



Lakeside Plantation

Community Development District

Alan Sabol, Chairman

Patrick Lavoy, Vice Chairman

Bonnie Benjamin, Assistant Secretary

Maria Chichelli, Assistant Secretary

Mary Martin, Assistant Secretary

May 17, 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
May 17, 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 April 19, 2023 Meeting
 - B. Approval of Townhall Minutes
 - C. Approval of Check Register
 - D. Balance Sheet & Income Statement
 - E. Special Assessment Receipts Schedule
 - F. Ratification of Proposal from Martin Aquatic
 - G. Ratification of Proposals from Sergeants Electric, Wisconsin Lighting & New York Lighting for Lighting Repair
 - H. Ratification of Proposal from Fast Signs for Phase 3 Sign Replacement
- VII. New Business Items
 - A. Consideration of Suspension of Amenity Privileges (L. Shlossberg)
 - B. Consideration of Suspension of Amenity Privileges (F. Burrows)

- C. Discussion of Insurance Reimbursement & Outstanding Items
- D. Consideration of Proposal from LMP for Palm Tree Injections
- E. Consideration of Resolution 2023-04 Approving the Proposed Budget for Fiscal Year 2024 & Setting a Public Hearing for Adoption
- VIII. General Audience Comments
- IX. Staff Reports
 - A. Attorney
 - B. District Manager
 - 1. Number of Registered Voters for the District - 925
 - C. Amenities Manager
 - 1. Report
 - 2. Consideration of Camera Proposal (to be provided under separate cover)
- X. Other Business
- XI. Supervisors Requests
 - A. Supervisor Lavoy
 - 1. Discussion on After Hour Security
- XII. Next Scheduled Board Meeting is June 21, 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, **April 19, 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	Assistant Secretary
Bonnie Benjamin	Assistant Secretary

Also present:

Jordan Lansford	GMS – District Management
Sarah Sandy (<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
Residents	

The following is a summary of the discussions and actions taken at the April 19, 2023 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

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

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

FOURTH ORDER OF BUSINESS

Audience Comment Tracker

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

FIFTH ORDER OF BUSINESS

District Engineer

Mr. Sabol questioned the impact of the wet ponds, due to the low water levels. Mr. Burford noted that there has been some time since the Lake Bank Assessment was performed and asked if the Board wanted him to re-evaluate the lakes. Ms. Lansford questioned the cost. Mr. Burford could re-evaluate the lakes in one day for \$1,000 to \$1,500. Ms. Adams requested that the Board table this item until after the financial update was provided.

Mr. Burford left the meeting.

- **Discussion of Insurance Reimbursement & Outstanding Items** (*Item 7A*)

Ms. Lansford reported as of April 5, 2023, the CDD received \$354,232.22 from the insurance company and to date, the District spent \$647,146.22 in restoring the damage from Hurricane Ian. In addition, there were \$292,914 non-reimbursable expenses; 5% of insurance deductions, \$64,950 of hurricane debris cleanup, which insurance did not cover, \$148,234 of hazardous electrical work, surpassing the total insured value and staff duties totaling \$79,730. The non-reimbursable amount came out of the Reserve Fund, but thankfully, the increase in assessment from last year, covered the District's deductible of \$17,300. At this point time, there were streetlight proposals totaling over \$60,000, that needed to be sent to the insurance company. Typically, at the end of every fiscal year, if the Board was operating at a deficit, excess cash would be moved to the Capital Reserve Fund to offset any potential increase; however, at the end of this fiscal year, the District would not have enough funds to make any contribution. So, accounting staff recommended that the Board approve only unplanned emergency expenses through the end of the fiscal year and rescinding the approval of the

proposals for the tennis court resurfacing in the amount of \$100,700 and pergola repair in the amount of \$250,430.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor rescinding approval of the proposals for resurfacing of the tennis courts in the amount of \$100,700 and the pergola repair in the amount of \$250,430 was approved.

SIXTH ORDER OF BUSINESS

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**

Ms. Lansford presented the February and March 2023 Check Registers, which were included in the agenda package. Many line items were over budget, mainly insurance expenses. Mr. Sabol asked if the District was considered insolvent. Ms. Lansford confirmed that the District was not insolvent, but no large expenses should be approved unless it was an emergency.

On MOTION by Ms. Chichelli seconded by Mr. LaVoy with all in favor the February and March 2023 Check Registers were approved as presented.

- D. Special Assessment Receipts Schedules**
 - 1. February 2023**
 - 2. March 2023**

Ms. Lansford presented Special Assessment Receipts Schedules for February and March, which were included in the agenda package.

SEVENTH ORDER OF BUSINESS

New Business Items

- A. Discussion of Insurance Reimbursement & Outstanding Items**
This item was discussed.

B. Consideration of Proposal from Reserve Advisors for Capital Reserve Study

Ms. Lansford presented a proposal from Reserve Advisors for a Capital Reserve Study in the amount of \$5,000, which was included in the agenda package. This item was brought to the Board in October but was delayed due to the hurricane. The last update was in 2017.

C. Consideration of Proposal from LMP for A/C Unit Area (to be provided under separate cover)

Ms. Lansford presented a proposal from LMP for the A/C unit area. Ms. Gertsman explained that LMP would clean up the area on the side where the units were going to be placed for \$2,752. Two proposals were received for replacement of the A/C unit; one from Page Mechanical Group (PMG) for a 15-ton Carrier unit in the amount of \$44,322 and the other from Innotech Construction Services (Innotech) for the same unit in the amount of \$34,062.50, which included three years of service. The District was currently paying \$800 per year for service, but the current unit was struggling. During a party on Friday night, the A/C would not cool past 80 degrees. Mr. Sabol asked if \$5,000 or \$10,000 could be paid out of the contingency. Ms. Lansford recommended that the Board approve the Innotech proposal once the A/C unit breaks, at which time it would be considered to be an emergency repair and paid out of the Reserve Fund. Mr. LaVoy voiced concern about the 12-to-14-week lead time. Mr. Sabol was in favor of the Innotech proposal, subject to paying \$5,000 to \$10,000 out of the contingency. Ms. Chichelli agreed. Ms. Benjamin did not want to wait as the cost increased by \$10,000 every year.

On MOTION by Ms. Chichelli seconded by Mr. LaVoy with all in favor the proposals from Innotech for an air conditioning unit in the amount of \$34,062 and from LMP for the A/C unit area in the amount of \$2,752 were approved.
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D. Consideration of Resolution 2023-03 Ratifying the Disposition of Surplus Tangible Personal Property

Ms. Lansford presented Resolution 2023-03, Ratifying the Disposition of Surplus Tangible Personal Property, which was included in the agenda package. The purpose was for the District to dispose of a sofa, four chairs, two end tables, one coffee table, two wicker chairs and a wicker foot stool at the Clubhouse.

On MOTION by Mr. LaVoy seconded by Ms. Chichelli with all in favor Resolution 2023-03 Ratifying the Disposition of Surplus Tangible Personal Property was adopted.

E. Consideration of Ultra Marine Pools for Pool Maintenance Services

Ms. Lansford presented a proposal from Ultra Marine Pools (Ultra) for pool maintenance services in the amount of \$38,880 per year, which was included in the agenda package. The District currently paid \$10,200 per year or \$850 per month through DART. Ms. Gertsman clarified that the estimate from Ultra was \$22,800 per year and there was a proposal from Howard Pools (Howard) in the amount of \$1,900 per month or \$22,400 per year. Mr. Sabol felt that DART was not doing a good job and felt that Howard could do a better job. Mr. LaVoy stated that the amount of complaints received over the past year were 50% for improper service. Ms. Gertsman pointed out that Howard provided many suggestions to get the pool up and running. Ms. Lansford reported that the District accountant received eight invoices from DART on April 12th totaling \$6,632.36 and requested that the payment be withheld. Ms. Chichelli asked if they could afford Howard. Ms. Lansford stated that the District could afford emergency expenses. There was a \$12,600 difference between DART and Howard, but the District did not receive any assessments until November 27th. The District had \$210,000 in the Reserve Fund minus \$34,000 for the A/C unit. Ms. Chichelli did not want to keep DART if they were not doing the job.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the proposal with Howard Pools in the amount of \$22,400 and the termination of DART was approved.

Ms. Sandy advised that the current agreement with DART could be terminated for cause and asked if Howard could start right away. Ms. Lansford would send the termination letter to DART tomorrow and requested Board action to withhold payment to DART for the eight invoices as well as any future invoices.

On MOTION by Ms. Martin seconded by Ms. Benjamin with all in favor withholding payment to DART for eight invoices totaling \$6,632.36 and future invoices was approved.

F. Discussion of Retention of Aquatic Engineer

Mr. Sabol recommended hiring an Aquatic Engineer, based on the pool being lower on one end than the other, the hot tub not working properly and pool controls sinking into the sand. Mr. George Flint recommended Martin Aquatics, an Aquatic Engineer from Orlando, who was renown in Florida and handled all of Disney Worlds pools; however, they were one month behind. Mr. Sabol proposed hiring them for a contingency of \$5,000 to provide an assessment of the pool. Ms. Lansford estimated that the cost would be over \$5,000, but less than \$10,000. Ms. Benjamin asked if this item was in the Reserve Study. Ms. Lansford pointed out that they would not do a full assessment. Ms. Martin asked if the pool must be drained in order for them to provide an assessment. Ms. Lansford stated typically the process was to drain the pool, take photos and provide a 30-page report showing if it was structurally sound, if there were any issues and how to remediate those. Ms. Benjamin asked if they were the only Aquatic Engineer. Ms. Lansford stated there were other ones, but this was the one that she was working with that had availability within the next month and worked in the area and recommended engaging Martin Aquatics in a not-to-exceed amount of \$10,000. Ms. Benjamin preferred to wait until next year.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with Ms. Chichelli, Ms. Martin, Mr. LaVoy and Mr. Sabol in favor and Ms. Benjamin dissenting, engaging Martin Aquatics to perform an aquatic assessment in the amount of \$10,000 was approved. (Motion Passed 4-1)

G. Consideration of Rescinding Approval of First Amendment to LMP Contract for Landscape Maintenance Services of Villas II

Ms. Lansford requested that the Board rescind the approval of the First Amendment to the Landscape Maintenance Professionals (LMP) contract for landscape maintenance services of Villas II, as they no longer wanted to take over CDD owned property within Villas II.

On MOTION by Ms. Benjamin seconded by Ms. Chichelli with all in favor rescinding the approval of the First Amendment to the Landscape Maintenance Professionals contract for landscape maintenance of Villas II was approved.

H. Consideration of Proposal from LMP for Trimming 2 Pine Trees in Conservation Area

Ms. Lansford presented a proposal from LMP for the trimming of two pine trees in the conversation area in the amount of \$1,210, which was included in the agenda package. Typically, the CDD left any conversation area in its natural state; however, an arborist from LMP deemed the trees to be in bad condition as they were going to fall on homes in the area.

On MOTION by Ms. Chichelli seconded by Mr. Sabol with all in favor the proposal from LMP for the trimming of two pine trees in the conservation area in the amount of \$1,210 was approved.

EIGHTH ORDER OF BUSINESS

General Audience Comments

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

- Resident Debra Johnson of 1505 Scarlett Avenue asked when the lights and signs would be installed. *Ms. Gertsmann stated all of the street signs were ordered, but it would take four weeks to arrive as they were decorative signs that had to be special ordered. Ms. Lansford would send an email to the insurance company when she received the final proposal from the electrician for the lights at the end of the week. Then it would be scheduled.*
- Resident Joseph Michaels of 2644 Peach Circle questioned the status of the tennis courts. *Ms. Lansford confirmed that the contract was put on hold as the resurfacing cost was \$100,700, which would only be 30% covered by insurance. Mr. Michaels asked if the fence would remain down permanently and lights would not be installed. Ms. Gertsmann stated the fencing and lighting were in Welch's proposal, which was pulled and would provide an update to homeowners. She would start closing courts that had issues with nails, starting with Court 1, until they had the funds to replace them. Ms. Lansford noted it would not be until next fiscal year.*
- Resident Jackie Pavelka of 1500 Dixie Lane felt that the fencing was a security issue because it allowed anyone to walk into the community.

- A Resident asked if there would be mulching, if the pool vendor could clean the tiles, if there could be a Neighborhood Watch and if the front entrance could be cleaned.
- Resident Fran Dobler of 1707 Scarlett Avenue spoke to the North Port Fire Marshal about the conservation areas and they suggested calling the Florida Forestry Service (FFS). They provide mitigation and training at no cost, but they need to know who owned the conservation area. *Mr. Sabol was informed by the Fire Marshal that FFS offered grants, which they could use for the removal of bushes in back of Ms. Dobler's property but had no problem with FFS cleaning up the conservation area if they paid for it. Ms. Martin understood if the preserve encroached on the buffer line, it was CDD property and it should be included in their landscaping contract. Mr. Sabol looked at it today and the preserve was encroaching on the left side of the house, which should be maintained by FFS at no cost. Ms. Lansford confirmed that the buffer was the responsibility of the CDD and would review the CDD ownership map and ensure that it was in the landscaping contract. A Resident asked if FFS would remove fallen trees. Mr. Sabol confirmed that FFS would not move any large trees but would remove the brush.*
- Resident Joseph Michaels of 2644 Peach Circle noted that the HOA was maintaining CDD property near the preserves and a huge tree fell, which was the CDD's responsibility. *Ms. Chichelli confirmed that the tree was within CDD property, but it was in the conservation area and they could not remove it. Mr. Michaels asked if there was consideration for a special assessment. Mr. Sabol could see a significant raise in CDD fees in the next year as the District was running in arrears.*
- Resident Brian Dues asked if they were restoring the light fixtures to their pre-hurricane stage.
- Resident Gary Baum of 2608 Peach Circle thanked Ms. Gertsmann and her staff for taking the blunt of all of the issues in the community and addressing resident concerns and the Board for addressing the chemical issues at the pool and air conditioner. He had four engineering degrees and, in his opinion, they needed

someone to survey the depth of the pool. All pools sink, but it was sinking where the filtration system and pump were located because water was being discharged.

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 Proposed Budget would be presented at the May 17th meeting, but once it was approved, it could not exceed the high watermark that the Board sets.

C. Amenities Manager

1. Report (to be provided under separate cover)

Ms. Gertsmann presented the Monthly Summary Report. There were new flowers as the irrigation system was repaired and the hot water heater was replaced.

2. Discussion of Fee for Pool Attendant

Ms. Murphy provided a breakdown of the pool attendance, as requested by the Board at the last meeting and recommended a pool attendant being onsite 20 hours per week on Friday evenings for four hours and eight hours on Saturday and Sunday. Ms. Gertsmann suggested closing the office Monday through Thursday in the evenings and using those hours to have one person at the pool and one in the office. Ms. Chichelli requested that residents be notified about the new schedule. Ms. Gertsmann requested a few days to evaluate it before circulating.

3. Consideration of AC Unit Proposals

This item was discussed.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor’s Requests

A. Supervisor LaVoy

1. Request for Town Hall Meeting

Mr. LaVoy requested that a Town Hall meeting be scheduled to listen to residents and discuss items that needed to be repaired and replaced prior to approval of the budget. Ms. Lansford needed at least two weeks’ notice as the newspaper only published on Sunday. Ms. Benjamin asked if Board action could be taken at this meeting. Ms. Lansford stated that no formal action could be taken and she nor District Counsel would be present to cut down on costs. Ms. Sandy requested that someone be present to take minutes or informal notes, but this could be a Board Member. Discussion ensued regarding the date to schedule the Town Hall Meeting.

On MOTION by Ms. Martin seconded by Mr. LaVoy with Mr. Sabol, Ms. Martin and Mr. LaVoy in favor and Ms. Benjamin and Ms. Chichelli dissenting, scheduling a Town Hall meeting for May 6, 2023 at 6:00 p.m. at the Lakeside Clubhouse was approved. (Motion Passed 3-2)

2. Discussion of Sidewalks

Mr. LaVoy reported that the sidewalks were grinded and questioned the next step, as it was critical to repair them, due to trip hazards. Ms. Gertsman noted the cost to repair the sidewalks was \$10,065. Ms. Chichelli asked if they checked with other vendors. Ms. Gertsman pointed out that this vendor was well below any other vendor. Ms. Lansford confirmed that the Board had money to make emergency repairs. Mr. Sabol felt that they should declare the repair of the sidewalks to be an emergency as the District could be sued if someone tripped and got hurt. Ms. Gertsman would get a date from the vendor if the Board approved this tonight.

On MOTION by Ms. Chichelli seconded by Ms. Martin with all in favor repair of the sidewalks in the amount of \$10,065 was approved.

B. Supervisor Chichelli

1. Discussion of Streetlights

Ms. Chichelli questioned why the CDD was maintaining the lights on Plantation Boulevard. Ms. Lansford recalled that there were agreements with the county regarding the ownership and recommended having District Counsel or the District Engineer review any

agreements to get historical tracking on the ownership and liability of the lights. Typically, the District did not own streetlights and rented them from the electric company, but in this situation, the District paid to insure the streetlights for \$346,000.

On MOTION by Mr. LaVoy seconded by Ms. Chichelli with all in favor authorization for staff to review the historical ownership of the streetlighting was approved.

Mr. Sabol felt that \$1,000 to \$1,500 for the District Engineer to re-evaluate the lakes was ridiculous and requested that the Board reconsider their contract. Ms. Chichelli did not have enough information to make a decision. Ms. Benjamin was in favor of obtaining proposals. Ms. Sandy explained in order for the District to engage another District Engineer, they must go through a Request for Qualifications (RFQ) process, which required a notice to be published for firms to submit their qualifications. The Board would then rank the firms based on the qualifications and not prices and authorize staff to negotiate with the number one ranked firm. If they could not reach an agreement on the pricing, they would negotiate with the number two ranked firm. Mr. LaVoy asked if they were required to have an engineer. Ms. Sandy stated there was no requirement of the Statute to have an engineer, but as a Governmental entity with a number of permits and public facilities, it was prudent to have one. Mr. Sabol asked if any firms had an engineer on retainer. Ms. Lansford did not know of any firms that were paid a flat fee as they were usually paid hourly. Ms. Martin questioned the amount to start the RFQ process. Ms. Lansford estimated \$800 to \$900 to prepare the RFQ and publish the notice but recommended that the Board budget for its next fiscal year if it was not an emergency. *There was Board consensus to defer this matter.* Mr. Sabol asked if they could take the money that the insurance company allocated for a certain project and use it somewhere else. Ms. Lansford stated they could not do so on hurricane items as the District must provide receipts and photos, they would evaluate it and provide a form to the District to sign. Mr. Sabol did not think they needed a pool attendant during the summer as there was hardly anyone at the pool and requested that staff check the pool more often.

- **Approval of Minutes of the March 15, 2023 Meeting (Item 6A)**

Ms. Lansford requested that the Board approve the minutes, which she had forgotten to present. Mr. Sabol noted on Page 2, “1701 Scarlett Avenue” should be “1707 Scarlett Avenue.”

On MOTION by Ms. Martin seconded by Ms. Chichelli with all in favor the Minutes of the March 15, 2023 Meeting were approved as amended.

TWELFTH ORDER OF BUSINESS

Next Scheduled Board Meeting is May 17, 2023 at 6:00 p.m. at Lakeside Plantation Clubhouse

The next meeting was scheduled for May 17, 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

Minutes and Comments from Townhall Meeting

Monday May 8, 2023

PERGOLAS -

There were between 80 to 85% affirmative responses to keeping the pergolas and fountains. There was 100% nays to any type of statues or monuments replacing the pergolas and fountains. There was a statement regarding the possibility of trellises to support the bougainvillea in place of the pergolas since replacing the pergolas may be cost prohibitive. One resident stated that given the exorbitant cost to replace the pergolas, it could be beautifully done with landscaping.

TENNIS COURTS -

There was 100% affirmative responses to keeping the Har Tru clay courts. Some residents with tennis court maintenance experience offered their expertise. Another resident suggested that the clay courts were a draw for outside players to come here and spend money to join. At one time the courts made money above and beyond the cost to maintain. Possibly we could get back to that.

PICKLEBALL COURTS -

There was 100% support to expand the pickleball courts - just not on the tennis courts. Complaints that the new pickleball court surface had already cracked one week after installation.

CLUBHOUSE INTERIOR -

Everyone was on board with improvements to the clubhouse interior, especially removing the carpet and replacing with a hard cover floor. It was expressed by a few members that the remodel of the clubhouse be done in stages instead of all at once. Comments were made that residents could form a committee to help with the renovation. It was explained that liability issues existed that prevented residents from performing any labor on the premises.

LANDSCAPING -

Comment was made that perennials could be used instead of annuals on the noses of the medians in order to cut down on the cost of replacing plants every three months or so.

POOL & HOT TUB -

Comments were made concerning the \$9,000 being spent for the expert opinion on the problem with the pool sinking. Some residents who have pool maintenance experience stated that they could inspect the pool and make recommendations.

There was much discussion concerning the management company and the office staff and their ability to perform the necessary day to day tasks. Also, residents questioned the process of obtaining quotes. Many residents questioned why they could not be involved in the planning and implementation of events. Also, some residents, who have expertise in certain aspects of maintenance, wanted to know why they could not be involved with the maintenance of the amenities.

Also, some residents, who have expertise in certain aspects of maintenance, wanted to know why they could not be involved with the maintenance of the amenities.

The meeting was closed around 7:45 p.m.

