$9.95
Service To Additional TV With TV Box and Remote. Qty 2 @ \$9.95 each	\$19.90
Equipment Fee Access Point.	\$5.00

Service fees **\$39.55**

Directory Listing Management Fee	\$5.00
Voice Network Investment	\$5.00
Broadcast TV Fee	\$29.55

Taxes, fees and other charges **\$33.92**

Other charges **\$4.59**

Federal Universal Service Fund	\$2.81
Regulatory Cost Recovery	\$1.78

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 149432940

adtcommercial.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	02/20/2023	03/17/2023		\$245.03

Take action now
with eSuite

See reverse side
for details.

Description	Amount
LAKESIDE PLANTATION CDD 2800 PLANTATION RD Services Provided (03/19/23 - 04/18/23) <i>Includes: Extended Service Protection, Secure Access</i>	\$229.00
Total Tax	\$16.03
Sub Total	\$245.03
INVOICE AMOUNT DUE	\$245.03

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

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	149432940
Account Number	70180815
Invoice Date	02/20/2023
Payment Due Date	03/17/2023
Amount Due	\$245.03

Amount Enclosed \$

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

Powered by Experience. Driven by Excellence.™

1oz - #10 - 501 - 603

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 149432940 0

INVOICE

Address Service Requested

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

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

Remittance Section

Customer Account Number: 1833219
Invoice Number: 20448027
Invoice Date: 03/14/2023
Invoice Due Date: 04/05/2023
Total Due: **\$104.86**

Amount Paid: \$ _____

Use enclosed envelope and make check payable to:

MARLIN LEASING CORP
PO BOX 13604
PHILADELPHIA PA 19101-3604



00001002044802710000001048696

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

Important Messages



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

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

Visit and register today at PEACconnect.com!

**some restrictions apply and processing fee incurred*

CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE	LAST PAYMENT RECEIVED			
1833219	03/14/2023	20448027	04/05/2023	03/05/2023 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.

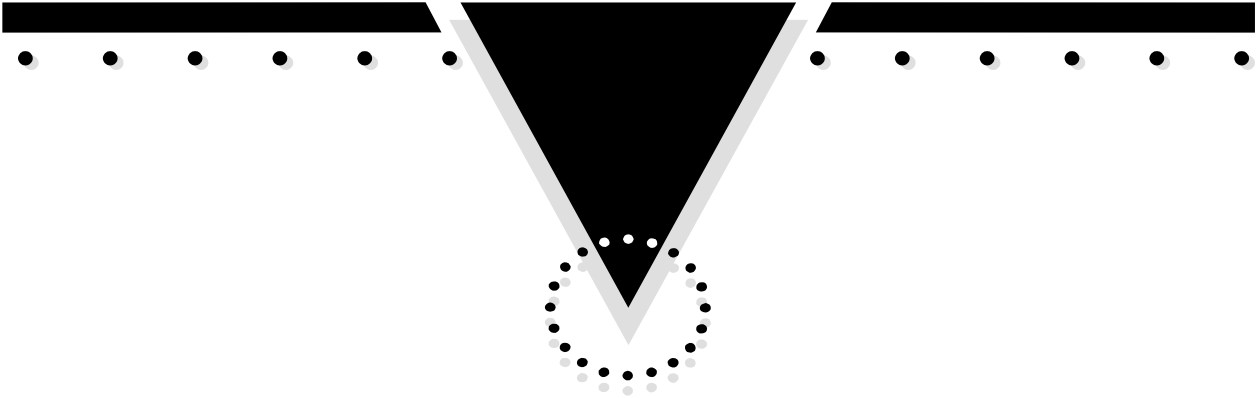
See REVERSE SIDE for important information regarding the above charges and fees.

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

SECTION 1



Lakeside Plantation

Community Development District

Unaudited Financial Reporting
February 28, 2023



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8	<u>Long Term Debt Report</u>
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Lakeside Plantation
Community Development District

Combined Balance Sheet

February 28, 2023

Governmental Fund Types

	<i>General</i>	<i>Capital Reserve</i>	<i>Debt Service</i>	<i>Totals (memorandum only)</i>
<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
<i>Fund Balances</i>				
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
<i>Clubhouse</i>				
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
<u>Revenues</u>				
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
<u>Expenditures</u>				
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
Revenues				
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
Expenditures				
<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

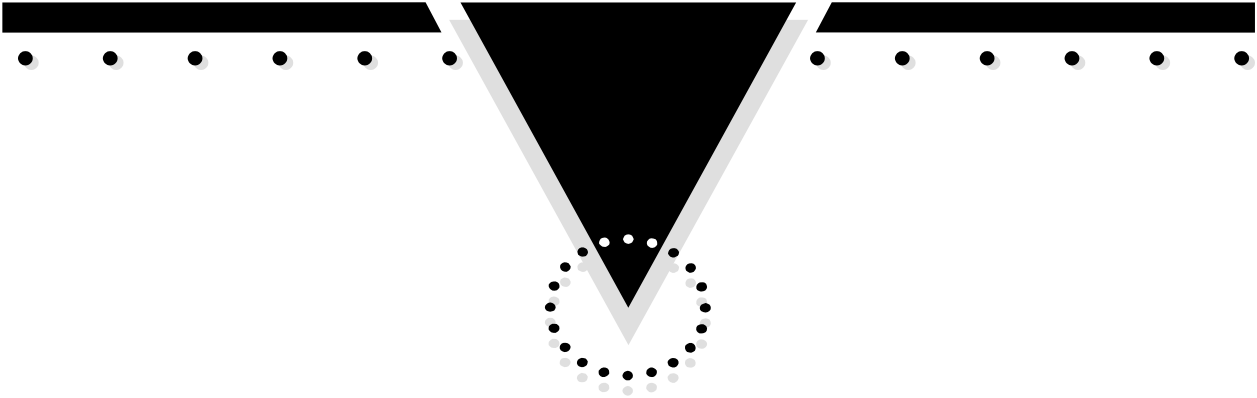
Lakeside Plantation CDD- General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Clubhouse</i>													
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

SECTION 2



Lakeside Plantation

Community Development District

Unaudited Financial Reporting
March 31, 2023



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Lakeside Plantation
Community Development District
 Combined Balance Sheet
 March 31, 2023

Governmental Fund Types

	<i>General</i>	<i>Capital Reserve</i>	<i>Debt Service</i>	<i>Totals (memorandum only)</i>
<i>Assets</i>				
Cash:				
Operating Account	\$138,137	\$49,683	---	\$187,820
Debit Card Account	\$2,008	---	---	\$2,008
Money Market Account	\$228,074	---	---	\$228,074
Petty Cash	\$3	---	---	\$3
Investments:				
Reserve	---	---	\$78,031	\$78,031
Revenue	---	---	\$163,490	\$163,490
SBA	\$523	\$232,501	---	\$233,024
Due from General Fund	---	---	\$7,475	\$7,475
Due from Other	\$111	---	---	\$111
Due from Insurance	\$88,083	\$137,003	---	\$225,086
Deposits	\$517	---	---	\$517
Total Assets	\$457,456	\$419,187	\$248,996	\$1,125,638
<i>Liabilities</i>				
Accounts Payable	\$14,309	---	---	\$14,309
Accrued Expenses	\$183	---	---	\$183
Due to Debt Service	\$7,475	---	---	\$7,475
<i>Fund Equity</i>				
Net Assets	---	---	---	\$0
Fund Balances				
Unassigned	\$434,972	---	---	\$434,972
Assigned for Capital Reserve Fund	---	\$419,187	---	\$419,187
Nonspendable- Deposits	\$517	---	---	\$517
Restricted for Capital Projects	---	---	---	\$0
Restricted for Debt Service	---	---	\$248,996	\$248,996
Total Liabilities, Fund Equity, Other	\$457,456	\$419,187	\$248,996	\$1,125,638

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

Adopted Budget	Prorated Budget 3/31/23	Actual 3/31/23	Variance
-------------------	----------------------------	-------------------	----------

Revenues

Operations and Maintenance Assessments- Tax Roll	\$899,836	\$799,292	\$799,292	\$0
Tennis Club	\$20,000	\$10,000	\$11,818	\$1,818
Activities	\$10,000	\$5,000	\$6,607	\$1,607
Clubhouse Rentals	\$5,000	\$2,500	\$515	(\$1,985)
Miscellaneous	\$1,500	\$750	\$947	\$197
Interest Earnings	\$50	\$25	\$55	\$30
Total Revenues	\$936,386	\$817,567	\$819,234	\$1,667

Administrative Expenditures

Supervisor Fees	\$11,000	\$5,500	\$4,800	\$700
District Manager	\$42,500	\$21,250	\$21,250	(\$0)
District Counsel	\$25,750	\$12,875	\$13,007	(\$132)
District Engineer	\$14,000	\$7,000	\$3,741	\$3,259
Disclosure Report	\$1,000	\$500	\$500	\$0
Trustee Fees	\$4,771	\$2,385	\$1,520	\$865
Audit Fees	\$3,350	\$1,675	\$0	\$1,675
Postage, Phone, Faxes, Copies	\$1,500	\$750	\$771	(\$21)
General Liability Insurance	\$7,553	\$7,553	\$6,766	\$787
Legal Advertising	\$2,000	\$1,000	\$533	\$467
Dues, Licenses & Fees	\$175	\$175	\$175	\$0
Other Current Charges	\$2,500	\$1,250	\$3,027	(\$1,777)
Property Insurance	\$12,248	\$12,248	\$14,826	(\$2,578)
Information Technology	\$1,250	\$625	\$625	(\$0)
Website Administration	\$800	\$400	\$400	(\$0)
Total Administrative	\$130,397	\$75,186	\$71,942	\$3,245

Field Expenditures

Road & Sidewalk Repairs & Maintenance	\$15,000	\$7,500	\$0	\$7,500
Common Area Renewal & Maintenance	\$10,000	\$5,000	\$0	\$5,000
Street Light/Decorative Light	\$1,000	\$500	\$0	\$500
Landscape Maintenance - Contract	\$155,000	\$77,500	\$77,020	\$480
Landscape Maintenance - Other	\$5,000	\$2,500	\$11,652	(\$9,152)
Landscape Maintenance - Hurricane	\$0	\$0	\$148,234	(\$148,234)
Lake Maintenance	\$13,000	\$6,500	\$5,796	\$704
Electric Utility Services - Entrance Feature	\$9,000	\$4,500	\$1,713	\$2,787
Water Utility Services - Entrance Feature	\$3,000	\$1,500	\$675	\$825
Repairs & Maintenance - Entrance Feature	\$3,000	\$1,500	\$6,199	(\$4,699)
Miscellaneous Tools & Equipment	\$1,000	\$500	\$0	\$500
Total Field	\$215,000	\$107,500	\$251,289	(\$143,789)

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

	Adopted Budget	Prorated Budget 3/31/23	Actual 3/31/23	Variance
<i>Clubhouse</i>				
Personnel Services (Management Contract)	\$282,449	\$141,225	\$140,094	\$1,131
Activities	\$20,000	\$10,000	\$13,318	(\$3,318)
License/Fees	\$2,000	\$1,000	\$53	\$947
General Supplies	\$7,500	\$3,750	\$8,479	(\$4,729)
Maintenance	\$14,000	\$7,000	\$8,806	(\$1,806)
Office Supplies	\$3,500	\$1,750	\$504	\$1,246
Pest Control	\$600	\$300	\$0	\$300
Security	\$1,500	\$750	\$2,768	(\$2,018)
AED	\$500	\$250	\$0	\$250
Telephone & Internet Services	\$5,000	\$2,500	\$2,736	(\$236)
Janitorial Supplies	\$3,250	\$1,625	\$17	\$1,608
Electric Utility Services - Clubhouse	\$14,000	\$7,000	\$4,741	\$2,259
Gas Utility	\$250	\$125	\$96	\$29
Garbage Collection	\$2,100	\$1,050	\$1,041	\$9
Water Utility Services - Clubhouse	\$4,400	\$2,200	\$3,144	(\$944)
Electric Utility Services - Pool	\$20,000	\$10,000	\$7,695	\$2,305
Pool Cleaning	\$10,200	\$5,100	\$3,400	\$1,700
Pool Maintenance - Other	\$10,000	\$5,000	\$5,036	(\$36)
Tennis Courts - Maintenance	\$5,000	\$2,500	\$1,746	\$754
Water Utility Services -Pool	\$7,500	\$3,750	\$2,672	\$1,078
Total Clubhouse	\$413,749	\$206,875	\$206,347	\$528
Total Revenues	\$936,386	\$817,567	\$819,234	\$1,667
Total Expenditures	\$759,146	\$389,561	\$529,578	(\$140,017)
Operating Income (Loss)	\$177,240	\$428,006	\$289,657	(\$138,350)
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		\$289,657	
Beginning Fund Balance	\$0		\$145,832	
Ending Fund Balance	\$0		\$435,489	

Lakeside Plantation
Community Development District
 Capital Reserve Fund
 Statement of Revenues & Expenditures
 For Period Ending March 31, 2023

	Adopted Budget	Prorated Budget 3/31/23	Actual 3/31/23	Variance
<u>Revenues</u>				
Transfer In - General Fund	\$177,240	\$0	\$0	\$0
Interest Income	\$0	\$0	\$7,080	\$7,080
Total Revenues	\$177,240	\$0	\$7,080	\$7,080
<u>Expenditures</u>				
Property Site Elements	\$135,587	\$17,902	\$17,902	\$0
Tax Certificate Sale Process	\$75,000	\$0	\$0	\$0
Total Expenditures	\$210,587	\$17,902	\$17,902	\$0
Excess Revenues/(Expenditures)	(\$33,347)		(\$10,822)	
Beginning Fund Balance	\$437,355		\$430,009	
Ending Fund Balance	\$404,008		\$419,187	

Lakeside Plantation

Community Development District

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

	Adopted Budget	Prorated Budget 3/31/23	Actual 3/31/23	Variance
Revenues				
Special Assessments- Tax Roll	\$175,905	\$154,739	\$154,739	\$0
Special Assessments- Off Roll	\$8,842	\$8,842	\$8,842	\$0
Interest Income	\$0	\$0	\$1,867	\$1,867
Total Revenues	\$184,748	\$163,581	\$165,447	\$1,867
Expenditures				
<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		\$123,574	
Beginning Fund Balance	\$44,299		\$125,422	
Ending Fund Balance	\$45,299		\$248,996	

Due from General Fund	\$	7,475
Reserve	\$	78,031
Revenue	\$	163,490
Prepayment	\$	0
Total	\$	248,996