SECTION C

Lakeside Plantation Community Development District

Summary of Invoices

April 1, 2023 to April 30, 2023

Fund	Date	Check No.'s	Amount
General Fund	4/13/23	2997-3005	\$ 61,617.28
	4/20/23	3006	\$ 300.00
	4/25/23	3007-3017	\$ 22,956.37
			\$ 84,873.65
Capital Reserve Fund			\$ -
Automatic Drafts			
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$ 807.53
		2200 Plantation Blvd - Fountain	\$ 472.32
		2200 Plantation Blvd - Pool	\$ 1,429.53
	North Port Utilities	2200 Plantation Blvd - Clubhouse	\$ 195.75
		2200 Plantation Blvd - Fountain	\$ 91.88
		2200 Plantation Blvd - Pool	\$ 161.94
		2201 Plantation Blvd - Garbage Collection	
		2201 Plantation Blvd - Garbage Collection	\$ 168.47
	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
			\$ 4,104.55
			\$ 88,978.20

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/13/23	00360	3/28/23	WO-00126	202303	330	53800	51000		REPLACE GRATES POOL GUTTE	*	341.91		
		3/28/23	WO-00126	202303	330	53800	51000		REPLACE GRATES POOL GUTTE	V	341.91-		
ARTISTIC PLUMBING CONCEPTS, INC												.00	002997
4/13/23	00014	3/31/23	992368	202303	330	53800	48101		WATER	*	69.98		
CULLIGAN WATER												69.98	002998
4/13/23	00260	2/01/23	90297	202302	330	53800	51100		POOL MAINT FEB23	*	850.00		
		2/16/23	WO-00124	202302	330	53800	51000		AUTOFILL VALVE	*	451.26		
		3/01/23	90318	202303	330	53800	51100		POOL MAINT MAR23	*	850.00		
		3/06/23	WO-00124	202303	330	53800	51000		REPLACE FAILD CONTROL SYS	*	2,640.00		
		3/14/23	WO-00126	202303	310	51300	51000		REPLACE THE LID PUMP	*	644.19		
		3/27/23	WO-00128	202303	330	53800	51000		TROUBLESHOOTING PUMP	*	105.00		
		3/28/23	WO-00126	202303	330	53800	51000		REPLACE GRATES POOL GUTTE	*	341.91		
		4/12/23	90350	202304	330	53800	51000		200 PLM CARTRIDGE ELEMENT	*	247.50		
		2/01/23	90297	202303	330	53800	51100		POOL MAINT FEB23	V	850.00-		
		2/16/23	WO-00124	202303	330	53800	51000		AUTOFILL VALVE	V	451.26-		
		3/01/23	90318	202303	330	53800	51100		POOL MAINT MAR23	V	850.00-		
		3/06/23	WO-00124	202303	330	53800	51000		REPLACE FAILD CONTROL SYS	V	2,640.00-		
		3/14/23	WO-00126	202303	310	51300	51000		REPLACE THE LID PUMP	V	644.19-		
		3/27/23	WO-00128	202303	330	53800	51000		TROUBLESHOOTING PUMP	V	105.00-		
		3/28/23	WO-00126	202303	330	53800	51000		REPLACE GRATES POOL GUTTE	V	341.91-		
		4/12/23	90350	202303	330	53800	51000		200 PLM CARTRIDGE ELEMENT	V	247.50-		
DART POOL SOLUTIONS, INC												.00	002999
4/13/23	00402	3/22/23	INV-2559	202303	300	13100	10400		POST RESET	*	551.14		
FASTSIGNS												551.14	003000
LKSD LAKESIDE PLANT HHENRY													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/13/23	00104	3/23/23 111910	202303 330-53800-48700	REPLACE CABLE FITNESS LOGIC	*	411.48	411.48 003001
4/13/23	00001	4/01/23 148	202304 310-51300-34000	MANAGEMENT FEES APR23	*	3,541.67	
		4/01/23 148	202304 310-51300-35200	WEBSITE ADMIN APR23	*	66.67	
		4/01/23 148	202304 310-51300-35100	INFORMATION TECH APR23	*	104.17	
		4/01/23 148	202304 310-51300-31300	DISSEMINATION SVC APR23	*	83.33	
		4/01/23 148	202304 310-51300-42000	POSTAGE	*	288.40	
				GOVERNMENTAL MANAGEMENT SERVICES			4,084.24 003002
4/13/23	00388	3/01/23 173869	202303 320-53800-46400	LANDSCAPE MAINT MAR23	*	12,836.64	
		4/01/23 174669	202304 320-53800-46400	LANDSCAPE MAINT APR23	*	12,836.64	
		4/04/23 174945	202304 320-53800-46500	IRRIGATION MAINT	*	6,135.74	
				LANDSCAPE MAINTENANCE PROFESSIONALS			31,809.02 003003
4/13/23	00272	4/01/23 PSI-6187	202304 320-53800-46000	LAKE MAINT APR23	*	966.00	
				SOLITUDE LAKE MANAGEMENT LLC			966.00 003004
4/13/23	00369	4/01/23 12365213	202304 330-53800-12000	MANAGEMENT FEE APR23	*	23,725.42	
				WTS INTERNATIONAL, LLC			23,725.42 003005
4/20/23	00400	4/21/23 04212023	202304 300-15500-10000	TRIVIA HOST	*	300.00	
				MATTHEW GERBER			300.00 003006
4/25/23	00193	4/24/23 89	202304 310-51300-31100	ENGINEERING FEES	*	225.00	
				JOHNSON ENGINEERING, INC.			225.00 003007
4/25/23	00371	4/24/23 3209765	202303 310-51300-31500	ATTORNEY FEES	*	1,832.50	
				KUTAK ROCK LLP			1,832.50 003008
4/25/23	00388	4/13/23 175103	202304 320-53800-46700	IRRIGATION MAINT	*	324.50	

LKSD LAKESIDE PLANT HHENRY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		4/21/23 175240	202304 320-53800-46501	HURRICANE DAMAGE REPAIRS	*	900.00	
				LANDSCAPE MAINTENANCE PROFESSIONALS			1,224.50 003009
4/25/23 00375		4/25/23 05272023	202304 300-15500-10000	DJ SERVICE END OF SCHOOL	*	350.00	
				VICTOR RIVERA			350.00 003010
4/25/23 00353		4/19/23 04192023	202304 310-51300-11000	4/19/23 MEETING	*	200.00	
				BONNIE J BENJAMIN			200.00 003011
4/25/23 00200		4/19/23 04192023	202304 310-51300-11000	4/19/23 MEETING	*	200.00	
				ALAN SABOL			200.00 003012
4/25/23 00260		2/01/23 90297	202302 330-53800-51100	POOL MAINT FEB23	*	850.00	
		2/16/23 WO-00124	202302 330-53800-51000	AUTOFILL VALVE	*	451.26	
		3/01/23 90318	202303 330-53800-51100	POOL MAINT MAR23	*	850.00	
		3/06/23 WO-00124	202303 330-53800-51000	REPLACE FAILD CONTROL SYS	*	2,640.00	
		3/14/23 WO-00126	202303 310-51300-51000	REPLACE THE LID PUMP	*	644.19	
		3/27/23 WO-00128	202303 330-53800-51000	TROUBLESHOOTING PUMP	*	105.00	
		3/28/23 WO-00126	202303 330-53800-51000	REPLACE GRATES POOL GUTTE	*	241.91	
		4/01/23 90344	202304 330-53800-51100	POOL MAINT APR23	*	850.00	
				DART POOL SOLUTIONS, INC			6,632.36 003013
4/25/23 00402		4/11/23 25764	202305 300-13100-10400	STREET SIGN DEPOSIT	*	11,692.01	
				FASTSIGNS			11,692.01 003014
4/25/23 00348		4/19/23 04192023	202304 310-51300-11000	4/19/23 MEETING	*	200.00	
				MARY MARTIN			200.00 003015
4/25/23 00401		4/19/23 04192023	202304 310-51300-11000	4/19/23 MEETING	*	200.00	
				PATRICK LAVOY			200.00 003016

LKSD LAKESIDE PLANT HHENRY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/25/23	00282	4/19/23 04192023	202304 310-51300-11000 4/19/23 MEETING	MARIA J CHICHELLI	*	200.00	200.00 003017
TOTAL FOR BANK A						84,873.65	
TOTAL FOR REGISTER						84,873.65	



better water. pure and simple.®

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

LAKESIDE PLANTATION
9145 NARCOOSSEE ROAD
SUITE A206
ORLANDO, FL 32827

001-330
53800-48701

IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW			
<input 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	
03/31/2023	69.98	1017805	
Pay By Date: Apr 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: 02/28/2023					61.48
Location 1017805					
LAKESIDE PLANTATION		2200 PLANTATION BLVD			
03/14/2023	992368	1017805	PO#		66.99
2413	5 GALLON DRINKING WATER		8.000 @	7.75	62.00 0.00
2704	BOTTLE DEPOSIT		1.000 @	0.00	0.00 0.00
4201	DELIVERY CHARGE		1.000 @	4.99	4.99 0.00
03/27/2023		1017805	PO#		-61.48
	PAYMENT		@		
03/31/2023		1017805	PO#		0.00
	PAYMENT		@		
03/31/2023	998913	1017805	PO#		2.99
3005	6 BOTTLE RACK		1.000 @	2.99	2.99 0.00
Total Due by the 15th:					69.98

ACCOUNT IS CURRENT

Current	69.98	30day	0.00	60day	0.00	90day	0.00	Balance	69.98
---------	-------	-------	------	-------	------	-------	------	---------	-------

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

001 330 538 510

Invoice

Date	Invoice #
3/27/2023	WO-0012834

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
	Due On Receipt	4/6/2023	RK	3/27/2023

Description	Qty	Rate	Amount
I found no power to the pump. After troubleshooting, I found the starter switch tripping and causing the problem. I adjusted the settings on the starter and was able to get the pump running, and the motor amp draw was in normal range. The starter switch has been altered and should be looked at by a electrician.			
Trip Fee	0	100.00	0.00
Labor	0.75	140.00	105.00
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	\$105.00
Payments/Credits	\$0.00
Balance Due	\$105.00

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

DART Pool Solutions, Inc.

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

001 330 538 010

Invoice

Date	Invoice #
3/28/2023	WO-0012639

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
	Due On Receipt	4/7/2023	RK	3/28/2023

Description	Qty	Rate	Amount
I replaced two grates on the pool gutter and gave 3 to the maintenance man, he also asked for round ones so I will pick them up.			
Trip Fee	1	100.00	100.00
Gutter grate	5	19.19	95.95
Labor	0.5	140.00	70.00
Round return grate	4	18.99	75.96
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	\$341.91
Payments/Credits	\$0.00
Balance Due	\$341.91

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

DART Pool Solutions, Inc.

1181 S. Sumter Blvd - PMB 324

North Port, FL 34287

CPC1457408

001 310 543 800 51000

Invoice

Date	Invoice #
3/14/2023	WO-0012606

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
	Due On Receipt	3/24/2023	RK	3/14/2023

Description	Qty	Rate	Amount
Ray replaced the lid and lid oring, the pump pot needs to be replaced, it has a crack in it causing the problem. While working on the pump and control system I found the spa jet pump motor needs to be replaced after a pool line broke and sprayed on it over the weekend, shorting out the spa jet pump motor.			
Trip Fee	0	100.00	0.00
Labor	1.5	140.00	210.00
Sta-rite trap lid	1	168.96	168.96
trap lid oring	1	18.99	18.99
Trap body	1	188.39	188.39
Gasket	1	15.87	15.87
1.5 union	2	16.99	33.98
Misc. plumbing	1	8.00	8.00
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	\$644.19
Payments/Credits	\$0.00
Balance Due	\$644.19

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

DART Pool Solutions, Inc.

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

Invoice

Date	Invoice #
4/12/2023	90350

001 330 538 51000

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
	Due On Receipt	4/22/2023	RK	4/7/2023

Description	Qty	Rate	Amount
200 PLM Cartridge Element		275.00	275.00
		-10.00%	-27.50
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	\$247.50
Payments/Credits	\$0.00
Balance Due	\$247.50

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

DART Pool Solutions, Inc.

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

001 310 538 00 51000

Invoice

Date	Invoice #
3/6/2023	WO-0012472

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
	Due On Receipt	3/16/2023	RK	3/6/2023

Description	Qty	Rate	Amount
Ray returned and replaced the failed spa Chemical control system with the new one, then set it up and tested ok.			
Automated PH/ORP water chemistry controller	1	2,500.00	2,500.00
Trip Fee	0	100.00	0.00
Labor	1	140.00	140.00
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	\$2,640.00
Payments/Credits	\$0.00
Balance Due	\$2,640.00

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

DART Pool Solutions, Inc.

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

Invoice

001 330 53800 51000

Date	Invoice #
2/16/2023	WO-0012447

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
	Due On Receipt	2/26/2023	RK	2/16/2023

Description	Qty	Rate	Amount
Both autofill valves wouldn't shut off, i replaced the screen in the pool valve and the complete Toro valve on the spa. If the pool valve acts up again, it will need to be replaced.			
Trip Fee	1	100.00	100.00
Labor	1	140.00	140.00
TORO 1" FPT PIN TYPE VALVE WITH FC	1	157.27	157.27
Valve screen	1	38.99	38.99
Miscellaneous supplies	1	15.00	15.00
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	\$451.26
Payments/Credits	\$0.00
Balance Due	\$451.26

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

INVOICE

INV-25591

fastsigns.com

Payment Terms: COD Customer

001 300 \$ 13100
10400

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	8	\$220.455	\$0.00	\$1,763.64
1.1	Installation - Reset Posts 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 NOTE: ONLY 8 RESET BOTH SIGN POSTS ON COTTONWOOD DAMAGED AND NEED REPLACEMENT. SIGN ON SCARLETT AND PLANTATION (NOT NEAR OFFICE) HAS WELDED POST THAT IS DAMAGED AND NOT REPAIRABLE				

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:	\$1,763.64
Taxable Amount:	\$0.00
Taxes:	\$0.00
Grand Total:	\$1,763.64
Amount Paid:	\$1,212.50
BALANCE DUE:	\$551.14

TRANSACTIONS		
Date	Type	Amount
3/22/2023	Check 2985	\$1,212.50

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



Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone #
727-784-4964

Fax #
727-784-0223

E-mail
fitlogic@aol.com

Approved CS 001-330
53800-48700

Invoice

Date	Invoice #
3/23/2023	111910

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

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

P.O. Number	Terms	Rep	Work Order #	Completed
	Net 10	FB	112550	3/22/2023

Item Code	Description	Quantity	Price Each	Amount
Parts	Cable 6'	1	115.99	115.99
Parts	Cable (clamped)	1	125.99	125.99
Shipping	Shipping charges are estimated and subject to change. Standard Shipping: 7-10 business days	1	21.00	21.00
Labor	Replace cable on Paramount Lat Row machine. Replace cable on Single Adj Pulley.	1.5	99.00	148.50

Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month	Subtotal	\$411.48
	Sales Tax (0.0%)	\$0.00
	Total	\$411.48

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

Invoice

Invoice #: 148
Invoice Date: 4/1/23
Due Date: 4/1/23
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - April 2023 001 310 513 34000		3,541.67	3,541.67
Website Administration - April 2023 001 310 51300 35200		66.67	66.67
Information Technology - April 2023 001 310 51300 39100		104.17	104.17
Dissemination Agent Services - April 2023 001 310 513 31300		83.33	83.33
Postage 001 310 513 420		288.40	288.40

Total \$4,084.24

Payments/Credits \$0.00

Balance Due \$4,084.24



Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

001 320 538 46400

Invoice

Date	Invoice #
4/1/2023	174669

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

Property Information

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	5/1/2023	Balance Due
			\$0.00
			\$12,836.64



on hold ASI

Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
3/1/2023	173869

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

Property Information

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	3/31/2023	\$0.00
Balance Due			\$12,836.64



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
4/4/2023	174945

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

Property Information
001320 53800 40500

Estimate #
82534

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Pump Installation Fee	1	780.00	780.00
2 HP Grundfos 460v 3PH Motor	1	1,358.37	1,358.37
2 HP Grundfos 35S20-8 SS Submersible Pump	1	1,611.61	1,611.61
Siemens 7.5 - 10HP 3PH Magnetic Starter\CR40	1	1,292.58	1,292.58
Hunter PSR 52 Start Relay	1	301.99	301.99
12-3 W/G - DJ Submersible Pump Wire W/ Ground (Per Ft)	85	3.73	317.05
4" x 2" SS Well Seal	1	84.14	84.14
Misc Fittings	1	357.50	357.50
Temporary Fuel Surcharge	1	32.50	32.50
<p>Upon arrival disconnect was turned off. System incoming power was replaced. 24v contactor would pull in if irrigation timer was turned on, but when turned off the contactor would not disengage. No ohms or continuity on motor leads. Possible that pump was deadheaded and came apart from drop pipe due to electrical issues. Recommend new pump system and controls.</p> <p>NOTES:</p>			
Irrigation pump.		Total	
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	5/4/2023	Balance Due



Invoice

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Date	Invoice #
4/4/2023	174945

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

Property Information

Estimate #
82534

Work Order #

PO / PA #

Description	Qty	Rate	Amount
<p>Pump Replacement Quotes: Drop Pipe and Wire footage may vary +/-slightly as our estimate is based on construction data of your well. The actual drop pipe and wire requirements can change with time as static water depths can change.</p> <p>Due to the continued Interruption in the supply chain, our costs are changing weekly. Therefore, this quote is only good for 1 week from date on quote.</p>			
irrigation pump.		Total	\$6,135.74
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	5/4/2023	Balance Due
			\$0.00



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-61876
 Invoice Date: 4/1/2023

Bill
 To: Lakeside Plantation CDD
 Governmental Mgmt Services-Central Florida, LLC
 4530 Eagle Falls Pl
 Tampa, FL 33619

Ship
 To: Lakeside Plantation CDD
 Governmental Mgmt Services-Central
 4530 Eagle Falls Pl
 Tampa, FL 33619

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

Customer ID L2077
 P.O. Number
 P.O. Date 4/1/2023
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance April Billing 4/1/2023 - 4/30/2023 Lakeside Plantation Cdd LAKE ALL		1	1	966.00	966.00

001 370 53800 412000

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

Bill To

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

Invoice Number: 12365213
 Date: 4/1/2023
 Terms Code: Due on receipt
 Due Date: 4/1/2023
 PO:

Invoice Description: Apr 2023 - Management

001 330 538 12000

Item	Description	Amount
Monthly Management Fee	April 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

DJ Slick Vic

DJ Services.

End of School Jamboree

5-27-23

5 P.M.to 8 P.M

Total: \$350 any additional time will be
\$50 per ½ hour

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

April 24, 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. 3209765

Client Matter No. 12323-1

Notification Email: eftgroup@kutakrock.com

Jordan Lansford
Lakeside Plantation CDD
4530 Eagle Falls Place
Tampa, FL 33619

001 310 51300 31500

Invoice No. 3209765
12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

03/04/23	W. Haber	0.30	115.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
03/07/23	S. Sandy	0.30	90.00	Review draft minutes and agenda; conduct follow-up regarding pergola contract; confer with Lansford regarding same
03/08/23	S. Sandy	0.80	240.00	Prepare for Board meeting
03/14/23	W. Haber	0.30	115.50	Prepare for Board meeting
03/15/23	W. Haber	1.50	577.50	Prepare for and participate in Board meeting
03/16/23	S. Sandy	0.20	60.00	Conduct meeting follow up
03/16/23	D. Wilbourn	0.40	64.00	Prepare surplus property resolution
03/21/23	S. Sandy	0.90	270.00	Confer with Gertsmann regarding tree removal proposal and permitting and basketball court notice of commencement
03/22/23	S. Sandy	0.10	30.00	Confer with Lansford regarding records retention policy
03/24/23	S. Sandy	0.50	150.00	Confer with Gertsmann regarding

KUTAK ROCK LLP

Lakeside Plantation CDD
April 24, 2023
Client Matter No. 12323-1
Invoice No. 3209765
Page 2

				tree liability; prepare memo regarding same; prepare surplus property resolution; confer with Lansford regarding same
03/27/23	S. Sandy	0.20	60.00	Confer with Lavoy regarding City code violation
03/30/23	S. Sandy	0.20	60.00	Confer with Gertsmann regarding amenity bathrooms
TOTAL HOURS		5.70		
TOTAL FOR SERVICES RENDERED				\$1,832.50
TOTAL CURRENT AMOUNT DUE				<u>\$1,832.50</u>



Invoice

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Date	Invoice #
4/21/2023	175240

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

Property Information
001 320 53800 44501

Estimate #
82832

Work Order #

PO / PA #

Description	Qty	Rate	Amount
***** Hurricane Damage ***** Replace / Install 1 1/2 inch scrubber valve Replace / Install 14 x 19 x 12 inch valve box	2 2	365.00 85.00	730.00 170.00
Replace 2 faulty 1 1/2 inch irrigation control valves. Replace 2 damaged 14 x 19 x 12 inch valve boxes.			
Controller # 2 - valves across the street from irrigation pump.		Total	\$900.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	5/21/2023	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 4530 Eagle Falls Pl Tampa, FL 33619

Date	4/13/2023
Estimate #	82832
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Controller # 2 - valves across the street from irrigation pump.

DESCRIPTION	QTY	COST	TOTAL
***** Hurricane Damage *****			
Replace / Install 1 1/2 inch scrubber valve	2	365.00	730.00
Replace / Install 14 x 19 x 12 inch valve box	2	85.00	170.00
Replace 2 faulty 1 1/2 inch irrigation control valves. Replace 2 damaged 14 x 19 x 12 inch valve boxes.			

TERMS AND CONDITIONS:

TOTAL	\$900.00
--------------	-----------------

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

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
4/13/2023	175103

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

Property Information
001 320 538 46700

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation repair completed on 4-12-2023			
Irrigation parts	1	64.50	64.50
Labor: 2 men @ \$ 130.00 per hour	2	130.00	260.00
Repaired 2 1/2 inch main line leak.			

Plantation Blvd.	Total	\$324.50
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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	5/13/2023	Balance Due	

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046

Invoice

April 24, 2023

Project No: 20150050-000

Invoice No: 89

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

001 310 513 31100

Professional Services through April 16, 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	83,146.76	T&M	100 %	83,146.76	82,921.76	225.00	0.00
Totals		83,146.76			83,146.76	82,921.76	225.00	0.00

SUB-TOTAL PROFESSIONAL SERVICES:

225.00

INVOICE TOTAL:

225.00

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Professional 3			
Burford, Brent	3/15/2023	.50 Hrs @ 150.00	75.00
Prepared for and attended to Lakeside Plantation CDD Board of Supervisors meeting by phone.			
Burford, Brent	3/21/2023	.50 Hrs @ 150.00	75.00

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

Project	20150050-000	Lakeside Plantation CDD		Invoice	89
	Review North Port codes regarding tree removal permits and respond to CDD manager.				
Burford, Brent	4/11/2023	.50	Hrs @	150.00	75.00
	Conference call with CDD manager and counsel.				
1. - General Engineering Total		1.50			225.00

DJ Slick Vic

DJ Services.

End of School Jamboree

5-27-23

5 P.M.to 8 P.M

Total: \$350 any additional time will be
\$50 per ½ hour

Attendance Confirmation
for
BOARD OF SUPERVISORS

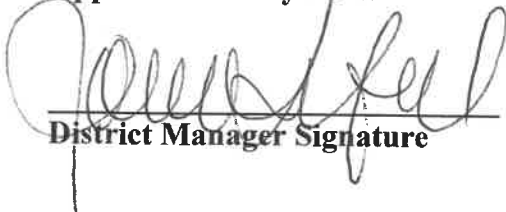
District Name: Lakeside Plantation CDD

Board Meeting Date: April 19, 2023

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

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

Approved for Payment:


District Manager Signature

4/19/23
Date

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

DART Pool Solutions, Inc.