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	\$12,539	\$0	\$0	\$0	\$0	\$0	\$0	\$799,292
Tennis Club	(\$69)	\$0	\$1,975	\$1,302	\$5,530	\$3,080	\$0	\$0	\$0	\$0	\$0	\$0	\$11,818
Activities	\$0	\$0	\$289	\$1,247	\$3,031	\$2,040	\$0	\$0	\$0	\$0	\$0	\$0	\$6,607
Clubhouse Rentals	(\$90)	\$0	\$0	\$405	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$515
Miscellaneous	\$0	\$0	\$252	\$491	\$155	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$947
Interest Earnings	\$37	\$2	\$3	\$6	\$4	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$55
Total Revenues	(\$122)	\$200,286	\$508,323	\$58,045	\$34,989	\$17,713	\$0	\$0	\$0	\$0	\$0	\$0	\$819,234
<i>Administrative Expenditures</i>													
Supervisor Fees	\$800	\$1,000	\$0	\$1,000	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$4,800
District Manager	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$0	\$0	\$0	\$0	\$0	\$0	\$21,250
District Counsel	\$4,474	\$2,368	\$0	\$3,924	\$2,242	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,007
District Engineer	\$416	\$2,275	\$525	\$300	\$225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,741
Disclosure Report	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$500
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	\$132	\$0	\$0	\$0	\$0	\$0	\$0	\$771
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	\$121	\$0	\$0	\$0	\$0	\$0	\$0	\$533
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	\$679	\$0	\$0	\$0	\$0	\$0	\$0	\$3,027
Property Insurance	\$14,826	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,826
Information Technology	\$104	\$104	\$104	\$104	\$104	\$104	\$0	\$0	\$0	\$0	\$0	\$0	\$625
Website Administration	\$67	\$67	\$67	\$67	\$67	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$400
Total Administrative	\$33,023	\$10,080	\$4,605	\$9,700	\$8,807	\$5,728	\$0	\$0	\$0	\$0	\$0	\$0	\$71,942
<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	\$12,837	\$0	\$0	\$0	\$0	\$0	\$0	\$77,020
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	\$966	\$0	\$0	\$0	\$0	\$0	\$0	\$5,796
Electric Utility Services - Entrance Feature	\$477	\$102	\$246	\$290	\$312	\$287	\$0	\$0	\$0	\$0	\$0	\$0	\$1,713
Water Utility Services - Entrance Feature	\$85	\$280	\$33	\$57	\$157	\$64	\$0	\$0	\$0	\$0	\$0	\$0	\$675
Repairs & Maintenance - Entrance Feature	\$0	\$5,399	\$0	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$6,199
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	\$14,954	\$0	\$0	\$0	\$0	\$0	\$0	\$251,289

Lakeside Plantation CDD- General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Clubhouse</i>													
Personnel Services (Management Contract)	\$22,596	\$22,596	\$23,725	\$23,725	\$23,725	\$23,725	\$0	\$0	\$0	\$0	\$0	\$0	\$140,094
Activities	\$817	\$783	\$3,111	\$2,337	\$2,421	\$3,848	\$0	\$0	\$0	\$0	\$0	\$0	\$13,318
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	\$834	\$0	\$0	\$0	\$0	\$0	\$0	\$8,479
Maintenance	\$5,421	\$370	\$1,411	\$74	\$145	\$1,385	\$0	\$0	\$0	\$0	\$0	\$0	\$8,806
Office Supplies	\$301	\$0	\$86	\$39	\$78	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$504
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security	\$490	\$392	\$1,004	\$245	\$392	\$245	\$0	\$0	\$0	\$0	\$0	\$0	\$2,768
AED	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone & Internet Services	\$389	\$389	\$637	\$390	\$519	\$411	\$0	\$0	\$0	\$0	\$0	\$0	\$2,736
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	\$623	\$0	\$0	\$0	\$0	\$0	\$0	\$4,741
Gas Utility	\$16	\$16	\$16	\$16	\$16	\$16	\$0	\$0	\$0	\$0	\$0	\$0	\$96
Garbage Collection	\$168	\$168	\$168	\$179	\$188	\$168	\$0	\$0	\$0	\$0	\$0	\$0	\$1,041
Water Utility Services - Clubhouse	\$561	\$1,057	\$329	\$722	\$244	\$232	\$0	\$0	\$0	\$0	\$0	\$0	\$3,144
Electric Utility Services - Pool	\$1,322	\$592	\$1,289	\$1,180	\$1,738	\$1,573	\$0	\$0	\$0	\$0	\$0	\$0	\$7,695
Pool Cleaning	\$850	\$850	\$850	\$850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,400
Pool Maintenance - Other	\$1,051	\$0	\$0	\$525	\$2,450	\$1,010	\$0	\$0	\$0	\$0	\$0	\$0	\$5,036
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	\$357	\$0	\$0	\$0	\$0	\$0	\$0	\$2,672
Total Clubhouse	\$36,131	\$31,979	\$37,174	\$31,821	\$34,815	\$34,428	\$0	\$0	\$0	\$0	\$0	\$0	\$206,347
Total Revenues	(\$122)	\$200,286	\$508,323	\$58,045	\$34,989	\$17,713	\$0	\$0	\$0	\$0	\$0	\$0	\$819,234
Total Expenditures	\$118,191	\$128,686	\$68,300	\$100,767	\$58,524	\$55,110	\$0	\$0	\$0	\$0	\$0	\$0	\$529,578
Operating Income/(Loss)	(\$118,313)	\$71,599	\$440,023	(\$42,722)	(\$23,534)	(\$37,397)	\$0	\$0	\$0	\$0	\$0	\$0	\$289,657
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)	(\$23,534)	(\$37,397)	\$0	\$0	\$0	\$0	\$0	\$0	\$289,657

**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	\$ 78,031
BONDS OUTSTANDING - 9/30/13	\$ 1,860,000.00
LESS: PRINCIPAL PAYMENT 5/1/14	\$ (55,000.00)
LESS: PRINCIPAL PAYMENT 11/1/14 (PREPAYMENT)	\$ (5,000.00)
LESS: PRINCIPAL PAYMENT 5/1/15	\$ (60,000.00)
LESS: PRINCIPAL PAYMENT 5/1/16	\$ (60,000.00)
LESS: PRINCIPAL PAYMENT 5/1/17	\$ (65,000.00)
LESS: PRINCIPAL PAYMENT 5/1/18	\$ (70,000.00)
LESS: PRINCIPAL PAYMENT 5/1/19	\$ (75,000.00)
LESS: PRINCIPAL PAYMENT 5/1/20	\$ (80,000.00)
LESS: PRINCIPAL PAYMENT 5/1/21	\$ (85,000.00)
LESS: PRINCIPAL PAYMENT 5/1/21 (PREPAYMENT)	\$ (5,000.00)
LESS: PRINCIPAL PAYMENT 5/1/22	\$ (95,000.00)
Current Bonds Outstanding	\$ 1,205,000

SECTION D

SECTION 1

**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 2

**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
03/31/23	P/E 2/28/23	\$15,194.96	(\$227.92)	\$0.00	\$0.00	\$14,967.04	\$12,539.47	\$2,427.57	\$14,967.04
TOTAL		\$966,224.01	(\$14,493.36)	\$0.00	\$2,299.99	\$954,030.64	\$799,292.08	\$154,738.56	\$954,030.64

89%	Net Percent Collected
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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