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

Invoice

Date	Invoice #
2/1/2023	90297

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	3/3/2023	SB	2/1/2023

Description	Qty	Rate	Amount
Pool maintenance Feb		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	

DART Pool Solutions, Inc.

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

Invoice

Date	Invoice #
3/1/2023	90318

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	3/31/2023	SB	3/1/2023

Description	Qty	Rate	Amount
Pool maintenance March		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		

DART Pool Solutions, Inc.

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

Invoice

Date	Invoice #
4/1/2023	90344

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	5/1/2023	SB	4/1/2023

Description	Qty	Rate	Amount
Pool maintenance April		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	

DART Pool Solutions, Inc.

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

Invoice

Date	Invoice #
2/16/2023	WO-0012447

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
	Due On Receipt	2/26/2023	RK	2/16/2023

Description	Qty	Rate	Amount
Both autofill valves wouldn't shut off, i replaced the screen in the pool valve and the complete Toro valve on the spa. If the pool valve acts up again, it will need to be replaced.			
Trip Fee	1	100.00	100.00
Labor	1	140.00	140.00
TORO 1" FPT PIN TYPE VALVE WITH FC	1	157.27	157.27
Valve screen	1	38.99	38.99
Miscellaneous supplies	1	15.00	15.00
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	\$451.26
Payments/Credits	\$0.00
Balance Due	\$451.26

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

DART Pool Solutions, Inc.

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

Invoice

Date	Invoice #
3/6/2023	WO-0012472

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
	Due On Receipt	3/16/2023	RK	3/6/2023

Description	Qty	Rate	Amount
Ray returned and replaced the failed spa Chemical control system with the new one, then set it up and tested ok.			
Automated PH/ORP water chemistry controller	1	2,500.00	2,500.00
Trip Fee	0	100.00	0.00
Labor	1	140.00	140.00
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	\$2,640.00
Payments/Credits	\$0.00
Balance Due	\$2,640.00

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

DART Pool Solutions, Inc.

1181 S. Sumter Blvd - PMB 324

North Port, FL 34287

CPC1457408

Invoice

Date	Invoice #
3/14/2023	WO-0012606

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
	Due On Receipt	3/24/2023	RK	3/14/2023

Description	Qty	Rate	Amount
Ray replaced the lid and lid oring, the pump pot needs to be replaced, it has a crack in it causing the problem. While working on the pump and control system I found the spa jet pump motor needs to be replaced after a pool line broke and sprayed on it over the weekend, shorting out the spa jet pump motor.			
Trip Fee	0	100.00	0.00
Labor	1.5	140.00	210.00
Sta-rite trap lid	1	168.96	168.96
trap lid oring	1	18.99	18.99
Trap body	1	188.39	188.39
Gasket	1	15.87	15.87
1.5 union	2	16.99	33.98
Misc. plumbing	1	8.00	8.00
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	\$644.19
Payments/Credits	\$0.00
Balance Due	\$644.19

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

DART Pool Solutions, Inc.

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

Invoice

Date	Invoice #
3/27/2023	WO-0012834

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
	Due On Receipt	4/6/2023	RK	3/27/2023

Description	Qty	Rate	Amount
I found no power to the pump. After troubleshooting, I found the starter switch tripping and causing the problem. I adjusted the settings on the starter and was able to get the pump running, and the motor amp draw was in normal range. The starter switch has been altered and should be looked at by a electrician.			
Trip Fee	0	100.00	0.00
Labor	0.75	140.00	105.00
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	\$105.00
Payments/Credits	\$0.00
Balance Due	\$105.00

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

DART Pool Solutions, Inc.

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

Invoice

Date	Invoice #
3/28/2023	WO-0012639

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
	Due On Receipt	4/7/2023	RK	3/28/2023

Description	Qty	Rate	Amount
I replaced two grates on the pool gutter and gave 3 to the maintenance man, he also asked for round ones so I will pick them up.			
Trip Fee	0	100.00	0.00
Gutter grate	5	19.19	95.95
Labor	0.5	140.00	70.00
Round return grate	4	18.99	75.96
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	\$241.91
Payments/Credits	\$0.00
Balance Due	\$241.91

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

fastsigns.com

Payment Terms: COD Customer

Created Date: 4/11/2023

DESCRIPTION: Ian Damage Repairs-Phase II

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	Stop Signpost Replacement-Stop sign corner intersection	8	\$2,004.66	\$0.00	\$16,037.28
1.1	<p>Hardware/Parts - Hardware Only-No street signs with names*</p> <p>Part Qty: 1 Width: 3.00" Height: 144.00"</p> <p>Text: Following Intersections: Cottonwood/Scarlett Cottonwood/Plantation Plantation/Scarlett (not by clubhouse) Jonah/Mulberry Jonah/Rosewood Jonah/Melrose Dr Jonah/Felicity Park Jonah/Plantation</p> <p>Notes: DECORATIVE TRAFFIC CONTROL 3" X 13 FT FLUTED POST, 300 SERIES BASE, 3B BALL FINIAL. PAIR OF 6" X 36" PLAIN BLADE HOLDERS (UP TO 42"), DRILLING & HARDWARE - (BLADES NOT INCLUDED), 26" RAISED BORDER BACKER TO FIT 24" STOP PANEL (NOT INCLUDED), PAIR OF SHR BRACKETS AND HARDWARE. ALL POWDER COATED BLACK SEMI GLOSS- ADD 10% FOR STOCK POWDER COAT COLORS, 25% FOR CUSTOM PAINT COLORS.</p>				
2	Speed Limit Signpost Replacement	1	\$684.82	\$0.00	\$684.82

2.1	Hardware/Parts - Hardware Only-No Speed Limit Sign (quoted separately) Part Qty: 1 Width: 3.00" Height: 120.00" Notes: DECORATIVE TRAFFIC CONTROL 3" X 10 FT FLUTED POST (DIRECT BURY 2 FT MIN), 300 SERIES BASE, 3B BALL FINIAL, 26" H X 20" W RAISED BORDER BACKER (PANEL NOT INCLUDED), PAIR OF SHR BRACKETS AND HARDWARE, ALL POWDER COATED BLACK- ADD 10% FOR STOCK POWDER COAT COLORS OR 25% FOR CUSTOM PAINT COLORS-				
3	Speed Limit Backer Replacement	2	\$224.75	\$0.00	\$449.50
3.1	Hardware/Parts - Hardware Only-No Speed Limit Sign (quoted separately) Part Qty: 1 Width: 20.00" Height: 26.00" Notes: BACKER-26x20 RAISED BORDER, BLK RAISED BORDER BACKER, FOR 24"x18" STANDARD DOT PANEL SHR3-SF, BLK SIGN HOLDER RING (INCLUDES STAINLESS HARDWARE) FITS 3" O.D. ROUND POLE, 1 1/2" T 5/16" DRILLED/TAPPED HOLE FOR FASTENING PANEL, 5/16" DRILLED/TAPPED HOLE ON BACKSIDE, 5/16" DRILLED COUNTERSUNK HOLES ON SIDES				
4	Street Name Sign Blade	24	\$90.6604	\$0.00	\$2,175.85
4.1	Aluminum - Reflective Sign Pael Part Qty: 1 Width: 36.00" Height: 6.00" Sides: 2 - Thickness: 063 Aluminum - Vinyl Type: EGP Reflective - Laminate Type: Cast Gloss 8518 Notes: Per Street names Verified by client Plantation (6) Scarlett (5) Cottonwood, Magnolia, Tara, Pecan (1 ea) Jonah (5) Mulberry, Rosewood, Melrose Dr, Felicity (1 ea) 24 Total	Design/File Type - Design/File Type: Art On File			
5	Speed Limit Sign	3	\$127.2933	\$0.00	\$381.88

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:	\$23,384.02
Taxable Amount:	\$0.00
Taxes:	\$0.00
Grand Total:	\$23,384.02
Amount Paid:	\$0.00
DEPOSIT REQUIRED:	\$11,692.01

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



Electric Bill Statement

For: Feb 22, 2023 to Mar 24, 2023 (30 days)

Statement Date: Mar 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

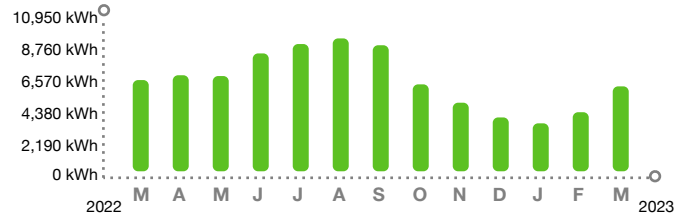
\$807.53

TOTAL AMOUNT YOU OWE

Apr 14, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	622.54
Payments received	-622.54
Balance before new charges	0.00
Total new charges	807.53
Total amount you owe	\$807.53

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 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 April 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 approved new FPL rates to balance fuel and hurricane costs that will take effect in April. State regulators are reviewing FPL's plan to reduce bills in May. 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:

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DEVELOPMENT DIST
ATTN LAKESIDE PLANTATION COMMUNITY
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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.

57421-67439
ACCOUNT NUMBER

\$807.53
TOTAL AMOUNT YOU OWE

Apr 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	622.54
Payment received - Thank you	-622.54
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$29.98
Non-fuel: (\$0.027920 per kWh)	\$177.01
Fuel: (\$0.040470 per kWh)	\$256.58
Demand: (\$12.65 per KW)	\$278.30
Electric service amount	741.87
Gross receipts tax (State tax)	19.04
Franchise fee (Reqd local fee)	46.04
Taxes and charges	65.08
Regulatory fee (State fee)	0.58
Total new charges	\$807.53
Total amount you owe	\$807.53

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Apr 25, 2023.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	87050	86416	10	6340
Demand KW	2.18		10.00	22

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 24, 2023	Feb 22, 2023	Mar 24, 2022
kWh Used	6340	4410	6810
Service days	30	29	29
kWh/day	211	152	234
Amount	\$807.53	\$622.54	\$1,156.93

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: Feb 22, 2023 to Mar 24, 2023 (30 days)

Statement Date: Mar 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

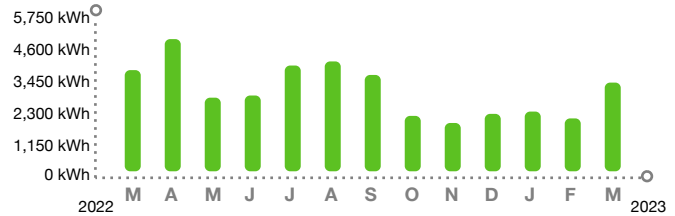
\$472.32

TOTAL AMOUNT YOU OWE

Apr 14, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	287.17
Payments received	-287.17
Balance before new charges	0.00
<hr/>	
Total new charges	472.32
Total amount you owe	\$472.32

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 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 April 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 approved new FPL rates to balance fuel and hurricane costs that will take effect in April. State regulators are reviewing FPL's plan to reduce bills in May. 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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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

\$472.32
TOTAL AMOUNT YOU OWE

Apr 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	287.17
Payment received - Thank you	-287.17
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)	\$280.53
Fuel: (\$0.040470 per kWh)	\$140.71
Electric service amount	433.92
Gross receipts tax (State tax)	11.13
Franchise fee (Reqd local fee)	26.93
Taxes and charges	38.06
Regulatory fee (State fee)	0.34
Total new charges	\$472.32
Total amount you owe	\$472.32

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN46183. Next meter reading Apr 25, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	43330		39853		3477

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 24, 2023	Feb 22, 2023	Mar 24, 2022
kWh Used	3477	2073	3966
Service days	30	29	29
kWh/day	115	71	136
Amount	\$472.32	\$287.17	\$500.25

KEEP IN MIND

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

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



Electric Bill Statement

For: Feb 22, 2023 to Mar 24, 2023 (30 days)

Statement Date: Mar 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

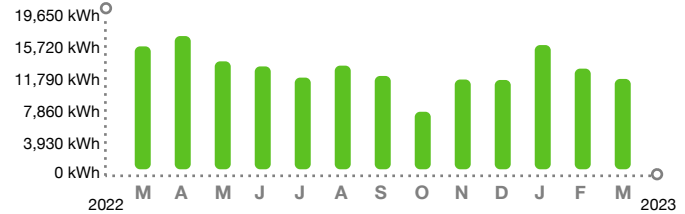
\$1,429.53

TOTAL AMOUNT YOU OWE

Apr 14, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,573.49
Payments received	-1,573.49
Balance before new charges	0.00
<hr/>	
Total new charges	1,429.53
Total amount you owe	\$1,429.53

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 14, 2023 is considered LATE; a late payment charge of 1% will apply.
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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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ORLANDO FL 32827-5768

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GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

84595-15071

ACCOUNT NUMBER

\$1,429.53

TOTAL AMOUNT YOU OWE

Apr 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	1,573.49
Payment received - Thank you	-1,573.49
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$29.98
Non-fuel: (\$0.027920 per kWh)	\$338.00
Fuel: (\$0.040470 per kWh)	\$489.93
Demand: (\$12.65 per KW)	\$455.40

Electric service amount 1,313.31

Gross receipts tax (State tax) 33.70

Franchise fee (Reqd local fee) 81.49

Taxes and charges 115.19

Regulatory fee (State fee) 1.03

Total new charges \$1,429.53

Total amount you owe \$1,429.53

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Apr 25, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	47249		35143		12106
Demand KW	36.39				36

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 24, 2023	Feb 22, 2023	Mar 24, 2022
kWh Used	12106	13485	16467
Service days	30	29	29
kWh/day	403	465	567
Amount	\$1,429.53	\$1,573.49	\$1,742.44

KEEP IN MIND

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Statement Date: 03/22/2023
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:	04/12/2023

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 04/12/2023

One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



PeoplesGas.com/Paperless

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

SCAM ALERT!

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid card or download a payment app.
- Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up.

To learn more, or to report a scam, visit peoplesgas.com/scam

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:	04/12/2023

Amount Enclosed \$ _____

682247954620 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 04/12/2023

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: 03/22/2023
Current month's charges due 04/12/2023

Details of Current Month's Charges – Service from - 02/16/2023 to 03/16/2023

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	03/16/2023	405		405		0 CCF		1.045		1.0000		0.0 Therms	29 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

MAR 2023	0.0
FEB	0.0
JAN	0.0
DEC	0.0
NOV	0.0
OCT	0.0
SEP	0.0
AUG	0.0
JUL	0.0
JUN	0.0
MAY	0.0
APR	0.0
MAR 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		\$411.17
EFT Payment - thank you	Mar 13	-\$411.17
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 Apr 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

1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

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

Account number **8535 10 055 0624394**

Automatic payment **Apr 12, 2023**

Please pay \$411.17

Electronic payment will be applied Apr 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 149858095

ADT.com/Commercial

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	3/21/2023	4/15/2023		\$245.03

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Services Provided (04/19/23-05/18/23) <i>Includes: Extended Service Protection, Secure Access</i>			\$229.00
Sales Tax			\$16.03
Sub Total			\$245.03

Save a stamp!

Pay online

or call **1-800-606-3535**

Questions?

Call Toll-Free:

1-855-238-2666

Hearing Impaired:

1-800-395-6137

Email:

comcare@adt.com

www.adt.com/commercial

Thank you for choosing ADT Commercial

Please detach this portion and send with your payment.



PO Box 49292 · Wichita, KS 67201

Invoice Number	149858095
Account Number	70180815
Invoice Date	3/21/2023
Payment Due Date	4/15/2023
Amount Due	\$245.03

Amount Enclosed: \$

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

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LAKESIDE PLANTATION COMMUNITY
2200 PLANTATION BLVD
LAKESIDE PLANTATION CDD
NORTH PORT FL 34289



ADT COMMERCIAL
PO BOX 382109
PITTSBURGH PA 15251-8109

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

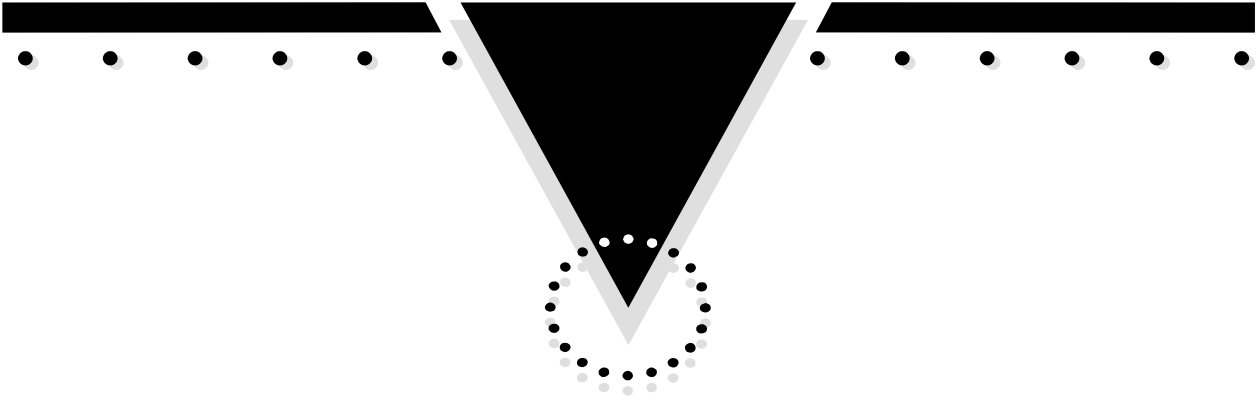
If utilizing your Bank's Online Bill Service, please enter each contract number and payment separately. If you do not, the payment will not be transmitted EFT. Your bank will cut and mail a check to our lock box for processing. We are not responsible for postal delays. Processing delays may result if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



Lakeside Plantation

Community Development District

Unaudited Financial Reporting
April 30, 2023



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2-3	<u>General Fund Statement</u>
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8	<u>Long Term Debt Report</u>
9	<u>Assessment Receipts Schedule</u>

Lakeside Plantation
Community Development District
 Combined Balance Sheet
 April 30, 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	\$405,244	\$49,683	---	\$454,927
Debit Card Account	\$3,615	---	---	\$3,615
Money Market Account	\$250,000	---	---	\$250,000
Petty Cash	\$3	---	---	\$3
Investments:				
Reserve	---	---	\$78,306	\$78,306
Revenue	---	---	\$164,067	\$164,067
SBA	\$523	\$232,501	---	\$233,024
Due from General Fund	---	\$137,003	\$11,842	\$148,844
Due from Other	\$687	---	---	\$687
Deposits	\$517	---	---	\$517
Prepaid Expenses	\$650	---	---	\$650
Total Assets	\$661,239	\$419,187	\$254,214	\$1,334,640
<i>Liabilities</i>				
Accounts Payable	\$1,470	---	---	\$1,470
Due to Debt Service	\$11,842	---	---	\$11,842
Due to Capital Reserve	\$137,003	---	---	\$137,003
<i>Fund Equity</i>				
Net Assets	---	---	---	\$0
<i>Fund Balances</i>				
Unassigned	\$509,757	---	---	\$509,757
Assigned for Capital Reserve Fund	---	\$419,187	---	\$419,187
Nonspendable- Deposits	\$517	---	---	\$517
Restricted for Capital Projects	---	---	---	\$0
Restricted for Debt Service	---	---	\$254,214	\$254,214
Total Liabilities, Fund Equity, Other	\$661,239	\$419,187	\$254,214	\$1,334,640

Lakeside Plantation
Community Development District
General Fund
Statement of Revenues & Expenditures
For Period Ending April 30, 2023

	Adopted Budget	Prorated Budget 4/30/23	Actual 4/30/23	Variance
<i>Revenues</i>				
Operations and Maintenance Assessments- Tax Roll	\$899,836	\$821,850	\$821,850	\$0
Tennis Club	\$20,000	\$11,667	\$12,133	\$466
Activities	\$10,000	\$5,833	\$7,417	\$1,584
Clubhouse Rentals	\$5,000	\$2,917	\$1,415	(\$1,502)
Miscellaneous	\$1,500	\$875	\$1,192	\$317
Insurance Proceeds	\$0	\$0	\$128,595	\$128,595
Interest Earnings	\$50	\$29	\$57	\$28
Total Revenues	\$936,386	\$843,170	\$972,658	\$129,488
<i>Administrative Expenditures</i>				
Supervisor Fees	\$11,000	\$6,417	\$6,000	\$417
District Manager	\$42,500	\$24,792	\$24,792	(\$0)
District Counsel	\$25,750	\$15,021	\$14,839	\$182
District Engineer	\$14,000	\$8,167	\$9,966	(\$1,800)
Disclosure Report	\$1,000	\$583	\$583	\$0
Trustee Fees	\$4,771	\$2,783	\$1,520	\$1,263
Audit Fees	\$3,350	\$1,954	\$0	\$1,954
Postage, Phone, Faxes, Copies	\$1,500	\$875	\$988	(\$113)
General Liability Insurance	\$7,553	\$7,553	\$6,766	\$787
Legal Advertising	\$2,000	\$1,167	\$701	\$466
Dues, Licenses & Fees	\$175	\$175	\$175	\$0
Other Current Charges	\$2,500	\$1,458	\$3,477	(\$2,019)
Property Insurance	\$12,248	\$12,248	\$14,826	(\$2,578)
Information Technology	\$1,250	\$729	\$729	(\$0)
Website Administration	\$800	\$467	\$467	(\$0)
Total Administrative	\$130,397	\$84,388	\$85,829	(\$1,441)
<i>Field Expenditures</i>				
Road & Sidewalk Repairs & Maintenance	\$15,000	\$8,750	\$0	\$8,750
Common Area Renewal & Maintenance	\$10,000	\$5,833	\$0	\$5,833
Street Light/Decorative Light	\$1,000	\$583	\$0	\$583
Landscape Maintenance - Contract	\$155,000	\$90,417	\$89,856	\$560
Landscape Maintenance - Other	\$5,000	\$2,917	\$18,112	(\$15,196)
Landscape Maintenance - Hurricane	\$0	\$0	\$149,134	(\$149,134)
Lake Maintenance	\$13,000	\$7,583	\$6,762	\$821
Electric Utility Services - Entrance Feature	\$9,000	\$5,250	\$2,186	\$3,064
Water Utility Services - Entrance Feature	\$3,000	\$1,750	\$767	\$983
Repairs & Maintenance - Entrance Feature	\$3,000	\$1,750	\$6,199	(\$4,449)
Miscellaneous Tools & Equipment	\$1,000	\$583	\$0	\$583
Total Field	\$215,000	\$125,417	\$273,016	(\$147,600)

Lakeside Plantation
Community Development District
General Fund
Statement of Revenues & Expenditures
For Period Ending April 30, 2023

	Adopted Budget	Prorated Budget 4/30/23	Actual 4/30/23	Variance
<i>Clubhouse</i>				
Personnel Services (Management Contract)	\$282,449	\$164,762	\$163,819	\$943
Activities	\$20,000	\$11,667	\$14,217	(\$2,551)
License/Fees	\$2,000	\$1,167	\$256	\$910
General Supplies	\$7,500	\$4,375	\$10,840	(\$6,465)
Maintenance	\$14,000	\$8,167	\$11,228	(\$3,061)
Office Supplies	\$3,500	\$2,042	\$1,291	\$751
Pest Control	\$600	\$350	\$0	\$350
Security	\$1,500	\$875	\$3,013	(\$2,138)
AED	\$500	\$292	\$0	\$292
Telephone & Internet Services	\$5,000	\$2,917	\$3,255	(\$338)
Janitorial Supplies	\$3,250	\$1,896	\$48	\$1,848
Electric Utility Services - Clubhouse	\$14,000	\$8,167	\$5,549	\$2,618
Gas Utility	\$250	\$146	\$112	\$33
Garbage Collection	\$2,100	\$1,225	\$1,215	\$10
Water Utility Services - Clubhouse	\$4,400	\$2,567	\$3,340	(\$773)
Electric Utility Services - Pool	\$20,000	\$11,667	\$9,125	\$2,542
Pool Cleaning	\$10,200	\$5,950	\$5,950	\$0
Pool Maintenance - Other	\$10,000	\$5,833	\$10,883	(\$5,050)
Tennis Courts - Maintenance	\$5,000	\$2,917	\$1,746	\$1,171
Water Utility Services -Pool	\$7,500	\$4,375	\$2,834	\$1,541
Total Clubhouse	\$413,749	\$241,354	\$248,721	(\$7,367)
Total Revenues	\$936,386	\$843,170	\$972,658	\$129,488
Total Expenditures	\$759,146	\$451,158	\$607,566	(\$156,408)
Operating Income (Loss)	\$177,240	\$392,012	\$365,092	(\$26,920)
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		\$365,092	
Beginning Fund Balance	\$0		\$145,832	
Ending Fund Balance	\$0		\$510,925	

Lakeside Plantation
Community Development District
 Capital Reserve Fund
 Statement of Revenues & Expenditures
 For Period Ending April 30, 2023

	Adopted Budget	Prorated Budget 4/30/23	Actual 4/30/23	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 April 30, 2023

	Adopted Budget	Prorated Budget 4/30/23	Actual 4/30/23	Variance
Revenues				
Special Assessments- Tax Roll	\$175,905	\$159,106	\$159,106	\$0
Special Assessments- Off Roll	\$8,842	\$8,842	\$8,842	\$0
Interest Income	\$0	\$0	\$2,719	\$2,719
Total Revenues	\$184,748	\$167,948	\$170,666	\$2,719
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		\$128,792	
Beginning Fund Balance	\$44,299		\$125,422	
Ending Fund Balance	\$45,299		\$254,214	

Due from General Fund	\$	11,842
Reserve	\$	78,306
Revenue	\$	164,067
Prepayment	\$	0
Total	\$	254,214

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	\$22,557	\$0	\$0	\$0	\$0	\$0	\$821,850
Tennis Club	(\$69)	\$0	\$1,975	\$1,302	\$5,530	\$3,080	\$315	\$0	\$0	\$0	\$0	\$0	\$12,133
Activities	\$0	\$0	\$289	\$1,247	\$3,031	\$2,040	\$810	\$0	\$0	\$0	\$0	\$0	\$7,417
Clubhouse Rentals	(\$90)	\$0	\$0	\$405	\$200	\$0	\$900	\$0	\$0	\$0	\$0	\$0	\$1,415
Miscellaneous	\$0	\$0	\$252	\$491	\$155	\$50	\$245	\$0	\$0	\$0	\$0	\$0	\$1,192
Insurance Proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$128,595	\$0	\$0	\$0	\$0	\$0	\$128,595
Interest Earnings	\$37	\$2	\$3	\$6	\$4	\$4	\$2	\$0	\$0	\$0	\$0	\$0	\$57
Total Revenues	(\$122)	\$200,286	\$508,323	\$58,045	\$34,989	\$17,713	\$153,424	\$0	\$0	\$0	\$0	\$0	\$972,658
<i>Administrative Expenditures</i>													
Supervisor Fees	\$800	\$1,000	\$0	\$1,000	\$1,000	\$1,000	\$1,200	\$0	\$0	\$0	\$0	\$0	\$6,000
District Manager	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$0	\$0	\$0	\$0	\$0	\$24,792
District Counsel	\$4,474	\$2,368	\$0	\$3,924	\$2,242	\$1,833	\$0	\$0	\$0	\$0	\$0	\$0	\$14,839
District Engineer	\$416	\$2,275	\$525	\$300	\$225	\$0	\$6,225	\$0	\$0	\$0	\$0	\$0	\$9,966
Disclosure Report	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$583
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	\$266	\$132	\$288	\$0	\$0	\$0	\$0	\$0	\$988
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	\$168	\$0	\$0	\$0	\$0	\$0	\$701
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	\$450	\$0	\$0	\$0	\$0	\$0	\$3,477
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	\$104	\$0	\$0	\$0	\$0	\$0	\$729
Website Administration	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$0	\$0	\$0	\$0	\$0	\$467
Total Administrative	\$33,023	\$10,080	\$4,605	\$9,700	\$8,735	\$7,560	\$12,127	\$0	\$0	\$0	\$0	\$0	\$85,829
<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	\$12,837	\$0	\$0	\$0	\$0	\$0	\$89,856
Landscape Maintenance - Other	\$0	\$0	\$8,641	\$2,380	\$631	\$0	\$6,460	\$0	\$0	\$0	\$0	\$0	\$18,112
Landscape Maintenance- Hurricane	\$34,673	\$67,045	\$3,799	\$42,718	\$0	\$0	\$900	\$0	\$0	\$0	\$0	\$0	\$149,134
Lake Maintenance	\$966	\$966	\$966	\$966	\$966	\$966	\$966	\$0	\$0	\$0	\$0	\$0	\$6,762
Electric Utility Services - Entrance Feature	\$477	\$102	\$246	\$290	\$312	\$287	\$472	\$0	\$0	\$0	\$0	\$0	\$2,186
Water Utility Services - Entrance Feature	\$85	\$280	\$33	\$57	\$157	\$64	\$92	\$0	\$0	\$0	\$0	\$0	\$767
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	\$21,727	\$0	\$0	\$0	\$0	\$0	\$273,016

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	\$23,725	\$0	\$0	\$0	\$0	\$0	\$163,819
Activities	\$817	\$783	\$3,111	\$2,337	\$2,421	\$3,848	\$900	\$0	\$0	\$0	\$0	\$0	\$14,217
License/Fees	\$0	\$53	\$0	\$0	\$0	\$0	\$203	\$0	\$0	\$0	\$0	\$0	\$256
General Supplies	\$353	\$2,892	\$2,049	\$686	\$1,666	\$904	\$2,290	\$0	\$0	\$0	\$0	\$0	\$10,840
Maintenance	\$5,421	\$370	\$1,411	\$74	\$145	\$1,797	\$2,010	\$0	\$0	\$0	\$0	\$0	\$11,228
Office Supplies	\$301	\$0	\$86	\$39	\$150	\$715	\$0	\$0	\$0	\$0	\$0	\$0	\$1,291
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security	\$490	\$392	\$1,004	\$245	\$392	\$245	\$245	\$0	\$0	\$0	\$0	\$0	\$3,013
AED	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone & Internet Services	\$389	\$389	\$637	\$390	\$519	\$411	\$519	\$0	\$0	\$0	\$0	\$0	\$3,255
Janitorial Supplies	\$0	\$0	\$17	\$0	\$0	\$0	\$31	\$0	\$0	\$0	\$0	\$0	\$48
Electric Utility Services - Clubhouse	\$1,287	\$808	\$883	\$572	\$569	\$623	\$808	\$0	\$0	\$0	\$0	\$0	\$5,549
Gas Utility	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$0	\$0	\$0	\$0	\$0	\$112
Garbage Collection	\$168	\$168	\$168	\$179	\$188	\$168	\$174	\$0	\$0	\$0	\$0	\$0	\$1,215
Water Utility Services - Clubhouse	\$561	\$1,057	\$329	\$722	\$244	\$232	\$196	\$0	\$0	\$0	\$0	\$0	\$3,340
Electric Utility Services - Pool	\$1,322	\$592	\$1,289	\$1,180	\$1,738	\$1,573	\$1,430	\$0	\$0	\$0	\$0	\$0	\$9,125
Pool Cleaning	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$0	\$0	\$0	\$0	\$0	\$5,950
Pool Maintenance - Other	\$1,051	\$0	\$0	\$2,247	\$3,353	\$3,298	\$934	\$0	\$0	\$0	\$0	\$0	\$10,883
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	\$162	\$0	\$0	\$0	\$0	\$0	\$2,834
Total Clubhouse	\$36,131	\$31,979	\$37,174	\$33,542	\$36,639	\$38,763	\$34,493	\$0	\$0	\$0	\$0	\$0	\$248,721
Total Revenues	(\$122)	\$200,286	\$508,323	\$58,045	\$34,989	\$17,713	\$153,424	\$0	\$0	\$0	\$0	\$0	\$972,658
Total Expenditures	\$118,191	\$128,686	\$68,300	\$102,489	\$60,276	\$61,277	\$68,348	\$0	\$0	\$0	\$0	\$0	\$607,566
Operating Income/(Loss)	(\$118,313)	\$71,599	\$440,023	(\$44,444)	(\$25,287)	(\$43,563)	\$85,077	\$0	\$0	\$0	\$0	\$0	\$365,092
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	(\$44,444)	(\$25,287)	(\$43,563)	\$85,077	\$0	\$0	\$0	\$0	\$0	\$365,092

**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	\$ 78,306
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 E

**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
04/28/23	P/E 3/31/23	\$26,934.38	(\$404.02)	\$0.00	\$394.13	\$26,924.49	\$22,557.48	\$4,367.01	\$26,924.49
TOTAL		\$993,158.39	(\$14,897.38)	\$0.00	\$2,694.12	\$980,955.13	\$821,849.57	\$159,105.56	\$980,955.13

91%	Net Percent Collected
------------	------------------------------

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	DEBT SERVICE FUND 1999A
			Net Assessments	\$8,842.03	
1/20/23	11/1/22	7351	\$4,421.02	\$4,421.02	\$4,421.02
1/20/23	2/1/23	7351	\$2,210.51	\$2,210.51	\$2,210.51
1/20/23	5/1/03	7351	\$2,210.51	\$2,210.51	\$2,210.51
Total			\$8,842.04	\$8,842.04	\$8,842.04

SECTION F



Lakeside Plantation CDD - Site Assessment

North Port, FL

Presented To: Lakeside Plantation CDD

24 April 2023



Royal Caribbean's Coco Beach Club



Eclipse at Half Moon Bay

Built on a history of engineering excellence, we are a team of design professionals that sets the standard in producing one-of-a-kind aquatic features. Martin Aquatic Design & Engineering bridges creative design with industry-leading engineering to successfully bring projects from sketch to splash.

Since 1987, we have helped craft more than 2,500 projects worldwide using our expertise in mechanical, electrical, chemical and structural engineering. Headquartered in Orlando, Florida, Martin Aquatic is well positioned to service the aquatic needs of our clients in our key market sectors of water features, resort amenities, water parks, and themed entertainment experiences.

Some of our completed resort projects include nearly 100 aquatic features for Walt Disney World Resorts, dozens of Hyatt and Marriott properties, various luxury and boutique Caribbean aquatic resorts including the Four Seasons, Baha Mar, and Ritz-Carlton, as well as marquee city centers with show fountains and interactive water features, to name a few.

Those clients that repeatedly trust Martin Aquatic rest assured that we use our engineering expertise to focus on both capital return on investment and long-term operational cost savings. Let us demonstrate our passion for aquatics as we deliver solutions that are custom-tailored for this project, sustainable, and one-of-a-kind. ●

Orlando - Head Office

189 South Orange Avenue, Suite 1220
Orlando FL 32801
407.598.0550

Key Contact

Ken Martin
Founding Principal
Ken@MartinAquatic.com

Firm Information

- Founded 1987
- 29 Employees
- Professional Engineers
- Licensed in 30+ states and territories

Legal Name

Aquatic Design & Engineering, Inc.
DBA Martin Aquatic Design & Engineering





Proposal



Lakeside Plantation CDD – On-Site Pool Assessment

Aquatic Scope of Services

Project: Lakeside Plantation CDD – On-Site Pool & Spa Assessment
Date: 24 April 2024
To: Jordan Lansford – District Manager – Lakeside Plantation CDD
From: Ken Martin, Martin Aquatic Design & Engineering
Subject: Martin Aquatic Proposal for Aquatic Engineering On-Site Pool Assessment Services
The clubhouse location is: 2800 Plantation Blvd., North Port, Florida 34289

1. About Martin Aquatic

Since 1987, Martin Aquatic has designed more than 2,500 successful aquatic projects. Some of our projects include nearly 100 aquatic features for Walt Disney World Resorts, dozens of Marriott Vacation Properties, and various Caribbean resort aquatic projects such as Thrill Water Park on Royal Caribbean's private destination Perfect Day Island in the Bahamas. We provide aquatic design and engineering services for projects ranging from waterparks to show fountains and everything with water. Because of our large-scale project experience, we understand the importance of regular and ongoing coordination. We also understand and appreciate the high level of design and construction implementation required for a project to provide a world-class result. We have had experience with clients such as Volcano Bay, where we are not the engineer of record, but we are brought into those projects to provide our expertise when things have gone wrong. In addition, our assessment and renovation services allow us to review the issues of a project and provide design direction on potential solutions.

Relevant to this project, we have recent experience working in Florida for numerous CDDs related to their Commercial Pools. Over the last 36 years, Martin Aquatic has provided our expert professional services to numerous clients within Florida since we have a wealth of experience, and knowledge about Florida building codes and commercial pool requirements, following the strict processes set forth. Our Project Managers and Engineers are comfortable working in the State of Florida and can bring their extensive experience to the Lakeside Plantation CDD project. Additionally, we are licensed engineers within the State.

2. Project Description

Martin Aquatic has been requested to provide this engineering proposal for a possible engagement by Jordan Lansford, the District Manager for Lakeside Plantation CDD, to prepare the following scope and proposal to support the CDD board in assisting in identifying and diagnosing the existing Aquatic structural potential failures to proceed with the next steps for the project successfully. Based upon the email from Jordan, Martin Aquatic's understanding of the project is that the Lakeside Plantation CDD's commercial Pool & Spa has experienced a potential pool basin/foundation failure. The location of the Clubhouse is: 2800 Plantation Blvd., North Port, Florida 34289



Lakeside Plantation CDD – On-Site Pool Assessment

Aquatic Scope of Services

3. Site Walk, Assessment, and Recommendations for Aquatic Irregularities

Martin Aquatic shall be performing a site assessment of Pool's existing aquatics / aquatic systems at the Lakeside Plantation CDD property. This shall include a peer review of the drawings, if available, and a site walks to review all visually-noticeable existing conditions. In addition, we shall observe the existing mechanical rooms or yards and document the existing equipment with a recommendation for potential improvements. We anticipate providing the following detailed steps:

- A. Observe, review, and evaluate the aquatic basin's structure and related finishes' general conditions from the adjacent deck spaces & visible aquatic specialty fittings and hardware. This shall include a site walk with photo documentation.
- B. Assess, observe, review, and evaluate the existing aquatic chemical & mechanical equipment serving the aquatic features.
 1. Pumps, Filters, Strainers, Chemical Controllers & Feeders, and the other major mechanical items on the property.
 2. The report shall include a general assessment overview and written descriptions to evaluate visible conditions.
 - i. Exclusions: The following observation services or assessments are NOT included:
 1. Underwater evaluations (no scuba use or underwater investigations),
 2. Basin or piping leak testing services (however, Martin Aquatic can arrange for such services at a later time for an additional reimbursable fee)
 3. Destructive testing
- C. Review and evaluate the existing Pool – this shall include only a visual assessment/observation as we observe the aquatic feature's structure from accessibility from the deck spaces immediately surrounding the basin and within the pool equipment room. Depending on the schedule, we may have multiple team members on-site during this assessment.

4. Professional Fees: Site Assessment for One Commercial Pool & Spa

On-Site Assessment / Observation for Pool & Spa	Professional Fees (USD)
One On-Site Assessment with Written Report & Follow-Up Calls	\$7,830.00
Sub-Total: Assessment Phase Fees	\$7,830.00
Travel for 1-Trip from Orlando to North Port - Clubhouse location	\$1,200.00
Total: Assessment Observation with Written Report & Travel - 1 Trip	\$1,200.00
Total Professional Fees:	\$9,030.00

The Initial Payment requirement is \$6,000.00, which is payable upon the execution of the agreement. The fees and travel costs balance are due within 20 days from the invoice date. All payments shall be



Lakeside Plantation CDD – On-Site Pool Assessment

Aquatic Scope of Services

wired to Martin Aquatic's bank account. ACH payments/Wiring instructions shall be provided with submitted invoices. The issuing party shall bear all ACH/wiring fees.

5. Reimbursable Expenses

The following items are considered expenses to be reimbursed to Martin Aquatic by the Client at 1.0 times our cost:

- A. All reproduction costs, postage, overnight deliveries, & extra travel beyond the included lump sum travel for one assessment trip.
- B. All Permitting fees/expenses shall be paid directly by the Client.

6. The following documents are incorporated into this fee proposal as exhibits:

- Aquatic Body Design & Engineering Scope of Services & Exclusions
- Martin Aquatic Standard Terms & Conditions of the Contract
- Martin Aquatic Hourly Rates
- Martin Aquatic Certificate of Insurance
- Legal Entity
 - Aquatic Design & Engineering, Inc., DBA Martin Aquatic Design & Engineering.

Together with this fee proposal, these documents constitute the entire agreement for these services.

7. Acceptance and authorization to provide professional services:

Martin Aquatic has submitted the above-outlined proposal at your request. This proposal is subject to a mutually agreeable, executed agreement being finalized. If you require further information or clarification or want to discuss the project scope further, please do not hesitate to contact us.

Martin Aquatic Design & Engineering

Signature and Date

By: Ken Martin, Founding Principal

Proposal shall remain valid for 90 days from the date issued.

Legal Name: Aquatic Design & Engineering, Inc.,
DBA Martin Aquatic Design & Engineering.

Approved and Accepted by:

Jordan Lansford

Name

District Manager

Title

Jordan Lansford; 4-25-23

Signature and Date





Exhibits



A. Fee Assumptions

The following assumptions were made in the preparation of the base. Changes from these assumptions will be subject to additional compensation under the additional services portion of this agreement.

1. We will work as a design team member, completing the aquatic engineering tasks outlined below. The client shall provide Martin Aquatic a primary contact for coordination efforts.
2. Martin Aquatic will perform its professional services allowing for coordination with the balance of the design team as directed.
3. Located below are the following abbreviations used to highlight the design phases included in Martin Aquatic's professional services if identified in the checklist within the main proposal.
 - C = Concept Design
 - SD = Schematic Design
 - DD = Design Development
 - CD = Construction Documents
 - CA = Construction Administration
4. Martin Aquatic engineering documents will be prepared on the architect or landscape architect furnished AutoCAD backgrounds. Martin Aquatic's documents will be prepared in AutoCAD format.
5. Martin Aquatic engineering documents will be prepared on the architect or landscape architect furnished Revit Base Model. If included in the base scope, Martin Aquatic's documents will be prepared in Revit 2022 or a newer format.

B. Exclusions

- Architect Design-Type Services Excluded:
 - Chemical Storage Room and Aquatic Feature or Equipment Room with Building and Utility Supply Details
 - Restrooms Design - For Aquatic Features; Signage Design & Fabrication Details - Restroom & Site – for Aquatic Features
 - Architecture & structural design for Swim Up Bars
- Civil Engineering Design-Type, Geo-Technical, Survey Services Excluded:
 - Aquatic Features Backwash Piping Design to Sanitary or Storm Sewer Outfall
 - Geotechnical / Soils Investigation, Recommendations, & Report
- Landscape Architect & Hardscape Design-Type Services Excluded:
 - Decking & Deck Shower Design – Layout / Sizing / Specification
 - Deck Drainage, Expansion Joint Design, & Grading Design
 - Aquatic Feature and Equipment Yard Fencing Design
 - Retaining Wall, Rockwork, and Bridge Designs or Engineering
- MEP and HVAC Design-Type Services Excluded:
 - Dehumidification, MEP, & HVAC Design and Specifications
 - Potable water supply to the Pool Mechanical Spaces
 - Chiller system design or engineering



Aquatic Body Design & Engineering

Scope of Services Provided

- Gas Supply, Drainage, Ducting, or Venting for chillers/heaters
- Electrical Supply Design for Power and/or Power Transformers to Sub-Panels.
- Electrical and Illumination Designs for Aquatic Feature Overhead, Decking, and Equipment Area Illumination (Note: Underwater lighting design is within Martin Aquatic's scope above).
- Structural Design-Type Services Excluded:
 - Piling Design for Aquatic Features' Structures (Actual Piling Design)
 - Underground concrete technical spaces
 - Slide & Water Play specialty structural drawings (to be provided by the selected manufacturer) - Integration of sculptural elements or acrylic components
 - The Selected Manufacturer shall provide Stainless Steel Structural Fabrication & Shop Drawings Engineering
- Miscellaneous Services Excluded:
 - Supply of Equipment or Mechanical Parts
 - Lifeguard & Safety Plans, Engineering design for play element systems such as active play equipment, diving boards, flow-rider thrill attractions, slide towers, water slides, wave generators, & wet play structures.
 - Signage design for play element systems such as active play equipment, diving boards, slide towers, water slides, wave generators, & wet play structures.

C. Terms and Conditions

Martin Aquatic's "standard terms and conditions of contract" are applied to this entire scope unless expressly noted.

D. Legal Contracting Entity

Aquatic Design & Engineering, Inc., DBA Martin Aquatic Design & Engineering.