SECTION VII

SECTION B

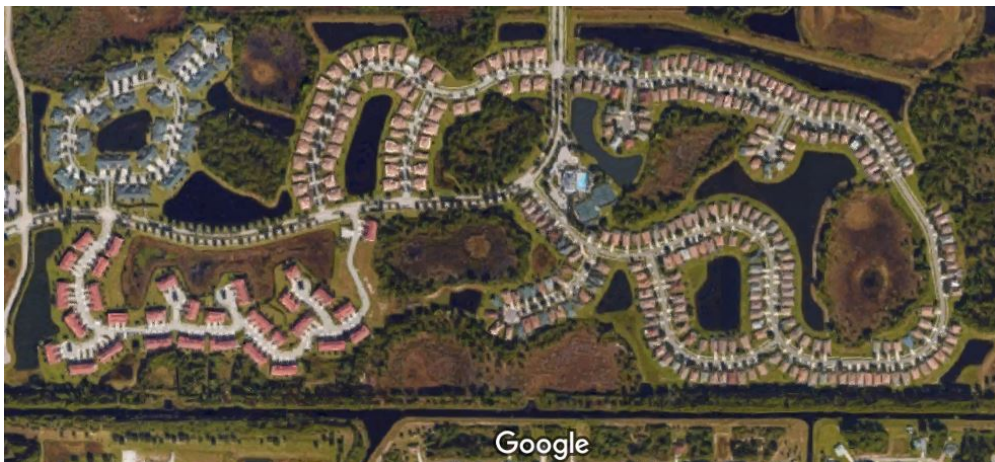


RESERVE STUDY UPDATE PROPOSAL

Lakeside Plantation Community Development District

Prepared for:
Ms. Jordan Lansford, District Manager
c/o Governmental Management Services, Central Florida

October 21, 2022



Prepared by:
Reserve Advisors, LLC
201 E. Kennedy Boulevard, Suite 1150
Tampa, FL 33602
(800) 980-9881
www.reserveadvisors.com



October 21, 2022

Dear Ms. Jordan Lansford,

Thank you for the opportunity to present Lakeside Plantation Community Development District with this proposal for a reserve study update, with site-visit (Level II).

As a fiduciary, your Board of Directors has been entrusted to represent and protect the best interests of their community. Our expert reserve study update will be the guide that you and your board rely on for maintaining sufficient reserve funds and prioritizing long-term capital planning.

While our industry-leading team of consultants have conducted over 26,000 reserve studies, they will approach your study with the firm understanding that your community's needs are truly unique. That's why we guarantee:

FULL ENGAGEMENT



It's our job to understand your specific concerns and to discuss your priorities in order to ensure your reserve study experience exceeds your expectations.

DETAILED UNDERSTANDING



We will do whatever it takes to ensure Lakeside Plantation Community Development District has complete confidence in interpreting and putting into practice our findings and recommendations.



ONGOING SUPPORT



This will not be a one-and-done report. Unlike other firms, we provide your current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

At Reserve Advisors, we take great pride in helping communities thrive. By applying industry leading expertise, we deliver unbiased guidance that supports the Lakeside Plantation Community Development District Board with maintaining their community's long-term physical and financial health.

Please sign and return the [Confirmation of Services](#) page to get started.

Sincerely,

Matt Kuisle, Southeast Regional Executive Director
(800) 980-9881

RESERVE STUDY BENEFITS



FOR BOARDS

- ✓ Fulfills your fiduciary responsibility
- ✓ Supports board decisions
- ✓ Streamlines your budget process
- ✓ Prioritizes capital projects



FOR HOMEOWNERS

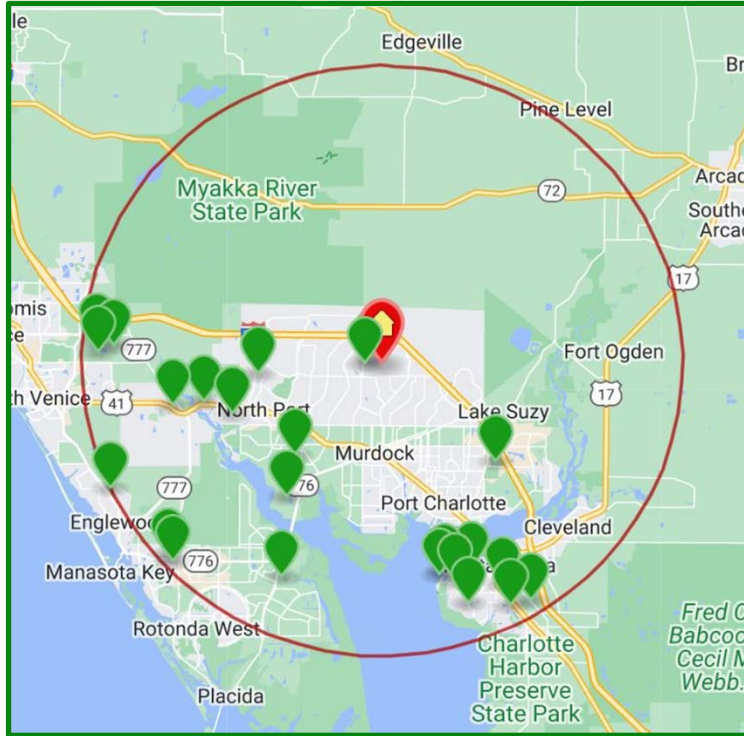
- ✓ Ensures fair and equitable reserve contributions
- ✓ Reduces long-term cost of ownership
- ✓ Minimizes risk of assessments

MAIN REASONS COMMUNITIES CHOOSE RESERVE ADVISORS

<ul style="list-style-type: none"> ✓ Multi-disciplined Expert Engineers <ul style="list-style-type: none"> • With more than 40 engineers, we match our expertise with your community rather than a “one size fits all” engineer 	<ul style="list-style-type: none"> ✓ Dedicated Support During and After the Reserve Study <ul style="list-style-type: none"> • Industry leading support by our team of multi-disciplined engineers ensures your complete satisfaction
<ul style="list-style-type: none"> ✓ Comprehensive Reports to Solve Problems Before They Escalate <ul style="list-style-type: none"> • Thorough condition assessments that prioritize your near-term projects • Best practices and technical illustrations to better understand project scope and compare contractor bids 	<ul style="list-style-type: none"> ✓ Knowledge of Local Replacement Costs <ul style="list-style-type: none"> • Our proprietary cost database comprises actual client project costs and is the basis for adequate — not excessive — reserve budgets
<ul style="list-style-type: none"> ✓ Unbiased Recommendations With Your Best Interests in Mind <ul style="list-style-type: none"> • We do not provide design or project management services • We do not profit from your capital projects 	<ul style="list-style-type: none"> ✓ Exclusive and Unique Easy-to-use Expenditures Table <ul style="list-style-type: none"> • View all of your community’s reserve components in one place • See all of your prioritized capital projects for the next 30 years
<ul style="list-style-type: none"> ✓ Unmatched Local Experience <ul style="list-style-type: none"> • Intimate working knowledge of local costs and conditions that affect your community 	

CLIENTS SERVED NEAR YOU

Red represents your property, Green represents our clients.
References available upon request.