Martin Aquatic Design & Engineering Standard Terms & Conditions of Contract

1. **Contract Billing:** Invoice billing for contracts shall be monthly and are due 7-days from the invoice date. Payment not received within forty-five (45) days of invoice date will be subject to a service charge in the amount of one and one-half percent (1.5%) per month. If the account is not paid per the terms of this Agreement, Aquatic Design & Engineering, Inc. DBA Martin Aquatic Design & Engineering ("MA" or Martin Aquatic) is entitled to recover all reasonable attorney fees associated with the collection from the Client. In addition, MA reserves the right to suspend all Work, without penalty, when invoices remain unpaid for more than sixty (60) days from the invoice date:
2. **Reimbursable Expenses:** Reimbursable expenses shall include, but not be limited to, expenses for shipping, mailing costs, courier services, supplies, printing, photographic reproductions, and travel-related expenses (such as air travel, lodging, meals, mileage, parking, and rental costs) are expressly in addition to the quoted professional services fees. All reimbursable expenses shall be billed monthly and payable upon the same terms and conditions applicable to invoices for MA's professional fees, as set forth above. There are no mark-ups for reimbursable expenses.
3. **Additional Services:** Any work required in addition to that detailed in this Contract will be billed on an hourly basis according to our then-current rates or a negotiated lump sum fee. Extra Work will include, but not be limited to: Changes in the Scope of Services; Changes made in response to program changes; Changes due to a revision of site/base information provided by others; Changes due to an error of the Contractor during construction; and Design modifications requested by the Client after Client's prior approval. The Client must approve any additional services in writing prior to MA performing additional services.
4. **Delegated Design:** Scope items designed by Martin Aquatic to a performance level, to be later designed and engineered in detail by the Contractor or specialty sub-contractors (installers) as appropriate, are referred to as "Delegated Design." This may include specialty structural engineering of secondary structural systems, electrical design, dewatering, winterization, heater ducting and flues/exhaust, gas supply for heaters, or other specialty items described in the Construction Documents phase scope. The design concept and performance requirements for Delegated Design elements are provided by Martin Aquatic in the Construction Documents.
5. **Dispute Resolution:** Prior to initiating any legal proceedings, the parties hereto agree to submit all claims, disputes, or controversies arising from or in relation to the interpretation, application, or enforcement of this Agreement to non-binding mediation. Mediation shall be conducted under the auspices of the American Arbitration Association or such other mediation service or mediator upon which the parties agree. The party seeking to initiate mediation shall submit a formal written request to the other party to this Agreement. This section shall survive completion or termination of this Agreement. Each party to the mediation shall pay the mediator's fee in equal shares. In the event of a dispute, except as provided herein, neither Martin Aquatic (MA) nor the Client shall be entitled to the award of attorneys' fees. In no event shall the demand for mediation be made after the date when the applicable statute of limitations would bar the institution of legal or equitable proceedings based on such claim, dispute, or other matter in question. In recognition of MA's Construction Phase role as a representative of Client and enforcer of the requirements of the Contract Documents, Client agrees to include in its Agreement with any Contractor and/or Construction Manager a provision stating that neither such person nor his surety shall bring any civil suit or other legal action against MA or any of MA's officers, employees, or consultants, arising out of or connected with the Project, and stating that similar language shall be included in each subcontract and sub-subcontract for Work in connection with the Project. Additionally, Contractor and/or Construction Manager shall add MA as an additional insured on their general liability insurance policy. Such provisions shall be expressly stated to be for the benefit of MA and enforceable by MA.
6. **Engineer of Record:** Refer to the Drawings for the identification of the licensed engineer of record for this Project, The provision of engineering services is applicable only to the states or locales where one or more of its engineers is registered and in which MA is a registered engineering firm. MA is not a licensed engineering firm when outside the USA; consequently, the Client shall pay for and provide a local, licensed engineer to sign & seal documents if required and as necessary.
7. **Electronic Media:** If all payments to MA are current and up-to-date, MA may provide the following electronic media:

Description	Type of Electronic Media Provided by MA
Site Plan xRefs	AutoCAD .DWG or .PDF file format
Pool Equipment Room Layout	AutoCAD .DWG or .PDF file format
All other "MA" Drawings & Documents	.PDF file format

8. **General Provisions:** MA assumes no liability arising from this Contract Proposal or the Work involved except for the negligent acts of MA and its employees. MA's policy is to complete its professional services promptly and within established schedules; however, there is no expressed nor implied guarantee when design or engineering documents shall be approved by the applicable governing agencies. In addition, the Client expressly authorizes MA to take photographs of the Project during and subsequent to the performance of the Work.



Martin Aquatic Design & Engineering Standard Terms & Conditions of Contract

9. **Governing Body:** This Agreement shall be governed by the interpreted, construed, and enforced laws of the State of Florida.
10. **Indemnifications:** MA agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Client, its officers, directors, and employees (collectively, Client) against all damages, liabilities, or costs (including reasonable attorneys' fees and defense costs), to the extent caused by the MA's negligent performance of professional services under this Agreement. The Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless MA, its officers, directors, employees, and subconsultants (collectively, MA) against all damages, liabilities, third party actions or claims, or costs (including reasonable attorneys' fees and defense costs), to the extent caused by the Client's negligent acts in connection with the Project, and the acts of the Client's contractors, subcontractors or consultants, or anyone for whom the Client is legally liable. Neither the Client nor MA shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence or the negligence of others.
11. **The Opinion of Probable Construction Costs:** In providing opinions of probable construction costs, the Client understands that neither MA nor the Client has control over the costs or the price of labor, equipment, materials, over the Contractor's method of determining bid prices, over competitive bidding, market conditions, or negotiating conditions. Accordingly, MA cannot warrant or represent that bids or negotiated prices will not vary from any estimate or opinion of probable construction costs or evaluation prepared or agreed to by MA.
12. **Ownership and Use of Documents:** All documents provided by MA under this Agreement ("Documents") are and shall remain the property of MA; however, the Client shall have an exclusive license to use, copy, and reproduce the Documents in connection with the construction, repair, maintenance, and occupancy of the Project. Such a license shall not be transferable except with MA's written consent and shall become irrevocable upon payment in full of all amounts due under this Agreement. MA shall not be responsible for changes made in the Documents by anyone other than MA or for the Client's use of the Documents without MA's participation. The Client agrees that Blue Mar Basins™ by Martin Aquatic are pristine, man-made swimming amenities backed by patent-pending technology and the Intellectual Property of Martin Aquatic. All related Blue Mar Basins™ Intellectual Property and patent-pending technology are strictly the property of Martin Aquatic and shall not be used without the express written consent of Martin Aquatic.
13. **Risk Allocations and Limitation of Liability:** MA's liability for injuries, claims, losses, expenses, damages, or claim expenses arising out of this Agreement, from any cause or causes, shall not exceed the total amount of \$5,000 or the amount of MA's fee, whichever is less. Such causes include, but are not limited to, MA's negligence, errors, omissions, and strict liability.
14. **Standard of Care:** Services provided by MA under this Agreement will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances. In preparing its Drawings and Documents, the Client expressly authorizes MA to rely upon the accuracy of the documents supplied to MA by the Client, Owner, or the Owner's consultants in preparing the MA documents. Upon notice to MA, and by a mutual agreement between the parties, MA will correct, without additional compensation, those services not meeting such a standard.
15. **Corporate Liability:** The Client and MA specifically agree that the provision of Engineering and related Professional Services are subject to the following:

PURSUANT TO SECTION 558.0035, FLORIDA STATUTES, AN INDIVIDUAL DESIGN PROFESSIONAL, EMPLOYEE. OR AGENT OF AQUATIC DESIGN & ENGINEERING, INC., DBA MARTIN AQUATIC DESIGN & ENGINEERING, SHALL NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OR RELATED TO THIS AGREEMENT AND THE SERVICES PROVIDED.



W-9 TAXPAYER ID

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Aquatic Design & Engineering, Inc.

2 Business name/disregarded entity name, if different from above
d/b/a Martin Aquatic Design & Engineering

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

Individual/sole proprietor or single-member LLC

C Corporation

S Corporation

Partnership

Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶ _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
189 S. Orange Avenue, Suite 1220

6 City, state, and ZIP code
Orlando, Florida 32801

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			-				
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OR

Employer identification number

5	9	-	3	3	6	1	2	1	1
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Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of U.S. person ▶ 

Date ▶ **1/20/23**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



Hourly Rates

Title	USD Hourly Rate
Founding Principal	\$265.00
Creative Director	\$230.00
Studio Director	\$220.00
Senior Engineer	\$210.00
Senior Structural Engineer	\$210.00
Production Director	\$200.00
Project Director	\$190.00
Project Engineer	\$190.00
Design Project/Studio Manager	\$175.00
Design Technologies Director	\$170.00
Senior Project Manager	\$170.00
Senior Engineering Coordinator, EIT (FE)	\$170.00
Engineering Coordinator, EIT (FE)	\$160.00
Project Manager	\$160.00
Senior Design Coordinator	\$150.00
Engineering Coordinator	\$150.00
3D Designer	\$140.00
Production Coordinator	\$130.00
Design Coordinator	\$130.00
Research Assistant / Administrator	\$ 90.00





Projects



City of Fort Meyers Aquatic Center Renovation

Fort Meyers, Florida | Designed 2018 | Opened 2021

Located in Southwest Florida, the City of Fort Myers operates an outdoor aquatic facility featuring a 25-yard lap pool, children's wading pool with play structure, and waterslide tower. With low water quality and other issues affecting the pools, the City brought on Martin Aquatic to conduct an assessment to determine how best to renovate the facility while saving the extra costs to fully demolish and rebuild. The plan included modifications to the mechanical and chemical equipment and plumbing, however, the existing bodies of water, main drains and gutters were able to be salvaged. After conducting site visits and delivering assessment reports to owners, Martin Aquatic provided hydraulic, filtration, electrical, and chemical system design and engineering services, as well as construction administration during the final phases of completion.

Design and Engineering Services Provided:

- Hydraulic
- Filtration
- Electrical
- Chemical
- Construction Administration



The Ritz-Carlton Kapalua Main Pool Renovation

Lahaina, Hawaii | Designed 2019 | Opened 2020

Located on the western edge of Maui, The Ritz-Carlton Kapalua features a large main pool deck that is split across multiple elevations. The existing pool was served by a single sand filtration system, which caused issues with water quality, and the perimeter coping and pool gutters were collapsing. Martin Aquatic evaluated the feature and provided a renovation plan that would update the mechanical equipment with a new regenerative media filtration system making it more sustainable. Though the shape of the pool remained the same, Martin Aquatic engineered a new pool wall within the existing structure that added two sunshelves, underwater benches for extra seating, and a stylish tension-edge perimeter. The stepped weir edges were replaced with beautiful rockwork waterfalls to separate each step down in elevation.

Design and Engineering Services Provided:

- Site Visits
- Assessment Reports
- Hydraulic
- Structural
- Filtration
- Chemical



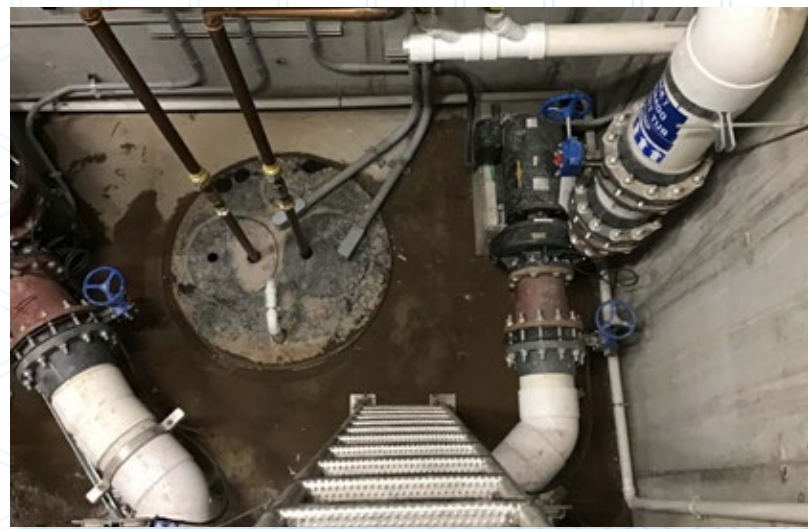
The Kartrite Waterpark Assessment

Monticello, New York | Designed 2019 | Opened 2019

Prior to the opening of The Kartrite Resort and Waterpark, Martin Aquatic was hired to conduct a thorough report of the site following the receipt of the operating approval from the contractors. Martin Aquatic served as a third-party owner's representative to observe the current status of construction of the waterpark's slides, pools, and associated aquatic features and mechanical systems in place. The 350-page report detailed items from broken drain grates and unsafe bather conditions, to rust stains and already failing equipment, allowing the owner to task the contractor in fixing the installations and requesting warranty claims. Martin Aquatic conducted a site visit and delivered an assessment report to owners.

Design and Engineering Services Provided:

- Site Observation
- Code Review



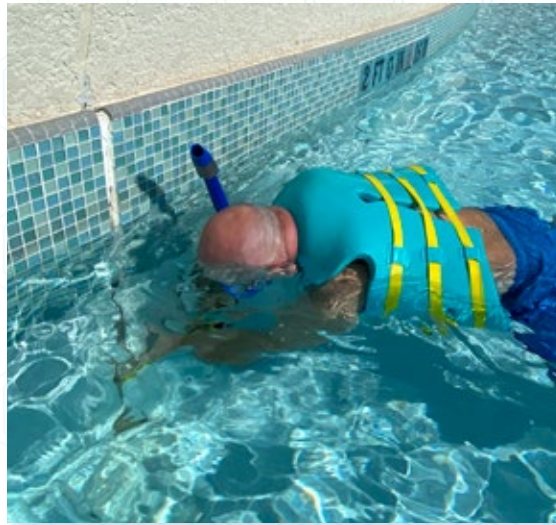
Universal's Volcano Bay

Orlando, Florida | Designed 2020 | Ongoing

Located in Orlando, Universal's Volcano Bay experienced some early signs of wear and tear into its third year of operation because of construction defects. The park owners have engaged Martin Aquatic to evaluate several attractions in phases such as the wave pool, action river, children's splash area, and more to engineer their repair and renovation. After conducting site visits and delivering assessment reports to owners, Martin Aquatic provided hydraulic, filtration, and chemical system design and engineering services and continues to address other elements throughout the park on an ongoing basis.

Design and Engineering Services Provided:

- Hydraulic
- Structural
- Filtration
- Chemical





Resumes



Josh Martin

President & Creative Director

Josh Martin serves as the President & Creative Director of Martin Aquatic, where he is responsible for the leadership and executive management of the firm. In this dual role, he casts the overall vision for Martin Aquatic while also directing the work of our creative studio, helping our clients envision their aquatic projects through artistic renders and concept models. From leading design charettes to developing aquatic master plans, Josh uses his expertise to translate the groundwork laid by architects and planners into engaging and constructible aquatic realities. With more than a decade of project experience, Josh has built a unique portfolio that includes luxury resort amenities, water parks, cruise ship facilities, community aquatic centers, themed entertainment experiences, and complex water features.

E: Josh@MartinAquatic.com T: 407.598.0553 M: 407.925.4472



Recent and Notable Project Experience

Josh Martin has been involved in the following projects:

Confidential Resort Waterpark

Kingdom of Saudi Arabia | 2023-ongoing

Thermal Beach Club 20-Acre Basin

Thermal, California | 2022-ongoing

The Reservoir, a Blue Mar Basins Project

Texas | 2022-ongoing

Confidential Blue Mar Basins Surf Park

Nevada | 2022-ongoing

ISLAND Waterpark at Showboat Hotel

Atlantic City, New Jersey | 2020-ongoing

Constitution Gardens

Washington, DC | 2018-ongoing

SeaWorld Aquatica

Orlando, Florida | 2018-ongoing

Orlando World Center Marriott

Orlando, Florida | 2018-2022

Bell Tower Green

Salisbury, North Carolina | 2018-2021

The Ritz-Carlton Golf Resort

Naples, Florida | 2019-2021

Margaritaville Beach Resort

Nassau, Bahamas | 2017-2021

Royal Caribbean's

Perfect Day at CocoCay

CocoCay, Bahamas | 2018-2019

Royal Caribbean's

Navigator of the Seas

Miami, Florida – 2018-2019

Epcot's Harmonious

Lake Buena Vista, Florida | 2017-2021

The Realm at Castle Hills

Lewisville, Texas | 2017-2019

Tokyo Disneyland's Celebrate! Spectacular

Tokyo, Japan | 2017-2018

The St. James Wellness Center

Springfield, Virginia | 2016-2018

Morgan's Wonderland

San Antonio, Texas | 2015-2017

Baha Mar Resort

Nassau, Bahamas | 2013-2017

Disney Springs

Lake Buena Vista, Florida | 2013-2016

Four Seasons Dubai

Dubai, UAE | 2010-2014

Smale Riverfront Park

Cincinnati, Ohio | 2010-2012

Yas Welcome Pavilion at Ferrari Theme Park

Yas Island, Abu Dhabi, UAE | 2009-2010

Education

Rollins College

Crummer Graduate School of
Business Executive MBA – 2014

University of Central Florida

Bachelor of Arts, Communications
& Humanities – 2007

Florida State University

Registrations and Affiliations

Orlando Business Journal 40
Under 40 – 2014

UCF Alumni Association
2007-Present

AIA Member – 2012-Present

Themed Entertainment
Association Member
2010-Present

Advanced Fluid Engineering
Design School – 2010

World Waterpark Association
Member – 2014-Present

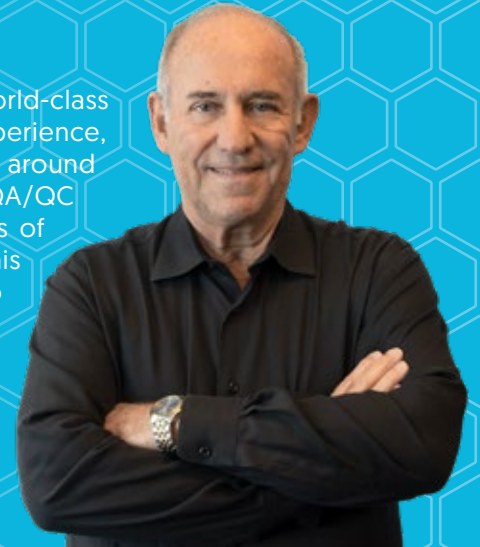


Ken Martin

Founding Principal

Ken Martin founded Martin Aquatic in 1987 and is recognized as a world-class aquatic designer and expert. With 40 years of international project experience, he has designed an aquatic feature in every type of climate or condition around the globe. Ken's unique knowledge base supports the work of the QA/QC department, where he reviews engineering documents along the phases of design to ensure our projects always remain executable. Because of his skillset, he is also regularly called upon for expert witness testimony and to conduct audits and reviews of existing facilities. As an MBA recipient and a graduate from the Harvard School of Design, Ken possesses a strong business foundation that has allowed Martin Aquatic to grow into a best-in-class aquatics firm.

E: Ken@MartinAquatic.com T: 407.598.0551 M: 407.595.3951



Recent and Notable Project Experience

Ken Martin has been involved in the following projects:

Daytona Beach Riverfront Esplanade
Daytona Beach, Florida | 2019-ongoing

Metro Sports Facility
Christchurch, New Zealand |
2016-ongoing

The Ritz-Carlton Kapalua
Maui, Hawaii | 2019-2021

UNF Competition Pool
Orlando, Florida | 2019-2021

Bell Tower Green
Salisbury, North Carolina | 2018-2021

The Ritz-Carlton St. Thomas
St. Thomas, US Virgin Islands | 2018-
2020

Royal Caribbean's Oasis of the Seas
Miami, Florida | 2018-2019

**Royal Caribbean's
Perfect Day at CocoCay**
CocoCay, Bahamas | 2017-2019

**Tokyo Disneyland's Celebrate!
Spectacular**
Tokyo, Japan | 2017-2018

Long Beach Performing Arts Center
Long Beach, California | 2017-2018

Morgan's Wonderland
San Antonio, Texas | 2015-2017

Baha Mar Resort
Nassau, Bahamas | 2013-2017

Disney Springs
Lake Buena Vista, Florida | 2013-2016

Presidential Palace
Abu Dhabi, UAE | 2011-2015

Woodforest Amenity Center
Montgomery, Texas | 2012-2014

Smale Riverfront Park
Cincinnati, Ohio | 2010-2012

**Yas Welcome Pavilion
at Ferrari Theme Park**
Yas Island, Abu Dhabi, UAE | 2009-2010

City of Dreams
Macao, China | 2007-2009

Renaissance Plaza Fountain
White Plains, New York | 2002-2004

Universal Studios Globe Fountain
Orlando, Florida | 1997-1999

Delano Hotel
Miami, Florida | 1994-1995

Education

Nova University
Masters in Business
Administration – 1994

University of Central Florida
Engineering Course Work – 1987
Business Administration – 1972

Harvard University
Graduate School of Design – 1984

Registrations and Affiliations

Florida Swimming Pool
Association Secretary
2014-Present

National Sanitation Foundation
Board Member – 2005-Present

Public Swimming & Bathing
Facilities Advisory Review Board

Southern Building Code
Conference Professional
Member – 1991

Florida Swimming Pool
Association President – 1982



Mike Weinbaum, PE

Senior Engineer

Mike Weinbaum joined Martin Aquatic in 2014 and brings a wealth of knowledge and experience to his role as Senior Engineer. During his time at Martin Aquatic, Mike has delivered creative solutions to the most challenging aquatic projects—from fitting complex piping and mechanical equipment inside limited compartments of cruise ships, to calculating flow rates and velocities for the tallest waterslide in North America. His attention to detail and expertise designing cost-effective and sustainable engineering solutions are valuable assets to Martin Aquatic's development partners.



E: Michael@MartinAquatic.com T: 407.598.0468 M: 813.628.4146

Recent and Notable Project Experience

Mike Weinbaum has been involved in the following projects:

Thermal Beach Club 20-Acre Basin
Thermal, California | 2022-ongoing

Confidential Blue Mar Basins Surf Park
Nevada | 2022-ongoing

ISLAND Waterpark at Showboat Hotel
Atlantic City, New Jersey | 2020-ongoing

Universal's Volcano Bay Renovations
Orlando, Florida | 2020-ongoing

SeaWorld Aquatica
Orlando, Florida | 2018-ongoing

Orlando World Center Marriott
Orlando, Florida | 2018-2022

Legoland
Goshen, New York | 2018-2023

The Ritz-Carlton Golf Resort, Naples
Naples, Florida | 2019-2021

UNF Competition Pool Complex
Jacksonville, Florida | 2019-2021

Bell Tower Green
Salisbury, North Carolina | 2018-2021

Margaritaville Beach Resort
Nassau, Bahamas | 2017-2021

Hong Kong Disneyland's Castle Show
Hong Kong, China | 2017-2021

Four Seasons Cayo Largo
Fajardo, Puerto Rico | 2015-ongoing

Royal Caribbean's Navigator of the Seas
Miami, Florida | 2018-2019

Royal Caribbean's Perfect Day at CocoCay
CocoCay, Bahamas | 2017-2019

Long Beach Performing Arts Center
Long Beach, California | 2017-2018

The St. James Wellness Center
Springfield, Virginia | 2016-2018

Carnival Horizon
Doral, Florida | 2015-2018

Morgan's Wonderland
San Antonio, Texas | 2015-2017

Baha Mar Resort
Nassau, Bahamas | 2013-2017

Invictus Games Competition Pool
Lake Buena Vista, Florida | 2016

Norwegian Cruise Line's Harvest Caye
Belize | 2015-2016

Disney Springs
Lake Buena Vista, Florida | 2013-2016

Education

University of South Florida
Masters of Science, Mechanical Engineering – 2010

University of Central Florida
Bachelor of Science, Mechanical Engineering – 2006

Registrations and Affiliations

Florida Board of Professional Engineers
License Number: PE76074

Licensed in 20 other US States

Languages

Spanish: Proficient



Jonathan “JT” Toavs

AFO | Studio Director

Jonathan Toavs (JT) joined Martin Aquatic in 1997, diving into the aquatics industry to coordinate some of the firm’s largest international projects. For more than 25 years, JT has acquired a unique body of knowledge about water features in every type of installation, and he serves as a source of reference for Martin Aquatic’s talented team of design associates. As Studio Director, he manages a series of projects at any given time, using his expertise to offer design solutions for even the most complex aquatic challenges. His resume includes leading first-of-their-kind aquatic projects for theme parks, resort/hospitality, competition venues, and cruise ships. JT’s experience in the LEED certification process, SITES, and sustainable aquatic design has helped deliver enduring aquatic systems.



E: JT@MartinAquatic.com T: 407.598.0555 M: 407.702.4859

Recent and Notable Project Experience

Jonathan Toavs has been involved in the following projects:

FAU Competition Pool

Boca Raton, Florida | 2022-ongoing

Mamree Bay Resort

Ocho Rios, Jamaica | 2021-ongoing

Sandals Dunns River Resort

Ocho Rios, Jamaica | 2021-ongoing

Boca West Country Club

Boca Raton, Florida | 2019-ongoing

Naples Beach Hotel

Naples, Florida | 2020-ongoing

The Villages Aquatic Complex

Naples, Florida | 2020-ongoing

Adventure Island

Tampa, Florida | 2019-ongoing

SeaWorld Aquatica

Orlando, Florida | 2018-ongoing

Big Corkscrew Island Regional Park

Naples, Florida | 2017-ongoing

Boston City Hall Plaza

Boston, Massachusetts | 2019-2022

UNF Competition Pool Complex

Jacksonville, Florida | 2019-2021

Legoland

Goshen, New York | 2018-2023

Royal Caribbean’s Navigator of the Seas

Miami, Florida | 2018-2020

Belmond Cap Juluca

Anguilla | 2017-2019

Typhoon Lagoon’s Miss Adventure Falls

Lake Buena Vista, Florida | 2018

Long Beach Performing Arts Center

Long Beach, California | 2017-2018

The St. James Wellness Center

Springfield, Virginia | 2016-2018

Hyatt Regency Aqaba Ayla

Aqaba, Jordan | 2012-2018

Disney Springs

Lake Buena Vista, Florida | 2013-2016

Presidential Palace

Abu Dhabi, UAE | 2011-2015

Smale Riverfront Park

Cincinnati, Ohio | 2010-2012

City of Dreams

Macao, China | 2007-2009

Give Kids the World Village

Kissimmee, Florida | 2007-2009

Renaissance Plaza Fountain

White Plains, New York | 2002-2004

Education

Iowa State University
Bachelor of Arts, Theatrical Design – 1995

Southwest State University
1991

Registrations and Affiliations

Florida Swimming Pool Association
Board of Directors – 2007-2008
Vice President – 2005-2007

Autodesk User Group International – 1997-Present

IAAPA Member

World Waterpark Association Member

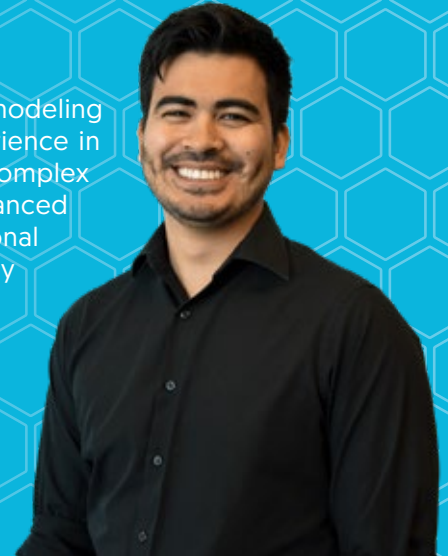
Themed Entertainment Association Member



Victor De Marco, PE

Project Engineer

Victor De Marco joined Martin Aquatic in 2017, adding a background in modeling and prototyping to the team. As Project Engineer, Victor applies his experience in the product development sector to the company's work in engineering complex aquatic structures and water feature elements. With his knowledge of advanced simulation applications, he has led the company's efforts in Computational Fluid Dynamics (CFD) modeling for various Blue Mar Basins projects and lazy rivers. He holds a bachelor's degree in Mechanical Engineering from the University of Central Florida and is a licensed Professional Engineer.



E: Victor@MartinAquatic.com T: 407.598.0550 M: 407.739.2243

Recent and Notable Project Experience

Victor De Marco has been involved in the following projects:

Confidential Theme Park Project
Florida | 2022-ongoing

20-Acre Blue Mar Basins Project
California | 2022-ongoing

The Reservoir, a Blue Mar Basins Project
Texas | 2022-ongoing

Confidential Blue Mar Basins Surf Park
Nevada | 2022-ongoing

ISLAND Waterpark at Showboat Hotel
Atlantic City, New Jersey | 2020-ongoing

Universal's Volcano Bay Renovations
Orlando, Florida | 2020-ongoing

Pier Sixty-Six Hotel & Marina
Fort Lauderdale, Florida | 2019-ongoing

Legoland
Goshen, New York | 2018-2023

Ritz-Carlton Golf Resort, Naples
Naples, Florida | 2019-2021

Orlando World Center Marriott
Orlando, Florida | 2018-2022

SeaWorld Aquatica
Orlando, Florida | 2019-2022

Epcot's Harmonious
Lake Buena Vista, Florida | 2017-2021

VinWonders Once Fountain Show
Phu Quoc, Vietnam | 2019-2021

Hong Kong Disneyland's Castle Show
Hong Kong, China | 2017-2021

The Plaza Coral Gables
Miami, Florida | 2016-ongoing

Bell Tower Green
Salisbury, North Carolina | 2018-2021

Estates at Acqualina
Sunny Isles Beach, Florida | 2016-ongoing

Ritz-Carlton St. Thomas
St. Thomas, US Virgin Island | 2018-2020

Royal Caribbean's Navigator of the Seas
Miami, Florida | 2018-2019

Royal Caribbean's Perfect Day at CocoCay
CocoCay, Bahamas | 2017-2019

Belmond Cap Juluca
Anguilla | 2017-2019

Disney's Coronado Springs Fountain
Lake Buena Vista, Florida | 2017-2019

Long Beach Performing Arts Center
Long Beach, California | 2017-2018

Education

University of Central Florida
Bachelor of Science, Mechanical Engineering – 2016

Registrations and Affiliations

Florida Board of Professional Engineers
License Number: PE94584

American Society of Mechanical Engineers

IAAPA Member

World Waterpark Association Member

Themed Entertainment Association Member

Languages

Portuguese: Fluent



Luke Johnston

Production Director

Luke Johnston joined Martin Aquatic in 2007 and continued developing his technical skills as a project coordinator, construction administration manager, and studio manager before moving to his current position as Production Director. In this role, he manages the workload of our production team and serves as the source of knowledge for Martin Aquatic's use of BIM/Revit in all of our drawing packages. With his broad range of experience designing aquatic projects all over the world including cruise ships, waterparks, and resort destinations, Luke has helped standardize our processes and systems to supplement the work of our architect and landscape architect clients. Luke also has expertise in the LEED certification process, SITES, and sustainable aquatic design.



E: Luke@MartinAquatic.com T: 407.598.0552 M: 407.595.9917

Recent and Notable Project Experience

Luke Johnston has been involved in the following projects:

Thermal Beach Club 20-Acre Basin
Thermal, California | 2022-ongoing

The Reservoir, a Blue Mar Basins Project
Texas | 2022-ongoing

Confidential Blue Mar Basins Surf Park
Nevada | 2022-ongoing

ISLAND Waterpark at Showboat Hotel
Atlantic City, New Jersey | 2020-ongoing

Daytona Beach Riverfront Esplanade
Daytona Beach, Florida | 2019-ongoing

Boston City Hall Plaza
Boston, Massachusetts | 2019-ongoing

SeaWorld Aquatica
Orlando, Florida | 2018-2022

Orlando World Center Marriott
Orlando, Florida | 2018-2022

Ritz-Carlton Golf Resort, Naples
Naples, Florida | 2019-2021

Bell Tower Green
Salisbury, North Carolina | 2018-2021

Planet Swim Aquatic Facility
Ponte Vedra Beach, Florida | 2017-2021

Four Seasons Cayo Largo
Fajardo, Puerto Rico | 2015-ongoing

Plaza Coral Gables
Coral Gables, Florida | 2016-2020

Kuwait 360 Mall Fountains
Kuwait City, Kuwait | 2015-2020

Disney's Coronado Springs
Lake Buena Vista, Florida | 2017-2019

Royal Caribbean's Navigator of the Seas
Miami, Florida | 2018-2019

Half Moon Bay
Rose Hall, Jamaica | 2015-2019

The St. James Wellness Center
Springfield, Virginia | 2016-2018

Eagle Lakes Community Center
Naples, Florida | 2015-2018

Hyatt Regency Coconut Point
Bonita Springs, Florida | 2015-2016

Disney Springs
Lake Buena Vista, Florida | 2013-2016

Presidential Palace
Abu Dhabi, UAE | 2011-2015

Corpus Christi Bayfront Plaza
Corpus Christi, Texas | 2007-2010

Give Kids The World
Kissimmee, Florida | 2007-2009

Education

University of Central Florida

Imaginit Design School

Valencia Community College

Registrations and Affiliations

Autodesk User Group International – 2006-Present

Florida Swimming Pool Association

IAAPA Member

World Waterpark Association Member

Themed Entertainment Association Member





**MARTIN
AQUATIC**
DESIGN & ENGINEERING

189 South Orange Avenue, Suite 1220, Orlando FL 32801

407.598.0550 • MartinAquatic.com • info@MartinAquatic.com

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SECTION G

Quotation Details

Job Name: HOA Replacement Poles Date Created: 4/17/23
Quote #: 983506 Exp. Date: 4/6/23

Contact Information

Prepared By: Donovan Schreifels Contact Name: Margie Gerstmann
Phone #: (866) 308-9455 Phone #: 9414235500
E-Mail: customer.quotes@willbrands.com Email: manager@lakesideplantationcdd.com
Fax: 920-921-0781 Fax:

Address Information

Bill To Name: Lakeside Plantation CDD (1442262) Ship To Name:
Bill To: Ship To: 34289

Standard Products

Qty	Product	Sale Price	Ext. Price
9	[PART#] PL-RTFD-15-5545-3-SFL-FP [DESCRIPTION] 15' Above Grade + 4' Below Grade x 5.5" Base x 4.5" Top, Round Tapered Fiberglass, Direct Burial Light Pole, 3 Max EPA, Wiring Hand Hole & Cover, Standard Fixture Mounting & Finish Color, USA Engineered & Manufactured	\$1,325.00	\$11,925.00
9	[PART#] PL-BK [DESCRIPTION] Rugged Architectural Grade, Black Painted Finish	\$0.00	\$0.00
9	[PART#] PL-PD [DESCRIPTION] Light Fixture Mounting, 3" OD x 3" Long, Tenon Top	\$0.00	\$0.00

- Pricing includes delivery within the contiguous USA unless otherwise noted and is based on an order release within 30 days.
- Preshipped anchor bolts at CUSTOMER'S expense.
- Sales tax calculation (if applicable) will be finalized at order entry (OE).
- If order quantity & quote quantity are different, pricing is subject to change.
- Quote is subject to Wisconsin Lighting Lab's standard terms and conditions. See website for complete details.

Grand Total: \$11,925.00

Estimated Lead Time: 10-12 Weeks

Important Notes

- Light Poles & Brackets: [10] to [12] weeks estimated production lead time.
- LED Fixtures: [6] to [8] weeks estimated production lead time.
- Lightning strikes and voltage surges can cause LED fixture damage; additional surge protection available upon request.
- Non-Standard specifications may add to the production lead time.
- Customer responsible for unloading at time of delivery; line items may ship at different times during production cycle.
- Commercial shipping location with receiving dock can be provided to void limited access delivery charges.
- Quoted Lead time is an estimate and is subject to change as business conditions change.

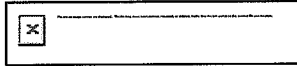
IMPORTANT: Do you require vibration dampeners? We recommend vibration dampeners be used when (1) light poles are being installed on a parking ramp, deck, bridge, pier, airport, train or subway hub/terminal or known problem area (2) a load of 0.75 EPA or smaller is going on the light poles and (3) light poles are being used as camera supports and/or will have non-standard appendages attached to them.

IMPORTANT: Wisconsin Lighting Lab and its vendors are not responsible for the structural adequacy of new and/or existing light pole footing designs and anchor bolts. Estimated loading capacity values and wind zone ratings are based on standard commercial design and engineering criteria, and they do not account for additional loadings from objects such as (but not limited to) signs, banners, cameras, solar panels and flags. Our light pole warranty does not cover vibration induced fatigue failure.

IMPORTANT: Wisconsin Lighting Lab and its vendors consider these quoted products as produced and supplied according to the customer's dimensional, material and/or electrical specifications. To ensure proper selection of the light pole, luminaire, accessories and/or foundation, we recommend the customer consult a qualified local engineer to analyze the loading, design and project criteria for the specific application.

Margie Gertsmann

From: Alista Lebo <alista@lightingnewyork.com>
Sent: Wednesday, April 26, 2023 11:56 AM
To: Margie Gertsmann
Subject: Lighting New York - Quote Request (4214777)



Hello Marjorie,

Thank you for your recent quote request. You can find your quote information below.

If you would like to move forward with your pricing, simply click the checkout button below.

[Check Out Now](#)

If you have any questions regarding your quote, or need further assistance, please call me at 866.344.3875, ext. 153, or reply to this email.

Sincerely,
Alista Lebo
Your Inside Sales Specialist

Your Order Information: Quote #4214777

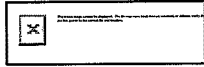
Quote



1093BK Maxim Lighting 1093BK Poles 84 inch Black Burial Pole
FREIGHT not eligible for free returns
Qty: 1
Price: ~~\$129.00~~ \$108.00
Total: \$108.00

Standard Shipping: FREE

In stock items ship in 1-3 business days.



1005BK Maxim Lighting 1005BK Westlake 1 Light 21 inch Black Outdoor Pole/Post Lantern

Qty: 11
Price: ~~\$84.00~~ \$70.50
Total: \$775.50

LNExpress: FREE

NON RETURNABLE due to Quantity.
Estimated to arrive Friday, April 28

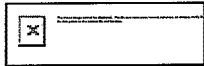


S12414 Satco S12414 Lumos LED Medium 8.00 watt 120 2700K Light Bulb

Qty: 30
Price: ~~\$5.95~~ \$4.46
Total: \$133.80

Standard Shipping: FREE

NON RETURNABLE due to Quantity.
In stock items ship in 1-2 business days.



3006CLBK Maxim Lighting 3006CLBK Builder Cast 1 Light 16 inch Black Outdoor Pole/Post Lantern

Qty: 2
Price: ~~\$48.60~~ \$40.50
Total: \$81.00

Standard Shipping: FREE

In stock items ship in 1-3 business days.

Subtotal	\$1,329.30
Discount (17%)	\$231.00
Shipping	\$0.00
Tax	\$0.00
Total	\$1,098.30

[Continue To Checkout](#)

Bill To:

Marjorie Grestmann

2800 Plantation Blvd.

NORTH PORT, FL 34289

US

Ship To:

Marjorie Grestmann

2800 Plantation Blvd.

NORTH PORT, FL 34289

US

941-423-5500

941-423-5500

manager@lakesideplantationcdd.com

manager@lakesideplantationcdd.com

Please note the following information regarding your order:

Items should be inspected for damage upon delivery. If your order arrives damaged, take a photo and send to customercare@lightingnewyork.com along with your order number and contact information.

All returns are subject to the [RETURN POLICY](#) and must be initiated within 30 days of receipt of the items. Items must be uninstalled and in the original packaging. You may request a return through your account or by calling 866.344.3875.

This order may be subject to additional policies or restrictions.
View our [POLICY PAGE](#) for more information.

Don't worry, your information is safe with us through our [PRIVACY POLICY](#).

To check the status of your order or view your order history, go to [MY ACCOUNT](#).

SECTION H

Created Date: 4/11/2023

DESCRIPTION: Ian Damage Repairs-Phase II

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	Stop Signpost Replacement-Stop sign corner intersection	8	\$2,004.66	\$0.00	\$16,037.28
1.1	<p>Hardware/Parts - Hardware Only-No street signs with names*</p> <p>Part Qty: 1 Width: 3.00" Height: 144.00"</p> <p>Text: Following Intersections: Cottonwood/Scarlett Cottonwood/Plantation Plantation/Scarlett (not by clubhouse) Jonah/Mulberry Jonah/Rosewood Jonah/Melrose Dr Jonah/Felicity Park Jonah/Plantation</p> <p>Notes: DECORATIVE TRAFFIC CONTROL 3" X 13 FT FLUTED POST, 300 SERIES BASE, 3B BALL FINIAL. PAIR OF 6" X 36" PLAIN BLADE HOLDERS (UP TO 42"), DRILLING & HARDWARE - (BLADES NOT INCLUDED), 26" RAISED BORDER BACKER TO FIT 24" STOP PANEL (NOT INCLUDED), PAIR OF SHR BRACKETS AND HARDWARE. ALL POWDER COATED BLACK SEMI GLOSS- ADD 10% FOR STOCK POWDER COAT COLORS, 25% FOR CUSTOM PAINT COLORS.</p>				
2	Speed Limit Signpost Replacement	1	\$684.82	\$0.00	\$684.82

2.1	Hardware/Parts - Hardware Only-No Speed Limit Sign (quoted separately)							
	Part Qty: 1 Width: 3.00" Height: 120.00" Notes: DECORATIVE TRAFFIC CONTROL 3" X 10 FT FLUTED POST (DIRECT BURY 2 FT MIN), 300 SERIES BASE, 3B BALL FINIAL, 26" H X 20" W RAISED BORDER BACKER (PANEL NOT INCLUDED), PAIR OF SHR BRACKETS AND HARDWARE, ALL POWDER COATED BLACK- ADD 10% FOR STOCK POWDER COAT COLORS OR 25% FOR CUSTOM PAINT COLORS-							
3	Speed Limit Backer Replacement	2	\$224.75	\$0.00	\$449.50			
3.1	Hardware/Parts - Hardware Only-No Speed Limit Sign (quoted separately)							
	Part Qty: 1 Width: 20.00" Height: 26.00" Notes: BACKER-26x20 RAISED BORDER, BLK RAISED BORDER BACKER, FOR 24"x18" STANDARD DOT PANEL SHR3-SF, BLK SIGN HOLDER RING (INCLUDES STAINLESS HARDWARE) FITS 3" O.D. ROUND POLE, 1 1/2" T 5/16" DRILLED/TAPPED HOLE FOR FASTENING PANEL, 5/16" DRILLED/TAPPED HOLE ON BACKSIDE, 5/16" DRILLED COUNTERSUNK HOLES ON SIDES							
4	Street Name Sign Blade	24	\$90.6604	\$0.00	\$2,175.85			
4.1	Aluminum - Reflective Sign Pael							
	Part Qty: 1 Width: 36.00" Height: 6.00" Sides: 2 - Thickness: 063 Aluminum - Vinyl Type: EGP Reflective - Laminate Type: Cast Gloss 8518 Notes: Per Street names Verified by client Plantation (6) Scarlett (5) Cottonwood, Magnolia, Tara, Pecan (1 ea) Jonah (5) Mulberry, Rosewood, Melrose Dr, Felicity (1 ea) 24 Total				Design/File Type - Design/File Type: Art On File			
5	Speed Limit Sign	3	\$127.2933	\$0.00	\$381.88			

5.1	Aluminum - Reflective Sign Panel Part Qty: 1 Width: 24.00" Height: 18.00" Sides: 1 - Thickness: 063 Aluminum - Radial Corners (Optional): 1.5" - Vinyl Type: EGP Reflective - Laminate Type: Cast Gloss 8518 Notes: Speed Limit Sign Does not include decorative backer. Decorative Backer, posts or finials quoted separately	Design/File Type - Design/File Type: Art On File				
6	Stop Sign 24" x 24"		1	\$52.42	\$0.00	\$52.42
6.1	Aluminum - Part Qty: 1 Width: 24.00" Height: 24.00" Sides: 1 - Thickness: 063 Aluminum - Vinyl Type: EGP Reflective - Laminate Type: Calendared Matte 8510 Notes: Stop Sign					
7	Installation Services		1	\$3,275.00	\$0.00	\$3,275.00
7.1	Installation - Notes: Install 8 Decorative Stop sign posts (line one) at Scarlett/Plantation. Scarlett/Cottonwood, Cottonwood Plantation. Concrete as needed Remove any blade sign and place on new. NOTE: Remove one frame from damaged and install on Jonah and Plantation Install missing blade signs (10) listed above Install Stop sign Install speed limit signs on existng posts Install (1) Speed Limit sign and post 2 Speed Limit Backers Repurpose exisiting hardware (stop signs, blade frames, ball finials) as needed on new hardware Straighten Golf Cart Crossing					
8	Change Order-Speed Limit Backer/Stop Sign		1	\$327.27	\$0.00	\$327.27
8.1	Hardware/Parts - Part Qty: 1 Width: 1.00" Height: 1.00" Notes: Add one speed limit backer-\$224.75 Add one stop sign-\$52.52 Installation-\$50					

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:	\$23,384.02
Taxable Amount:	\$0.00
Taxes:	\$0.00
Grand Total:	\$23,384.02
Amount Paid:	\$0.00
DEPOSIT REQUIRED:	\$11,692.01

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

SECTION VII

SECTION A

Lakeside Plantation Community Development District

4530 Eagle Falls Place, Tampa, FL 33619 * P: (813) 344-4844

May 2, 2023

Via Overnight Delivery

Leon Shlossberg
1539 Scarlett Avenue
North Port, Florida 34289

Re: Notice of Temporary Suspension of Amenity Facilities Use

Dear Mr. Shlossberg:

I serve as District Manager for the Lakeside Plantation Community Development District (the “**District**”). On behalf of the Board of Supervisors (the “**Board**”) of the District, I am writing to advise that your privileges to use the District’s Amenity Facilities¹ have been suspended until the next regularly scheduled Board meeting. The next Board meeting will be held on May 17, 2023.