Name	City
The Carriage Homes of Lakeside Plantation Homeowners Association, Inc.	North Port
The Towns at Lakeside Association, Inc.	North Port
Charleston Park Home Owners Association, Inc.	North Port
Tarpon Harbor at Myakka Pointe Condominium Association, Inc.	Port Charlotte
Kings Gate Homeowners Association, Inc.	Port Charlotte
Talon Bay Property Owners Association, Inc.	North Port
Tarpon Harbor II at Myakka Pointe Condominium Association, Inc.	Port Charlotte
Lazy River Village, Inc.	North Port
Oasis at West Villages Homeowners Association, Inc.	Venice
Vivante at Punta Gorda Property Owners Association, Inc.	Punta Gorda
Condominium Association of Solamar, Inc.	Punta Gorda
Park Beach Club Condominium Association, Inc.	Punta Gorda
Condominium Association of Tarpon Cove, Inc.	Punta Gorda
Village of Holiday Lake Property Owners Association, Inc.	Port Charlotte
Costa Bella Condominium Association, Inc.	Punta Gorda
Windjammer Point Condominium Association	Punta Gorda
Venetian Falls Homeowners Association, Inc.	Venice

QUALIFICATIONS

SPECIALIZING IN RESERVE STUDIES SINCE 1991

Reserve Advisors is an engineering firm that specializes in reserve study consulting services for common-interest communities. We've partnered with more than 26,000 clients, providing communities across the United States the peace of mind that comes from long-term planning and proactive asset management. Our full-time staff of engineers conduct life and valuation analyses for building, mechanical system, site and recreational components and utilizes its breadth of experience to deliver the most realistic capital planning solutions in the industry.

44
ENGINEERS

26,000
RESERVE STUDIES CONDUCTED

270+
YEARS OF RESERVE STUDY EXPERIENCE

A LEADERSHIP TEAM LIKE NO OTHER

Reserve Advisors' leadership team comprises 5 licensed professional engineers with a combined 50 years of reserve study experience. What sets our leadership team apart is the around-the-clock collaboration they demonstrate to share field intelligence, market trends and to discover new products, materials, and best practices. The intelligence they gather is constantly enhancing our recommendations for the good of your community, and keeps Reserve Advisors a step ahead.

Matt Kuisle
**REGIONAL
EXECUTIVE DIRECTOR**

*21 Years of Experience
275+ Studies Conducted*



B.S. CIVIL ENGINEERING

Professional Engineer (FL)
Reserve Specialist
Professional Reserve Analyst

Nancy Daniel
**REGIONAL
ENGINEERING MANAGER**

*7 Years of Experience
350+ Studies Conducted*



B.S. MECHANICAL ENGINEERING

Professional Engineer (TX)
Reserve Specialist
Licensed Community Association Manager (FL)



SCOPE OF WORK

FOR CONFIDENCE IN ALL DECISIONS

Reserve Advisors will perform a Reserve Study Update, with Site-Visit (Level II) in accordance with Community Associations Institute (CAI) National Reserve Study Standards. The reserve study includes both a physical analysis and financial analysis of your association's common property. Your reserve study comprises the following activities:

Physical Analysis: If applicable, the reserve study consultant updates the list of reserve components to reflect any changes to the property since the previous reserve study. A new condition assessment or physical evaluation is completed for each reserve component and the current condition of each is documented with photographs. Updated life and valuation estimates are performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant identifies the current reserve fund status in terms of cash value. An updated funding plan is then prepared. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Lakeside Plantation Community Development District comprises 753 units in North Port. We've identified and will include the following reserve components in your Reserve Study Update:

Additional Building Elements

- Restrooms
- Life Safety System
- Security System

- Pavers
- Railings
- Arbors
- Fountains (2)

Site Components

- Pool including Fence, Deck, Mechanicals & Furniture
- Tennis Court
- Playground
- Streets & Curbs
- Post or Pole Lights
- Sidewalks
- Irrigation System
- Fountain
- Gazebo

Clubhouse Elements

- Roofs including Assembly
- Exterior Wall Finishes
- Exterior Light Fixtures
- Windows & Doors
- Fitness Room
- Furnishings
- Split Systems
- Plumbing, Mechanical and HVAC Systems

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.



KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY UPDATE

INDUSTRY LEADING SUPPORT

- ✓ Your reserve study experience is tailored to your specific needs, ensuring your community's concerns are thoroughly addressed and its priorities are met
- ✓ We provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery

TABLES AND GRAPHS EXCLUSIVE TO RESERVE ADVISORS

- ✓ **Reserve Expenditures** - View your community's entire schedule of prioritized expenditures for the next 30-years; on one spreadsheet

RESERVE EXPENDITURES

Reserve Component Inventory	Estimated 1st Year of Event	RUL = 0 FY2021	1 2022	2 2023	3 2024	4 2025	5 2026
Exterior Building Elements							
Roofs, Asphalt Shingles, Phased	2025					228,696	234,414
Roofs, Flat, Phased	2025					71,748	73,542
Walls, Stucco, Paint Finishes and Capital Repairs	2022		38,438	39,398	40,383		
Walls, Trim, Soffits and Fascia, Paint Finishes	2022		12,812	13,133	13,461		
Property Site Elements							
Asphalt Pavement, Mill and Overlay, Phased	2025					108,643	111,359
Pavers, Masonry	2025					22,518	
Retaining Walls, Timber (Replace with Masonry)	2024				76,998	78,923	
Anticipated Expenditures, By Year		0	51,250	52,531	130,842	510,528	419,315



- ✓ **Funding Plan** - Establishes adequate, not excessive recommended annual reserve contributions to meet your future project needs

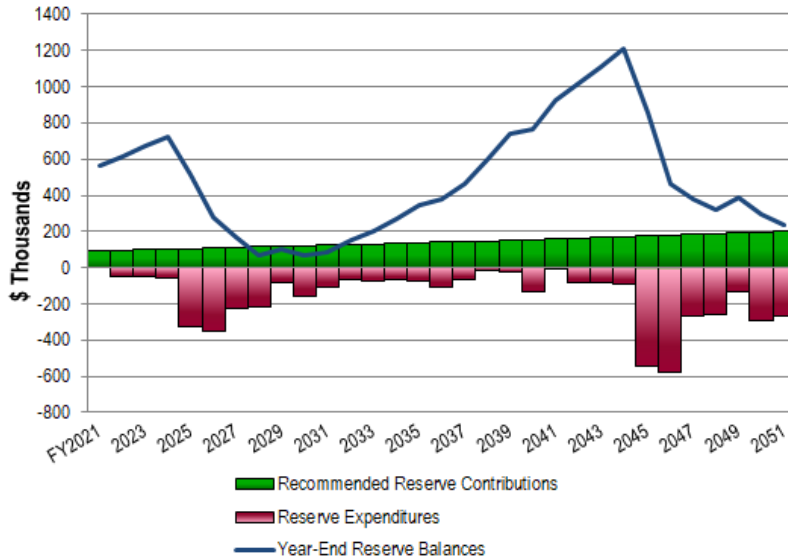
RESERVE FUNDING PLAN

	Individual Reserve Budgets & Cash Flows for the Next 30 Years					
	FY2021	2022	2023	2024	2025	2026
Reserves at Beginning of Year	567,289	666,648				357,432
Total Recommended Reserve Contributions	92,000	95,500				109,500
Estimated Interest Earned, During Year	7,359	8,265				2,430
Anticipated Expenditures, By Year	0	(51,250)	(52,531)	(130,842)	(510,528)	(419,315)
Anticipated Reserves at Year End	\$666,648	\$719,163	\$774,541	\$755,323	\$357,432	\$50,047



KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY UPDATE

- ✓ **Reserve Funding Graph** highlights your community's financial health and provides visibility to your projected 30-year cash flow



COMPREHENSIVE REPORTS

Reserve Advisors delivers insights that enhance your ability to make informed decisions. Our reports:

- ✓ Include detailed photos that document the condition of your property
- ✓ Provide project-specific best practices and diagrams to help you understand the scope of future projects
- ✓ Recommend preventative maintenance activities to maximize component useful lives



Roofs, Asphalt Shingles
Line Items: 1,286 through 1,293
Quantity: Approximately 5,802 square feet at the following locations:

Location	Square Footage	Years of Construction
Concord Lane	400	2019-2020
Kennwood Drive	400	2019
Briarwood and Stone Streets	400	2004-2007
Spruce Lake Drive	400	2005-2006
Maple Oaks and Ocean Lakes	400	2006
Washington Drive	200	2006
Jefferson Drive	400	2006-2010
Alpine and Central Lakes	300	2012-2018
Jefferson Drive	200	2012-2018

History: The roof shingles at Concord Lane and Kennwood Drive were replaced from 2019 to 2020. The remaining roof systems are original to construction.
Condition: The original roof systems exhibit signs of drainage to and granular loss. The roof systems at Washington and Jefferson Drive exhibit weathering, delamination, shingle shingles, and missing shingles are evident at the Ridge and Central Lakes north. The Board informs us of an extensive history of water infiltration due to ice dam formation, primarily at the head elevations.

Photographs documenting present condition and early signs of weathering are provided below. Please refer to the report for details.

[DOWNLOAD EXAMPLE](#)

FORESITE

- ✓ Our proprietary cloud-based application that allows for easy collaboration with your board. Record comments and bids. Also track actual replacement costs and reserve contributions over time. Optionally, subscribe to ForeSite Plus to create unlimited reserve expenditure and reserve funding scenarios. [View Preview Video](#)

[Download Our Report Overview](#)

**It is more than just a reserve study.
It's added value and peace of mind with unconditional support.**

CONFIRMATION OF SERVICES FOR LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Reserve Study Update with Site-Visit (Level II) for a total investment of **\$5,000** (includes all expenses). You'll receive:



- Electronic PDF Report with 30-year Reserve Expenditure and Funding Plan tables
- Excel file of Reserve Expenditures and Funding Plan with formulas for "what-if" scenarios



- We tailor your experience to your specific needs and ensure your priorities are addressed
- Meeting with our engineer on the day of our visual property inspection
- We are available to answer questions and to provide guidance well beyond report delivery



- ForeSite Basic – Access your reserve study files online, record comments and project costs. Also, receive a free 60-day trial to [ForeSite Plus](#).

OPTIONAL SERVICES

___ One (1) Bound Report hard copy (no charge); Additional copies at \$75 ea. – indicate quantity: ___
 ___ [ForeSite™ Plus](#) 3-year subscription empowers multiple users to create, share and collaborate with unlimited models and scenarios for **\$500** per year

To authorize the reserve study update:

**1. Sign and email agreement to
Matt@reserveadvisors.com.**

Signature: _____
 (Print Name): _____
 Title: _____
 Date: _____
 For: **Lakeside Plantation Community
Development District (100133)**

2. Send \$2,500 retainer to:
 Reserve Advisors, LLC
 735 N. Water Street, Suite 175
 Milwaukee, WI 53202

*Retainer invoice will be emailed to you and is due upon authorization and prior to inspection. The balance is due net 30 days from report shipment. Following receipt of balance due, you may request one set of complimentary changes within six months of report shipment. Agreement is subject to our Professional Services Conditions.

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated October 21, 2022, is valid for 45 days.



PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC (RA) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan to create reserves for anticipated future replacement expenditures of the property.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in our report. The inspection is made by employees generally familiar with real estate and building construction but in the absence of invasive testing RA cannot opine on, nor is RA responsible for, the structural integrity of the property including its conformity to specific governmental code requirements for fire, building, earthquake, and occupancy, or any physical defects that were not readily apparent during the inspection.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the report. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services; nor does RA investigate water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions. RA assumes no responsibility for any such conditions. The Report contains opinions of estimated costs and remaining useful lives which are neither a guarantee of the actual costs of replacement nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. You agree to indemnify and hold RA harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any director, officer, employee, affiliate, or agent of RA. Liability of RA and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

Report - RA completes the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations and is deemed complete. RA, however, considers any additional information made available to us within 6 months of issuing the Report if a timely request for a revised Report is made. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of our Report is limited to only the purpose stated herein. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and you shall hold RA harmless from any consequences of such use. Use by any unauthorized third party is unlawful. The Report in whole or in part ***is not and cannot be used as a design specification for design engineering purposes or as an appraisal.*** You may show our Report in its entirety to the following third parties: members of your organization, your accountant, attorney, financial institution and property manager who need to review the information contained herein. Without the written consent of RA, you shall not disclose the Report to any other third party. ***The Report*** contains intellectual property developed by RA and ***shall not be reproduced or distributed to any party that conducts reserve studies without the written consent of RA.***

RA will include your name in our client lists. RA reserves the right to use property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates, and Interest Charges - Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Milwaukee County Circuit Court for the State of Wisconsin.

SECTION D

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKSIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE CLASSIFICATION OF SURPLUS TANGIBLE PERSONAL PROPERTY; RATIFYING THE DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, as such, the District is a governmental unit within the meaning of Chapter 274, *Florida Statutes* (“**Governmental Unit**”); and

WHEREAS, the District has purchased and owns certain tangible personal property as more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference (“**Surplus Property**”); and

WHEREAS, the District desires to ratify its actions in classifying the Surplus Property as surplus tangible personal property, and to determine that the continued use of the Surplus Property is uneconomical, inefficient to maintain, and/or serves no useful function; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) previously considered the best interests of the District, the value and condition of the Surplus Property, and the probability of the Surplus Property being desired by prospective donor recipients or purchasers; and

WHEREAS, the District desires to ratify its actions in coordinating the disposition of the Surplus Property for value to any person, or for value without bids to the state, to any Governmental Unit, or to any political subdivision as defined in section 1.01, *Florida Statutes*, or for value to another governmental unit or to a private nonprofit agency as defined in section 273.01 and 274.01, *Florida Statutes*; or, if such sale cannot reasonably be accomplished, by donating it either to another Governmental Unit or to a private nonprofit agency as defined in section 273.01 and 274.01, *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, the District hereby determines that the Surplus Property is without commercial value and desires to destroy or abandon it, all in accordance with the provisions of Chapter 274, *Florida Statutes*; and

WHEREAS, the District believes that disposing of the Surplus Property in this fashion is the most efficient and cost-effective means of disposing of the Surplus Property; and

WHEREAS, based on evaluation by staff of the condition of each piece of Surplus Property and the costs associated with disassembly, removal, and haul-off, the District has estimated the value of each class of the Surplus Property to be less than Five Thousand Dollars (\$5,000); and

WHEREAS, the District believes that it is in its best interests to ratify the disposition of the Surplus Property in this fashion.

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

SECTION 1. INCORPORATION OF RECITALS. All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. CLASSIFICATION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby ratifies the classification of the Surplus Property as surplus tangible personal property, and the determination that the Surplus Property is obsolete, and/or continued use of the Surplus Property is uneconomical, inefficient to maintain, and/or serves no useful function.

SECTION 3. DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby ratifies the actions of District staff in disposing of the Surplus Property for value to any person, or for value without bids to the state, to any Governmental Unit, or to any political subdivision as defined in section 1.01, *Florida Statutes*, or for value to another Governmental Unit or to a private nonprofit agency as defined in section 273.01 and 274.01, *Florida Statutes*; or, if such sale cannot reasonably be accomplished, by donating it either to another Governmental Unit or to a private nonprofit agency as defined in section 273.01 and 274.01 *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, by destroying or abandoning it, all in accordance with the provisions of Chapter 274, *Florida Statutes*.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 19th day of April 2023.

ATTEST:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Description of Surplus Property

[DISTRICT STAFF TO ADD DESCRIPTION OF SURPLUS PROPERTY]

1 sofa

4 chairs (that match sofa)

2 end tables

1 coffee table

2 wicker chairs

1 wicker foot stool

SECTION E



Hope your day is going swimmingly!

service@ultramarinepools.com

(941)889-8658

Licensed CPC1459427 & Insured

SERVICE CONTRACT

Ultramarine Pools, LLC agrees to provide routine Pool Service at the swimming pool known as:

Lakeside Planation ~ 2800 Planation Blvd North Port, FL 34288.

Terms & Conditions as follows: Pool Service will be provided for:

[Commercial Pool Service] - (\$270 a Visit / \$3,240 a month)

Will include the following:

All of the Physical Maintenance / Cleaning, as well as chemical testing.

Each Technician is State Certified, which only about 20% of Technicians in the field have.

Metal Sequester Plan:

To protect your surface from Scaling and Staining, a proactive Metal Sequester is strongly suggested to help metals filter out, instead of clinging to the walls. This will cause metals like iron/rust, cobalt, and magnesium to be in suspension and aligns with newer surfaces to keep them with warranty.

The added cost of this plan for your size pools and spa is: **\$160 month.**

_____ Please let us know if you would like to enroll in this monthly maintenance routine.

Annual Optimizer and Water Purifier Mineral Additive:

Annual Optimizer is a natural clarifier, which will help cut off the Carbon-Dioxide, softens the water to the touch and adds a built in Algaecide; so plants and algae are less likely to grow easily.

Additional Benefits include: Helps buffer Ph to aid against Ph Increases, allowing Chlorine to be more effective and the water to be smoother with less irritation on skin and eyes. Controls shedding of plaster dust on newer and older pools, Lowers Chlorine demand and reduces corrosion on equipment.

Since Phosphates are mined in Arcadia for fertilizer applications on lawns, golf courses and plants, they often find their way into swimming pools in the rain storms.

They can be treated and removed, but they often quickly come right back.

We have found by adding this Annual Optimizer, will allow the pool to have that wow factor and always look inviting.

Water Purifier and Mineral Additive: which disinfects the water with added minerals, which will soften the water and leave the pool clean, clear, vivid, and inviting.

Please note: We will plan to add this as a yearly routine application in the Spring or Summer.

Thank~you.

The added cost of both of these additives for your size pool and spa would be: **\$1,830.**

_____ Please let us know if you would like to enroll in this monthly maintenance routine.

- Weekly Monday, Wednesday, and Friday scheduled pool service.
- Debris removal of pool by means of vacuum/netting as needed with scheduled vacuum service one time weekly or as needed.
- Skimming top of pool as needed.
- Removal of debris from skimmer baskets, scum gutter and pump basket routinely Monday, Wednesday and Friday. Skimmer hand cleaned at each service. Handrails wiped with micro-fiber cloth at each service.
- Scrubbing of water line tile routinely Monday, Wednesday and Friday (hand scrubbing of water line tile as needed with Magic Eraser).
- Cleaning of filtration system every four (4) weeks routinely and as needed to maintain proper pool water sanitation and required flow rate per Sarasota County or Manatee County regulations. Please note: Quad Filters will require a Service Call of \$125, to clean and maintain.
- Weekly inspection of all safety equipment as required by Sarasota County or Manatee County.
- Complete chemical testing of chlorine, pH, alkalinity, stabilizer and calcium hardness at each service.
- Complete recording of chemicals and flow rate on county sheet as required by Sarasota County. Complete recorded service rendered noted on the county sheet at each service date.
- Draining of pool to proper skimming levels.
- Non-service day chemical testing at \$25 per testing day per pool.

***All service charges include all of the chemicals and tools necessary for the provision of the above services.

Additional mechanical services will not be invoiced until services rendered are completed.

(Please Initial Following Contract Aspects)

_____ The ability of Ultramarine Pools, LLC to deliver service selected of this contract is contingent upon the client keeping the pool and all of its equipment in proper worker order. If there are equipment failures, we will notify the client immediately. Repair Services will be offered at a Service Call charge of \$125 per hour, which includes up to one hour of Labor and note: Parts, Materials, and/or Equipment is an additional charge upon arrival of a licensed/insured pool repair company agreed upon by the governing representatives of **Lakeside Plantation** parts, materials and/or equipment is an additional charge upon approval.

_____ Ultramarine Pools, LLC will have the ability to charge \$125 per hour for after storm debris clean up in cases such as tropical storms and hurricanes.

_____ It is essential that our Pool Service Professionals have access to the pool and equipment. Pool Covers, unfriendly dogs, locked gates, and/or enclosures or extreme weather conditions prevent access.

_____ Be aware that we can not service the pool when lightning is present. You may contact the office and we will attempt to reschedule. Chemical testing and chemical balance will occur when lightning is present.

_____ If the pool is enclosed and there will not be anyone to provide access to the pool at the normal time and day of our visit, please make arrangements with our Service Professionals for another time that day, which will fit schedule or have someone else available to provide access.

_____ This is a twelve (12) month contract and will renew with approval of the governing representatives of **Lakeside Plantation** at the end of the twelve (12) month Billing Period. Invoices will be sent on the 1st day of the month and are payable by the 20th of the same month, unless otherwise agreed upon in advance.

_____ In the event of a hurricane, floods, or act of God, vandalism or pilferage, Ultramarine Pools assumes not liability with respect to the present or future condition of the commercial pool. _____ No price changes will be made by Ultramarine Pools, LLC without a minimum of one (1) month's written notification and approval of the contracting association. Ultramarine Pools, LLC reserves the right to withdraw services if customer satisfaction cannot be achieved with a thirty (30) day notice.

Please complete the information requested below:

Signature _____

Date _____

Starting Date _____

Lakeside Planation

Address: 2800 Plantation Blvd North Port, FL 34288

Contact: 239-241-1160

Email: patlavoycdd@gmail.com

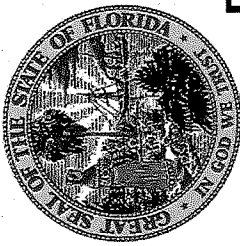
Darren Grovatt, Owner 

Ultramarine Pools, LLC

Please Note: Ultramarine Pool, LLC is available for Weekend and Holiday Contact for such issues as Fecal Accident and Non-Circulation of Equipment. Please forward Company Phone (941)889.8658 or E-mail: service@ultramarinepools.com to a Governing member in case of any such occurrence.

***Contract for Pool and Spa Service may be canceled by the governing representatives of: **Lakeside Plantation / Ultramarine Pools** with a Thirty (30) Day Written Notice.