We have been advised that on several evenings, most recently the evening of April 27, 2023, you have verbally and physically harassed an employee of the Lakeside Plantation Clubhouse. The incidents were subsequently reported to District staff.

Your actions are in violation of the District’s Amenity Facilities Policies, including, but not limited to: “Suspension and Termination of Privileges,” subsections (1) and (4).

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

The next Board meeting is scheduled for **May 17, 2023, at 6:00 p.m.**, to be held at the **Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida 34289**. **You are hereby notified that your suspension shall be in effect until May 17, 2023, at which time the Board will consider any further suspension, termination, or reinstatement of your Amenity**

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

Leon Shlossberg
May 1, 2023
Page 2 of 2

Facilities privileges. You are entitled to attend the meeting to testify as to the incidents and suspension.

Thank you for your cooperation to this matter. Should you have any questions regarding any of the foregoing, please do not hesitate to contact me.

Sincerely,

Jordan Lansford

Jordan Lansford
District Manager

cc: Bud Sabol, Chair
Sarah Sandy, District Counsel
Margie Gertsmann, Lifestyle & Amenity Director

SECTION B

April 20, 2023

Via Overnight Delivery

Fred Burrows
1842 Scarlett Ave
North Port, Florida 34289

Re: Notice of Temporary Suspension of Amenity Facilities Use

Dear Mr. Burrows:

I serve as District Manager for the Lakeside Plantation Community Development District (the “**District**”). On behalf of the Board of Supervisors (the “**Board**”) of the District, I am writing to advise that your privileges to use the District’s Amenity Facilities¹ have been suspended until the next regularly scheduled Board meeting. The next Board meeting will be held on May 17, 2023.

We were advised that on Mach 26, 2024, you were intoxicated and were advised not to drink in or near the pool and you started cursing at other residents when spoken to. The incident was subsequently reported to District staff.

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

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

The next Board meeting is scheduled for **May 17, 2023, at 6:00 p.m.**, to be held at the **Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida 34289**. **You are hereby notified that your suspension shall be in effect until May 17, 2023, at which time the Board will consider any further suspension, termination, or reinstatement of your Amenity Facilities privileges. You are entitled to attend the meeting to testify as to the incident and suspension.**

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

Fred Burrows
April 20, 2023
Page 2 of 2

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

Sincerely,

Jordan Lansford

Jordan Lansford
District Manager

cc: Bud Sabol, Chair
Sarah Sandy, District Counsel
Margie Gerstmann, Lifestyle & Amenity Director

SECTION D



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	5/8/2023
Estimate #	83329
LMP REPRESENTATIVE	
SR	
PO #	
Work Order #	

--

DESCRIPTION	QTY	COST	TOTAL
Estimate is for the OTC Injections of the Medjool Palms. (26 in total) Lethal bronzing preventative and nutrient package to ensure palms are protected from Lethal bronzing and encouraging healthy growth and ensuring the survival of the Palms on the Boulevard. (Estimate covers 2 injections .)			
Man Hours	6	70.00	420.00
Medjool Nutrient pack and lethal bronzing prevenative (Covers 2 injections)	26	200.00	5,200.00

TERMS AND CONDITIONS:

TOTAL	\$5,620.00
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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

OWNER / AGENT

DATE

SECTION E

Lakeside Plantation

Community Development District

Proposed Budget Fiscal Year 2024



**Lakeside Plantation
Community Development District**

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**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2024
General Fund**

Description	Adopted Budget		Adopted Budget FY2023	Actuals as of		Total Projected 9/30/23	Proposed Budget FY2024
	FY2022	Actuals as of 09/30/22		04/30/23	Projected Next 5 Months		
Revenues:							
Tennis Club	\$ 20,000	\$ 19,369	\$ 20,000	\$ 12,133	\$ 8,666	\$ 20,799	\$ 20,000
Activities	\$ 10,000	\$ 6,282	\$ 10,000	\$ 7,417	\$ 5,298	\$ 12,715	\$ 10,000
Clubhouse Rentals	\$ 5,000	\$ 1,398	\$ 5,000	\$ 1,415	\$ 1,011	\$ 2,426	\$ 5,000
Miscellaneous	\$ 1,500	\$ 878	\$ 1,500	\$ 1,192	\$ 851	\$ 2,043	\$ 1,500
Interest Earnings	\$ 50	\$ 21	\$ 50	\$ 57	\$ 41	\$ 98	\$ 50
Insurance Proceeds	\$ -	\$ -	\$ -	\$ 128,595	\$ -	\$ 128,595	\$ -
Operation & Maintenance Assessments	\$ 751,261	\$ 783,108	\$ 899,836	\$ 821,850	\$ 77,986	\$ 899,836	\$ 1,099,836
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 787,811	\$ 811,056	\$ 936,386	\$ 972,658	\$ 93,853	\$ 1,066,512	\$ 1,136,386
Administrative:							
Supervisor Fees	\$ 11,000	\$ 10,800	\$ 11,000	\$ 6,000	\$ 5,000	\$ 11,000	\$ 12,000
District Manager	\$ 39,393	\$ 39,393	\$ 42,500	\$ 24,792	\$ 17,708	\$ 42,500	\$ 45,900
District Counsel	\$ 25,750	\$ 31,465	\$ 25,750	\$ 14,839	\$ 10,600	\$ 25,439	\$ 25,750
District Engineer	\$ 14,000	\$ 15,701	\$ 14,000	\$ 9,966	\$ 7,119	\$ 17,085	\$ 14,000
Disclosure Report	\$ 1,000	\$ 1,000	\$ 1,000	\$ 583	\$ 417	\$ 1,000	\$ 1,000
Trustee Fees	\$ 4,771	\$ 3,180	\$ 4,771	\$ 1,520	\$ 1,660	\$ 3,180	\$ 4,000
Audit Fees	\$ 3,350	\$ 3,185	\$ 3,350	\$ -	\$ 3,350	\$ 3,350	\$ 3,350
Postage, Phone, Faxes, Copies	\$ 1,500	\$ 1,006	\$ 1,500	\$ 988	\$ 500	\$ 1,488	\$ 1,500
General Liability Insurance	\$ 6,689	\$ 6,294	\$ 7,553	\$ 6,766	\$ -	\$ 6,766	\$ 8,308
Legal Advertising	\$ 2,000	\$ 2,825	\$ 2,000	\$ 701	\$ 700	\$ 1,401	\$ 2,000
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Other Current Charges	\$ 1,900	\$ 2,771	\$ 2,500	\$ 3,477	\$ 1,500	\$ 4,977	\$ 3,000
Property Insurance	\$ 10,849	\$ 10,207	\$ 12,248	\$ 14,826	\$ -	\$ 14,826	\$ 16,309
Information Technology	\$ 1,250	\$ 1,250	\$ 1,250	\$ 729	\$ 521	\$ 1,250	\$ 1,350
Website Administration	\$ 800	\$ 800	\$ 800	\$ 467	\$ 333	\$ 800	\$ 864
Total Administrative	\$ 124,427	\$ 130,051	\$ 130,397	\$ 85,829	\$ 49,407	\$ 134,437	\$ 139,506
Operations:							
Road & Sidewalk Repairs & Maintenance	\$ 2,500	\$ 13,800	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Common Area Renewal & Maintenance	\$ 5,000	\$ 8,745	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Street Light/Decorative Light	\$ 5,000	\$ -	\$ 1,000	\$ -	\$ 750	\$ 750	\$ 1,000
Landscape Maintenance - Contract	\$ 114,500	\$ 97,042	\$ 155,000	\$ 89,856	\$ 64,183	\$ 154,040	\$ 155,000
Landscape Maintenance - Other	\$ 5,000	\$ 3,972	\$ 5,000	\$ 18,112	\$ 7,500	\$ 25,612	\$ 10,000
Landscape Maintenance - Hurricane	\$ -	\$ -	\$ -	\$ 149,134	\$ -	\$ 149,134	\$ -
Mulch	\$ 10,740	\$ 9,200	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Maintenance	\$ 4,500	\$ 5,695	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 15,000	\$ 11,592	\$ 13,000	\$ 6,762	\$ 4,830	\$ 11,592	\$ 13,000
Electric Utility Services - Entrance Feature	\$ 9,000	\$ 5,930	\$ 9,000	\$ 2,186	\$ 1,561	\$ 3,747	\$ 7,500
Water Utility Services - Entrance Feature	\$ 1,600	\$ 5,461	\$ 3,000	\$ 767	\$ 548	\$ 1,315	\$ 3,000
Repairs & Maintenance - Entrance Feature	\$ 3,000	\$ 4,431	\$ 3,000	\$ 6,199	\$ 1,500	\$ 7,699	\$ 5,000
Miscellaneous Tools & Equipment	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -
Total Operations	\$ 176,840	\$ 165,868	\$ 215,000	\$ 273,016	\$ 93,372	\$ 366,389	\$ 219,500

**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2024
General Fund**

Description	Adopted Budget		Adopted Budget FY2023	Actuals as of		Total Projected 9/30/23	Proposed Budget FY2024
	FY2022	Actuals as of 09/30/22		04/30/23	Projected Next 5 Months		
Clubhouse:							
Personnel Services (Management Contract)	\$ 196,544	\$ 259,874	\$ 282,449	\$ 163,819	\$ 118,627	\$ 282,446	\$ 296,600
Activities	\$ 20,000	\$ 18,099	\$ 20,000	\$ 14,217	\$ 10,155	\$ 24,373	\$ 22,000
License/Fees	\$ 1,200	\$ 2,254	\$ 2,000	\$ 256	\$ 1,500	\$ 1,756	\$ 2,000
General Supplies	\$ 10,000	\$ 8,470	\$ 7,500	\$ 10,840	\$ 7,743	\$ 18,582	\$ 10,000
Maintenance	\$ 14,000	\$ 6,444	\$ 14,000	\$ 11,228	\$ 8,020	\$ 19,248	\$ 15,000
Office Supplies	\$ 3,500	\$ 3,728	\$ 3,500	\$ 1,291	\$ 1,000	\$ 2,291	\$ 3,500
Public Communication	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 600	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -
Security	\$ 1,500	\$ 2,783	\$ 1,500	\$ 3,013	\$ 1,225	\$ 4,238	\$ 3,000
Security Patrol	\$ 25,000	\$ 15,867	\$ -	\$ -	\$ -	\$ -	\$ -
AED	\$ 500	\$ 996	\$ 500	\$ -	\$ 500	\$ 500	\$ 500
Telephone & Internet Services	\$ 5,500	\$ 4,195	\$ 5,000	\$ 3,255	\$ 2,325	\$ 5,580	\$ 6,000
Janitorial Supplies	\$ 3,250	\$ 1,033	\$ 3,250	\$ 48	\$ 500	\$ 548	\$ 2,500
Electric Utility Services - Clubhouse	\$ 14,000	\$ 13,174	\$ 14,000	\$ 5,549	\$ 3,963	\$ 9,512	\$ 14,000
Gas Utility	\$ 250	\$ 193	\$ 250	\$ 112	\$ 80	\$ 193	\$ 250
Garbage Collection	\$ 2,100	\$ 2,060	\$ 2,100	\$ 1,215	\$ 868	\$ 2,082	\$ 2,100
Water Utility Services - Clubhouse	\$ 4,400	\$ 3,343	\$ 4,400	\$ 3,340	\$ 2,386	\$ 5,725	\$ 6,000
Electric Utility Services - Tennis Courts/Pool	\$ 16,000	\$ 18,400	\$ 20,000	\$ 9,125	\$ 6,518	\$ 15,642	\$ 20,000
Pool Cleaning	\$ 10,200	\$ 10,657	\$ 10,200	\$ 5,950	\$ 4,250	\$ 10,200	\$ 10,200
Pool Maintenance - Other	\$ 10,000	\$ 2,066	\$ 10,000	\$ 10,883	\$ 5,000	\$ 15,883	\$ 10,000
Tennis Courts - Maintenance	\$ 5,000	\$ 2,731	\$ 5,000	\$ 1,746	\$ 1,247	\$ 2,993	\$ 5,000
Water Utility Services - Tennis Courts/Pool	\$ 6,000	\$ 7,603	\$ 7,500	\$ 2,834	\$ 2,024	\$ 4,858	\$ 7,500
Total Clubhouse	\$ 351,044	\$ 383,970	\$ 413,749	\$ 248,721	\$ 177,931	\$ 426,652	\$ 436,150
Other Expenditures:							
Transfer Out - Capital Reserve Fund (CY)	\$ 135,500	\$ 135,500	\$ 177,240	\$ -	\$ 139,035	\$ 139,035	\$ 341,230
Total Other Expenditures	\$ 135,500	\$ 135,500	\$ 177,240	\$ -	\$ 139,035	\$ 139,035	\$ 341,230
Total Expenditures	\$ 787,811	\$ 815,389	\$ 936,386	\$ 607,566	\$ 459,746	\$ 1,066,512	\$ 1,136,386
Excess Revenue (Expenditures)	\$ (0)	\$ (4,334)	\$ -	\$ 365,092	\$ (365,892)	\$ -	\$ -

Development	Units	ERU	Gross Per Unit	Gross Assessments
Single Family	243	1.00	\$ 1,823	\$ 442,904
Multi Family	236	0.68	\$ 1,239	\$ 292,498
Villas	192	0.80	\$ 1,458	\$ 279,959
Commercial	10	8.09	\$ 14,745	\$ 154,677
Subtotal: Gross Assessments				\$ 1,170,039
Less Discounts (6%)				\$ (70,202)
Net Annual Assessment	681			\$ 1,099,836

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2024

REVENUES:

Tennis Club

Represents fees collected by onsite management company related to various tennis programs operated by the District. The programs consist of tennis lessons, clinics, tournaments, etc. The amounts are based upon historical results and future projections.

Activities

Represents fees collected by onsite management company related to various activities operated by the District. The Activities include, but not limited to swim lessons, clinics, summer camps, winter camps, fitness training, holiday parties, etc. The budgeted amounts are based upon historical results and future projections.

Clubhouse Rentals

The District allows members of the public to rent the Clubhouse for various functions such as birthday parties, anniversaries, weddings, etc. The budgeted amounts are based upon historical results and future projections.

Miscellaneous

Represents estimated income the District may receive that is not accounted for in other categories.

Interest Earnings

The District receives interest earnings from funds held in the various operating accounts.

Operation & Maintenance Assessments

The District adopts an annual operating budget that is funded primarily by operation and maintenance assessments levied on assessable property within the District. The assessments are levied based upon benefit received by the property from the goods and services provided by the District. The levied operation and maintenance assessments are certified for collection to the county tax collector to be placed on property owners November 1st Sarasota County Property Tax Bill.

EXPENDITURES:

Administrative:

Supervisors Fees

The Florida Statutes allows each supervisor to be paid per meeting, for the time devoted to District business and board meetings. The amount is based upon 5 supervisors attending 11 meetings for the fiscal year.

District Manager

The District has contracted with Governmental Management Services - Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

Lakeside Plantation
Community Development District

General Fund Budget
Fiscal Year 2024

District Counsel

Requirements for legal services are estimated at an annual expenditure as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, contract preparation and review, etc. The District has a contract with Kutak Rock, LLP.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Report

As part of the reporting requirements of the Series 1999, Capital Improvement Revenue Bonds, the District has contracted with Prager & Co., LLC to act as Dissemination Agent. The Dissemination Agent files Annual Reports and various other notices to the Municipal Securities Rulemaking Board (EMMA) as a requirement of the Securities Exchange Commission rule 15c2-12(b)(5).

Trustee Fees

The District will pay annual trustee fees to US Bank as trustee for the Series 1999A, Capital Improvement Revenue Bonds issued.

Audit Fees

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Faxes, Copies

Mailing of agenda packages, overnight deliveries, vendor checks, and any other necessary correspondence. Also includes telephone, facsimile, and copy machine services.

General Liability Insurance

The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to government agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation. This is in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Dues, Licenses & Fees

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Other Current Charges

Bank charges and any other miscellaneous expenses that are incurred during the fiscal year.

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2024

Property Insurance

The District has a property insurance policy with Egis Risk Advisors. The following represents the structures covered under that policy: clubhouse, pool, tennis courts, equipment shed, gazebo, pool pavilion, guard shack, water fountains, and street lights.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Administration

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Operations:

Road & Sidewalk Repairs & Maintenance

Represents various repair and maintenance cost associated with the roadways and sidewalks owned and maintained by the District.

Common Area Renewal & Maintenance

Miscellaneous expenses incurred for common areas throughout the District other than clubhouse area.

Street Light/Decorative Light

This item is to maintain the decorative light fixtures throughout the community.

Landscape Maintenance - Contract

The District contracts with Landscape Maintenance Professionals to provide landscape maintenance for all the common areas of the community. This fee does not include replacement material or irrigation repairs.

Landscape Maintenance - Other

The District incurs landscape expenses that are not covered under the landscape maintenance contract with Landscape Maintenance.

Lake Maintenance

The District currently has a management contract with Solitude Lake Management to maintain the lakes throughout the community that provides storm water management. The monthly and annual amounts are as follows:

Vendor	Location	Monthly	Annual
Solitude	Various Lakes	\$ 966	\$ 11,592
Contingency			\$ 1,408
Total			\$ 13,000

Lakeside Plantation
Community Development District
 General Fund Budget
 Fiscal Year 2024

Electric Utility Services - Entrance Feature

The following chart represents estimated costs for electricity in the entrance feature provided by Florida Power & Light:

Account #	Location	Monthly	Annual
43123-154658	2200 Plantation Blvd #FNTN	\$ 350	\$ 4,200
Contingency			\$ 3,300
Total			\$ 7,500

Water Utility Services - Entrance Feature

The following chart represents estimated costs for water at the entrance feature paid to North Port Utilities:

Account #	Location	Monthly	Annual
43123-154658	2200 Plantation Blvd	\$ 150	\$ 1,800
Contingency			\$ 1,200
Total			\$ 3,000

Repairs & Maintenance - Entrance Feature

Represents cost associated with the repairs and maintenance of the entrance features throughout the District.

Clubhouse:

Personnel Services (Management Contract)

The District currently has an agreement with WTS International, LLC to provide Amenity Center Management Services, Facility Maintenance Services, Resident Directory Maintenance and Programming Services for the clubhouse. The various services and compensation are further detailed in the agreement.

Activities

The District's facility manager will coordinate and provide various activities throughout the year. The amount represents the cost of supplies, entertainment, and refreshments.

License/Fees

Various permits and license for the clubhouse are required by the regulatory organizations. The amount represents the estimated cost for those items.

General Supplies

Estimated cost of supplies purchased for operating and maintaining the clubhouse not budgeted in other line items.

Maintenance

This item is for the monthly maintenance and repairs of the clubhouse facility.

Office Supplies

Represents the cost of daily supplies required by the District to facilitate operations.

Lakeside Plantation
Community Development District
 General Fund Budget
 Fiscal Year 2024

Security

This item is for the alarm system and monitoring of the clubhouse. Monitoring services are provided by Security Alarm Corp.

Account #	Location	Quarterly	Annual
2564 & 2582	2200 Plantation Blvd	\$ 147	\$ 588
ADT	2200 Plantation Blvd	\$ 245	\$ 980
Contingency			\$ 1,432
Total			\$ 3,000

AED

Estimated cost to purchase, maintain and operate the AED machines.

Telephone & Internet Services

The following represents the telephone and internet services for the Clubhouse paid to Comcast, as well as pool telephone dispatch services provided by Kings III of America, LLC.

Janitorial Supplies

The District's clubhouse management company provides janitorial services under their management agreement however the supplies are purchased directly by the District. The amount represents the estimated cost of those supplies.

Electric Utility Services - Clubhouse

The following chart represents estimated costs for electricity in the clubhouse provided by Florida Power & Light:

Account #	Location	Monthly	Annual
57421-67439	2200 Plantation Blvd #CLBHS	\$ 1,000	\$ 12,000
Contingency			\$ 2,000
Total			\$ 14,000

Gas Utility

The following chart represents estimated costs for gas in the clubhouse provided by TECO:

Account #	Location	Monthly	Annual
10332096	2200 Plantation Blvd POOL	\$ 12	\$ 144
Contingency			\$ 106
Total			\$ 250

Lakeside Plantation
Community Development District
 General Fund Budget
 Fiscal Year 2024

Garbage Collection

The following chart represents estimated costs for garbage collection at the clubhouse provided by North Port Solid Waste:

Account #	Location	Monthly	Annual
54883-159826	2200 Plantation Blvd SWD	\$ 168	\$ 2,016
	Contingency		\$ 84
	Total		\$ 2,100

Water Utility Services - Clubhouse

The following chart represents estimated costs for water in the clubhouse provided by North Port Utilities:

Account #	Location	Monthly	Annual
43123-156052	2200 Plantation Blvd	\$ 350	\$ 4,200
	Contingency		\$ 1,800
	Total		\$ 6,000

Electric Utility Services - Pool

The following chart represents estimated costs for electricity at the pool provided by Florida Power & Light:

Account #	Location	Monthly	Annual
84595-15071	2200 Plantation Blvd #POOL	\$ 1,500	\$ 18,000
	Contingency		\$ 2,000
	Total		\$ 20,000

Pool Cleaning

Estimated costs to provide monthly cleaning services to it's pool.

Pool Maintenance - Other

Represents miscellaneous pool maintenance costs incurred during the fiscal year.

Tennis Courts - Maintenance

Represents cost associated with maintaining the tennis courts.

Water Utility Services - Pool

The following chart represents estimated costs for water at the tennis courts provided by North Port Utilities:

Account #	Location	Monthly	Annual
43123-154656	2200 Plantation Blvd #POOL	\$ 600	\$ 7,200
	Contingency		\$ 300
	Total		\$ 7,500

Lakeside Plantation
Community Development District

General Fund Budget
Fiscal Year 2024

Other Expenditures:

Transfer Out - Capital Reserve Fund (Current Year)

In December 2010, the District had Reserve Advisor's prepare a long-term reserve study completed that detailed the projected funding and spending requirements through fiscal year ending 2040. The amount represents the recommended funding requirements for the fiscal year in order to properly maintain the capital infrastructure owned by the District. The expenditures will be detailed and recorded in the Capital Reserve Fund.