Thank~you again for inviting us to provide a proposal and we look forward to working with you.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE SERVICE POOL/SPA CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

LAMBERT, THOMAS D

ULTRAMARINE POOLS, LLC
1918 NUREMBERG BLVD
PUNTA GORDA FL 33983

LICENSE NUMBER: CPC1459427

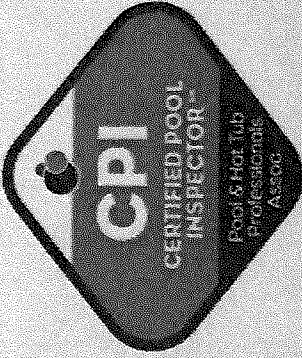
EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



Certified Pool & Spa Inspector Certification

for
Jonathan Hencke

issued by the
Pool & Hot Tub Alliance

on
Certification Date: December 18, 2019
Certification Number: CPI-656057

PHTA Authorized

Sabeena Hickman, CAE

Sabeena Hickman, CAE
President & CEO
Pool & Hot Tub Alliance



CPO® Certification

Name: Jacob A. Lin

Date Certified: January 27, 2019

Certification Number: CPO-432780

Instructor Name: Scott W. Ford

Certification Expires: January 27, 2024

155073-739183

This individual has achieved
Certified Pool/Spa Operator® certification
by the National Swimming Pool Foundation.



SECTION H

Margie Gertsmann

From: Tyree Brown <Tyree.Brown@lmppro.com>
Sent: Tuesday, April 11, 2023 3:02 PM
To: Sergio Rojas
Cc: Christopher Berry; Margie Gertsmann
Subject: RE: questions

These trees are no longer structurally sound. They were damaged by the high winds from the storm. They are at risk of falling. The damage to the canopies from the wind could cause increased damage over time.

Tyree Brown
Director of Arbor Care
Landscape Maintenance Professionals Inc
ISA Certified Arborist FL-6680A
Tyree.Brown@lmppro.com
Mobile (813)-365-0927
LMP Website-www.LMPPRO.com
Call us today for a greener tomorrow!



From: Sergio Rojas <Sergio.Rojas@lmppro.com>
Sent: Tuesday, April 11, 2023 2:59 PM
To: Tyree Brown <Tyree.Brown@lmppro.com>
Cc: Christopher Berry <Christopher.Berry@lmppro.com>; Margie Gertsmann <manager@lakesideplantationcdd.com>
Subject: Re: questions

Leaning due to heavy winds caused by hurricane Ian .

Sergio Rojas
Landscape Maintenance Professionals, Inc.
941-404-9041
Sergio.Rojas@LMPPRO.com
www.LMPPRO.com

On Apr 11, 2023, at 2:44 PM, Tyree Brown <Tyree.Brown@lmppro.com> wrote:

I looked at them with Sergio while down there and shared info with him.

Tyree Brown
Director of Arbor Care
Landscape Maintenance Professionals Inc
ISA Certified Arborist FL-6680A
Tyree.Brown@lmppro.com
Mobile (813)-365-0927
LMP Website-www.LMPPRO.com



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 4530 Eagle Falls Pl Tampa, FL 33619

Date	3/22/2023
Estimate #	82424
LMP REPRESENTATIVE	
SR	
PO #	
Work Order #	

--

DESCRIPTION	QTY	COST	TOTAL
Estimate is for the home on 1939 Scarlette and is for the cutting of the tops of the pine trees located in the back in the Conservation area. Estimate only covers to trim the top along with removal and disposal of debris as pines are located in conservation.			
Trimming of the 2 Pine trees in conservation area	2	605.00	1,210.00

TOTAL	\$1,210.00
--------------	-------------------

TERMS AND CONDITIONS:

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

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

SECTION IX

SECTION C

SECTION 2



Proposal for Additional Services: Pool Attendants

Current AAG monthly fee is \$23,726

Proposed 2022/2023-AAG monthly fee with Pool Attendants will be: \$26,500

- May-Sept ONLY
- 20 hours per week
- Proposed coverage-4hrs on Friday night, 8hrs on Saturday, 8hrs on Sunday

**This is with an entry level hourly rate, so only will likely only attract high school, maybe early college aged people

Proposed 2023/2024 monthly fee for October & November Only (due to our scheduled increase in December): \$26,000

Proposed 2023/2024 for December 2023-September 2024, includes our scheduled increase: \$27,300

- March-Sept Coverage
- 20 hours per week
- Proposed coverage-same as above
- This includes AAG fee increase, per the contract, of 5% in December 2023

SECTION 3



New

Page Mechanical Group, LLC

Serving the South Florida Area since 1985
CMC056850 CFC1426163 EC13007264

Date: 2-3-2023

Lakeside Plantation CDD

2200 Plantation Blvd, North Port, FL 34289
manager@lakesideplantationcdd.com

Location: Ground/1st floor

Description: Replacement 15ton Split System Revised Pricing

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

Work Scope to include:

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

Exclusions and Clarifications:

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

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

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

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

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

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

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

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

We will complete the HVAC service work as stipulated for the lump sum of:
\$44,322.00
Add: \$1,322.00 for 2-5year parts warranty
Add:\$1,135.00 for 6-10 year compressor warranty

Sign

Date

New

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

Estimate

ADDRESS

Lakeside Plantation
2800 Plantation Blvd
North Port, FL 33948

ESTIMATE # 1017

DATE 04/05/2023

EXPIRATION DATE 06/05/2023

PAYMENT TERMS

50/50

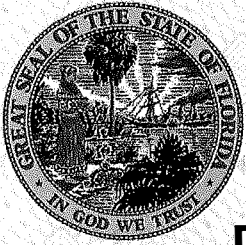
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sales	Community Center - 15 Ton Carrier A/C Replacement Installation; includes interior unit, exterior RTU, and 20 KW Heat module. Includes consumable parts as needed, such as refrigerant and filters, as well as the replacement of existing parts as needed such as Thermostatic Expansion Valves and Solenoid Valves.	1	33,062.50	33,062.50
	Sales	Heavy Equipment Rental: Crane or Comparable machinery to safely lift and place new RTU on the roof and remove the existing RTU. Technical Scope	1	1,000.00	1,000.00
	HVAC Repair and/or Replacement	Disconnect wiring and duct work from existing A/C handling unit; remove and dispose. Replace with a new comparably featured 15 Ton Carrier unit. Includes new fuse for disconnect.	1	0.00	0.00
	HVAC Repair and/or Replacement	Disconnect wiring and duct work from existing A/C condensing unit; remove and dispose. Replace with a new comparably featured 15 Ton Carrier unit. Includes the addition of a fuse for disconnect.	1	0.00	0.00
	HVAC Repair and/or Replacement	Disconnect wiring from thermostat; remove and dispose. Replace with a new comparably featured unit and reconnect. Includes new fuse for disconnect.	1	0.00	0.00
	Parts, Labor, and Installation	Flush all of the HVAC line sets and install new copper fittings. Replace refrigerant to manufacturer specifications.	1	0.00	0.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Deposit on Invoice	50% of the Total Cost will be due to initiate the contract before work commences. At job completion, a final invoice will be sent for the remaining Balance Due.	1	0.00	0.00

TOTAL **\$34,062.50**

Accepted By

Accepted Date



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

CONSTRUCTION INDUSTRY LICENSING BOARD

THE CLASS A AIR CONDITIONING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

OWENS, CHRISTOPHER D

HI-TECH HEATING & COOLING INC
34510 WASHINGTON LOOP RD
PUNTA GORDA FL 33982

LICENSE NUMBER: CAC1814772

EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

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