**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2024
Capital Reserve Fund**

Description	Adopted Budget FY2023	Actuals as of 04/30/23	Projected Next 5 Months	Total Projected 9/30/23	Proposed Budget FY2024
Revenues:					
Transfer In - Capital Reserve Fund (CY)	\$ 177,240	\$ -	\$ 139,035	\$ 139,035	\$ 341,231
Interest Earnings	-	7,080	4,000	11,080	-
Carry Forward Surplus	437,355	430,009	-	430,009	562,222
Total Revenues	\$ 614,595	\$ 437,088	\$ 143,035	\$ 580,123	\$ 903,452
Expenditures:					
Property Site Elements	\$ 135,587	\$ 17,902	\$ -	\$ 17,902	\$ 87,400
Clubhouse Renewal/Replacement	-	-	-	-	-
Tax Certificate Sale Process	75,000	-	-	-	-
Total Expenditures	\$ 210,587	\$ 17,902	\$ -	\$ 17,902	\$ 87,400
Excess Revenue (Expenditures)	\$ 404,008	\$ 419,187	\$ 143,035	\$ 562,222	\$ 816,052

Reserve Study Funding Plan (Next 5 Years)

	<u>Funding</u>	<u>Expenses</u>	<u>Planned Balance</u>	<u>Budgeted Balance</u>	<u>Variance</u>
Fiscal Year 2024	136,000	87,400	659,046	816,052	157,006
Fiscal Year 2025	138,000	62,521	742,886		
Fiscal Year 2026	140,100	175,796	715,890		
Fiscal Year 2027	142,200	13,376	672,998		
Fiscal Year 2028	144,300	451,221	408,527		

**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2024
Series 1999 Debt Service Fund**

Description	Adopted Budget FY2023	Actuals as of 04/30/23	Projected Next 5 Months	Total Projected 9/30/23	Proposed Budget FY2024
Revenues:					
Assessments - On Roll	\$ 175,905	\$ 159,106	\$ 16,800	\$ 175,905	\$ 175,905
Assessments - Direct	\$ 8,842	\$ 8,842	\$ -	\$ 8,842	\$ 8,842
Interest Income	\$ -	\$ 2,719	\$ 1,942	\$ 4,660	\$ -
Beginning Fund Balance (1)	\$ 44,299	\$ 47,116	\$ -	\$ 47,116	\$ 52,776
Total Revenues	\$ 229,047	\$ 217,782	\$ 18,742	\$ 236,524	\$ 237,523
Expenditures:					
Interest- 11/1	\$ 41,874	\$ 41,874	\$ -	\$ 41,874	\$ 38,399
Principal- 5/1	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ 105,000
Interest- 5/1	\$ 41,874	\$ -	\$ 41,874	\$ 41,874	\$ 38,399
Total Expenditures	\$ 183,748	\$ 41,874	\$ 141,874	\$ 183,748	\$ 181,798
Excess Revenue (Expenditures)	\$ 45,299	\$ 175,908	\$(123,132)	\$ 52,776	\$ 55,726
			Interest Payment 11/1/2024		\$ 34,750

(1) Beginning Fund Balance is net of reserve funds of \$78,306

Debt Service Assessments				Increase/ (Decrease)
Product Type	FY 2022	FY 2023	FY 2024	
Commercial	\$3,287	\$3,287	\$3,287	\$0
Multi-Family	\$0	\$0	\$0	\$0
Single-Family	\$410	\$410	\$410	\$0
Villa	\$328	\$328	\$328	\$0

**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2024
Series 1999 Bonds**

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/22	1,205,000		6.950%	41,873.75	41,873.75
05/01/23	1,205,000	100,000	6.950%	41,873.75	
11/01/23	1,105,000		6.950%	38,398.75	180,272.50
05/01/24	1,105,000	105,000	6.950%	38,398.75	
11/01/24	1,000,000		6.950%	34,750.00	178,148.75
05/01/25	1,000,000	115,000	6.950%	34,750.00	
11/01/25	885,000		6.950%	30,753.75	180,503.75
05/01/26	885,000	125,000	6.950%	30,753.75	
11/01/26	760,000		6.950%	26,410.00	182,163.75
05/01/27	760,000	130,000	6.950%	26,410.00	
11/01/27	630,000		6.950%	21,892.50	178,302.50
05/01/28	630,000	140,000	6.950%	21,892.50	
11/01/28	490,000		6.950%	17,027.50	178,920.00
05/01/29	490,000	150,000	6.950%	17,027.50	
11/01/29	340,000		6.950%	11,815.00	178,842.50
05/01/30	340,000	165,000	6.950%	11,815.00	
11/01/30	175,000		6.950%	6,081.25	182,896.25
05/01/31	175,000	175,000	6.950%	6,081.25	181,081.25
		1,205,000		458,005	1,663,005

Lakeside Plantation
Community Development District
Per Unit Assessment Summary

Land Use	Fund	Proposed Gross Per Unit- FY 2024	Adopted Gross Per Unit FY 2023	\$ Increase /(Decrease)	% Increase /(Decrease)
Single Family	O&M	\$ 1,822.65	\$ 1,494.08	\$328.57	22%
	Total	\$ 1,822.65	\$ 1,494.08	\$328.57	22%
Multi Family	O&M	\$ 1,239.40	\$ 1,008.50	\$230.90	23%
	Total	\$ 1,239.40	\$ 1,008.50	\$230.90	23%
Villas	O&M	\$ 1,458.12	\$ 1,195.26	\$262.86	22%
	Total	\$ 1,458.12	\$ 1,195.26	\$262.86	22%
Commercial	O&M	\$ 14,745.22	\$ 12,080.95	\$2,664.27	22%
	Total	\$ 14,745.22	\$ 12,080.95	\$2,664.27	22%

Lakeside Plantation

Community Development District

Proposed Budget Fiscal Year 2024



**Lakeside Plantation
Community Development District**

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**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2024
General Fund**

Description	Adopted Budget		Adopted Budget FY2023	Actuals as of		Total Projected 9/30/23	Proposed Budget FY2024
	FY2022	Actuals as of 09/30/22		Actuals as of 04/30/23	Projected Next 5 Months		
Revenues:							
Tennis Club	\$ 20,000	\$ 19,369	\$ 20,000	\$ 12,133	\$ 8,666	\$ 20,799	\$ 20,000
Activities	\$ 10,000	\$ 6,282	\$ 10,000	\$ 7,417	\$ 5,298	\$ 12,715	\$ 10,000
Clubhouse Rentals	\$ 5,000	\$ 1,398	\$ 5,000	\$ 1,415	\$ 1,011	\$ 2,426	\$ 5,000
Miscellaneous	\$ 1,500	\$ 878	\$ 1,500	\$ 1,192	\$ 851	\$ 2,043	\$ 1,500
Interest Earnings	\$ 50	\$ 21	\$ 50	\$ 57	\$ 41	\$ 98	\$ 50
Insurance Proceeds	\$ -	\$ -	\$ -	\$ 128,595	\$ -	\$ 128,595	\$ -
Operation & Maintenance Assessments	\$ 751,261	\$ 783,108	\$ 899,836	\$ 821,850	\$ 77,986	\$ 899,836	\$ 1,199,838
Total Revenues	\$ 787,811	\$ 811,056	\$ 936,386	\$ 972,658	\$ 93,853	\$ 1,066,512	\$ 1,236,388
Administrative:							
Supervisor Fees	\$ 11,000	\$ 10,800	\$ 11,000	\$ 6,000	\$ 5,000	\$ 11,000	\$ 12,000
District Manager	\$ 39,393	\$ 39,393	\$ 42,500	\$ 24,792	\$ 17,708	\$ 42,500	\$ 45,900
District Counsel	\$ 25,750	\$ 31,465	\$ 25,750	\$ 14,839	\$ 10,600	\$ 25,439	\$ 25,750
District Engineer	\$ 14,000	\$ 15,701	\$ 14,000	\$ 9,966	\$ 7,119	\$ 17,085	\$ 14,000
Disclosure Report	\$ 1,000	\$ 1,000	\$ 1,000	\$ 583	\$ 417	\$ 1,000	\$ 1,000
Trustee Fees	\$ 4,771	\$ 3,180	\$ 4,771	\$ 1,520	\$ 1,660	\$ 3,180	\$ 4,000
Audit Fees	\$ 3,350	\$ 3,185	\$ 3,350	\$ -	\$ 3,350	\$ 3,350	\$ 3,350
Postage, Phone, Faxes, Copies	\$ 1,500	\$ 1,006	\$ 1,500	\$ 988	\$ 500	\$ 1,488	\$ 1,500
General Liability Insurance	\$ 6,689	\$ 6,294	\$ 7,553	\$ 6,766	\$ -	\$ 6,766	\$ 8,308
Legal Advertising	\$ 2,000	\$ 2,825	\$ 2,000	\$ 701	\$ 700	\$ 1,401	\$ 2,000
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Other Current Charges	\$ 1,900	\$ 2,771	\$ 2,500	\$ 3,477	\$ 1,500	\$ 4,977	\$ 3,000
Property Insurance	\$ 10,849	\$ 10,207	\$ 12,248	\$ 14,826	\$ -	\$ 14,826	\$ 16,309
Information Technology	\$ 1,250	\$ 1,250	\$ 1,250	\$ 729	\$ 521	\$ 1,250	\$ 1,350
Website Administration	\$ 800	\$ 800	\$ 800	\$ 467	\$ 333	\$ 800	\$ 864
Total Administrative	\$ 124,427	\$ 130,051	\$ 130,397	\$ 85,829	\$ 49,407	\$ 134,437	\$ 139,506
Operations:							
Road & Sidewalk Repairs & Maintenance	\$ 2,500	\$ 13,800	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Common Area Renewal & Maintenance	\$ 5,000	\$ 8,745	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Street Light/Decorative Light	\$ 5,000	\$ -	\$ 1,000	\$ -	\$ 750	\$ 750	\$ 1,000
Landscape Maintenance - Contract	\$ 114,500	\$ 97,042	\$ 155,000	\$ 89,856	\$ 64,183	\$ 154,040	\$ 155,000
Landscape Maintenance - Other	\$ 5,000	\$ 3,972	\$ 5,000	\$ 18,112	\$ 7,500	\$ 25,612	\$ 10,000
Landscape Maintenance - Hurricane	\$ -	\$ -	\$ -	\$ 149,134	\$ -	\$ 149,134	\$ -
Mulch	\$ 10,740	\$ 9,200	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Maintenance	\$ 4,500	\$ 5,695	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 15,000	\$ 11,592	\$ 13,000	\$ 6,762	\$ 4,830	\$ 11,592	\$ 13,000
Electric Utility Services - Entrance Feature	\$ 9,000	\$ 5,930	\$ 9,000	\$ 2,186	\$ 1,561	\$ 3,747	\$ 7,500
Water Utility Services - Entrance Feature	\$ 1,600	\$ 5,461	\$ 3,000	\$ 767	\$ 548	\$ 1,315	\$ 3,000
Repairs & Maintenance - Entrance Feature	\$ 3,000	\$ 4,431	\$ 3,000	\$ 6,199	\$ 1,500	\$ 7,699	\$ 5,000
Miscellaneous Tools & Equipment	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -
Total Operations	\$ 176,840	\$ 165,868	\$ 215,000	\$ 273,016	\$ 93,372	\$ 366,389	\$ 219,500

**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2024
General Fund**

Description	Adopted Budget		Adopted Budget FY2023	Actuals as of		Total Projected 9/30/23	Proposed Budget FY2024
	FY2022	Actuals as of 09/30/22		04/30/23	Projected Next 5 Months		
Clubhouse:							
Personnel Services (Management Contract)	\$ 196,544	\$ 259,874	\$ 282,449	\$ 163,819	\$ 118,627	\$ 282,446	\$ 296,600
Activities	\$ 20,000	\$ 18,099	\$ 20,000	\$ 14,217	\$ 10,155	\$ 24,373	\$ 22,000
License/Fees	\$ 1,200	\$ 2,254	\$ 2,000	\$ 256	\$ 1,500	\$ 1,756	\$ 2,000
General Supplies	\$ 10,000	\$ 8,470	\$ 7,500	\$ 10,840	\$ 7,743	\$ 18,582	\$ 10,000
Maintenance	\$ 14,000	\$ 6,444	\$ 14,000	\$ 11,228	\$ 8,020	\$ 19,248	\$ 15,000
Office Supplies	\$ 3,500	\$ 3,728	\$ 3,500	\$ 1,291	\$ 1,000	\$ 2,291	\$ 3,500
Public Communication	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 600	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -
Security	\$ 1,500	\$ 2,783	\$ 1,500	\$ 3,013	\$ 1,225	\$ 4,238	\$ 3,000
Security Patrol	\$ 25,000	\$ 15,867	\$ -	\$ -	\$ -	\$ -	\$ -
AED	\$ 500	\$ 996	\$ 500	\$ -	\$ 500	\$ 500	\$ 500
Telephone & Internet Services	\$ 5,500	\$ 4,195	\$ 5,000	\$ 3,255	\$ 2,325	\$ 5,580	\$ 6,000
Janitorial Supplies	\$ 3,250	\$ 1,033	\$ 3,250	\$ 48	\$ 500	\$ 548	\$ 2,500
Electric Utility Services - Clubhouse	\$ 14,000	\$ 13,174	\$ 14,000	\$ 5,549	\$ 3,963	\$ 9,512	\$ 14,000
Gas Utility	\$ 250	\$ 193	\$ 250	\$ 112	\$ 80	\$ 193	\$ 250
Garbage Collection	\$ 2,100	\$ 2,060	\$ 2,100	\$ 1,215	\$ 868	\$ 2,082	\$ 2,100
Water Utility Services - Clubhouse	\$ 4,400	\$ 3,343	\$ 4,400	\$ 3,340	\$ 2,386	\$ 5,725	\$ 6,000
Electric Utility Services - Tennis Courts/Pool	\$ 16,000	\$ 18,400	\$ 20,000	\$ 9,125	\$ 6,518	\$ 15,642	\$ 20,000
Pool Cleaning	\$ 10,200	\$ 10,657	\$ 10,200	\$ 5,950	\$ 4,250	\$ 10,200	\$ 10,200
Pool Maintenance - Other	\$ 10,000	\$ 2,066	\$ 10,000	\$ 10,883	\$ 5,000	\$ 15,883	\$ 10,000
Tennis Courts - Maintenance	\$ 5,000	\$ 2,731	\$ 5,000	\$ 1,746	\$ 1,247	\$ 2,993	\$ 5,000
Water Utility Services - Tennis Courts/Pool	\$ 6,000	\$ 7,603	\$ 7,500	\$ 2,834	\$ 2,024	\$ 4,858	\$ 7,500
Total Clubhouse	\$ 351,044	\$ 383,970	\$ 413,749	\$ 248,721	\$ 177,931	\$ 426,652	\$ 436,150
Other Expenditures:							
Transfer Out - Capital Reserve Fund (CY)	\$ 135,500	\$ 135,500	\$ 177,240	\$ -	\$ 139,035	\$ 139,035	\$ 441,232
Total Other Expenditures	\$ 135,500	\$ 135,500	\$ 177,240	\$ -	\$ 139,035	\$ 139,035	\$ 441,232
Total Expenditures	\$ 787,811	\$ 815,389	\$ 936,386	\$ 607,566	\$ 459,746	\$ 1,066,512	\$ 1,236,388
Excess Revenue (Expenditures)	\$ (0)	\$ (4,334)	\$ -	\$ 365,092	\$ (365,892)	\$ -	\$ 0

Development	Units	ERU	Gross Per Unit	Gross Assessments
Single Family	243	1.00	\$ 1,988	\$ 483,174
Multi Family	236	0.68	\$ 1,352	\$ 319,096
Villas	192	0.80	\$ 1,591	\$ 305,412
Commercial	10	8.09	\$ 16,086	\$ 168,741
Subtotal: Gross Assessments				\$ 1,276,423
Less Discounts (6%)				\$ (76,585)
Net Annual Assessment	681			\$ 1,199,838

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2024

REVENUES:

Tennis Club

Represents fees collected by onsite management company related to various tennis programs operated by the District. The programs consist of tennis lessons, clinics, tournaments, etc. The amounts are based upon historical results and future projections.

Activities

Represents fees collected by onsite management company related to various activities operated by the District. The Activities include, but not limited to swim lessons, clinics, summer camps, winter camps, fitness training, holiday parties, etc. The budgeted amounts are based upon historical results and future projections.

Clubhouse Rentals

The District allows members of the public to rent the Clubhouse for various functions such as birthday parties, anniversaries, weddings, etc. The budgeted amounts are based upon historical results and future projections.

Miscellaneous

Represents estimated income the District may receive that is not accounted for in other categories.

Interest Earnings

The District receives interest earnings from funds held in the various operating accounts.

Operation & Maintenance Assessments

The District adopts an annual operating budget that is funded primarily by operation and maintenance assessments levied on assessable property within the District. The assessments are levied based upon benefit received by the property from the goods and services provided by the District. The levied operation and maintenance assessments are certified for collection to the county tax collector to be placed on property owners November 1st Sarasota County Property Tax Bill.

EXPENDITURES:

Administrative:

Supervisors Fees

The Florida Statutes allows each supervisor to be paid per meeting, for the time devoted to District business and board meetings. The amount is based upon 5 supervisors attending 11 meetings for the fiscal year.

District Manager

The District has contracted with Governmental Management Services - Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

Lakeside Plantation
Community Development District

General Fund Budget
Fiscal Year 2024

District Counsel

Requirements for legal services are estimated at an annual expenditure as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, contract preparation and review, etc. The District has a contract with Kutak Rock, LLP.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Report

As part of the reporting requirements of the Series 1999, Capital Improvement Revenue Bonds, the District has contracted with Prager & Co., LLC to act as Dissemination Agent. The Dissemination Agent files Annual Reports and various other notices to the Municipal Securities Rulemaking Board (EMMA) as a requirement of the Securities Exchange Commission rule 15c2-12(b)(5).

Trustee Fees

The District will pay annual trustee fees to US Bank as trustee for the Series 1999A, Capital Improvement Revenue Bonds issued.

Audit Fees

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Faxes, Copies

Mailing of agenda packages, overnight deliveries, vendor checks, and any other necessary correspondence. Also includes telephone, facsimile, and copy machine services.

General Liability Insurance

The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to government agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation. This is in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Dues, Licenses & Fees

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Other Current Charges

Bank charges and any other miscellaneous expenses that are incurred during the fiscal year.

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2024

Property Insurance

The District has a property insurance policy with Egis Risk Advisors. The following represents the structures covered under that policy: clubhouse, pool, tennis courts, equipment shed, gazebo, pool pavilion, guard shack, water fountains, and street lights.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Administration

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Operations:

Road & Sidewalk Repairs & Maintenance

Represents various repair and maintenance cost associated with the roadways and sidewalks owned and maintained by the District.

Common Area Renewal & Maintenance

Miscellaneous expenses incurred for common areas throughout the District other than clubhouse area.

Street Light/Decorative Light

This item is to maintain the decorative light fixtures throughout the community.

Landscape Maintenance - Contract

The District contracts with Landscape Maintenance Professionals to provide landscape maintenance for all the common areas of the community. This fee does not include replacement material or irrigation repairs.

Landscape Maintenance - Other

The District incurs landscape expenses that are not covered under the landscape maintenance contract with Landscape Maintenance.

Lake Maintenance

The District currently has a management contract with Solitude Lake Management to maintain the lakes throughout the community that provides storm water management. The monthly and annual amounts are as follows:

Vendor	Location	Monthly	Annual
Solitude	Various Lakes	\$ 966	\$ 11,592
Contingency			\$ 1,408
Total			\$ 13,000

Lakeside Plantation
Community Development District
 General Fund Budget
 Fiscal Year 2024

Electric Utility Services - Entrance Feature

The following chart represents estimated costs for electricity in the entrance feature provided by Florida Power & Light:

Account #	Location	Monthly	Annual
43123-154658	2200 Plantation Blvd #FNTN	\$ 350	\$ 4,200
	Contingency		\$ 3,300
	Total		\$ 7,500

Water Utility Services - Entrance Feature

The following chart represents estimated costs for water at the entrance feature paid to North Port Utilities:

Account #	Location	Monthly	Annual
43123-154658	2200 Plantation Blvd	\$ 150	\$ 1,800
	Contingency		\$ 1,200
	Total		\$ 3,000

Repairs & Maintenance - Entrance Feature

Represents cost associated with the repairs and maintenance of the entrance features throughout the District.

Clubhouse:

Personnel Services (Management Contract)

The District currently has an agreement with WTS International, LLC to provide Amenity Center Management Services, Facility Maintenance Services, Resident Directory Maintenance and Programming Services for the clubhouse. The various services and compensation are further detailed in the agreement.

Activities

The District's facility manager will coordinate and provide various activities throughout the year. The amount represents the cost of supplies, entertainment, and refreshments.

License/Fees

Various permits and license for the clubhouse are required by the regulatory organizations. The amount represents the estimated cost for those items.

General Supplies

Estimated cost of supplies purchased for operating and maintaining the clubhouse not budgeted in other line items.

Maintenance

This item is for the monthly maintenance and repairs of the clubhouse facility.

Office Supplies

Represents the cost of daily supplies required by the District to facilitate operations.

Lakeside Plantation
Community Development District
 General Fund Budget
 Fiscal Year 2024

Security

This item is for the alarm system and monitoring of the clubhouse. Monitoring services are provided by Security Alarm Corp.

Account #	Location	Quarterly	Annual
2564 & 2582	2200 Plantation Blvd	\$ 147	\$ 588
ADT	2200 Plantation Blvd	\$ 245	\$ 980
Contingency			\$ 1,432
Total			\$ 3,000

AED

Estimated cost to purchase, maintain and operate the AED machines.

Telephone & Internet Services

The following represents the telephone and internet services for the Clubhouse paid to Comcast, as well as pool telephone dispatch services provided by Kings III of America, LLC.

Janitorial Supplies

The District's clubhouse management company provides janitorial services under their management agreement however the supplies are purchased directly by the District. The amount represents the estimated cost of those supplies.

Electric Utility Services - Clubhouse

The following chart represents estimated costs for electricity in the clubhouse provided by Florida Power & Light:

Account #	Location	Monthly	Annual
57421-67439	2200 Plantation Blvd #CLBHS	\$ 1,000	\$ 12,000
Contingency			\$ 2,000
Total			\$ 14,000

Gas Utility

The following chart represents estimated costs for gas in the clubhouse provided by TECO:

Account #	Location	Monthly	Annual
10332096	2200 Plantation Blvd POOL	\$ 12	\$ 144
Contingency			\$ 106
Total			\$ 250

Lakeside Plantation
Community Development District
 General Fund Budget
 Fiscal Year 2024

Garbage Collection

The following chart represents estimated costs for garbage collection at the clubhouse provided by North Port Solid Waste:

Account #	Location	Monthly	Annual
54883-159826	2200 Plantation Blvd SWD	\$ 168	\$ 2,016
	Contingency		\$ 84
	Total		\$ 2,100

Water Utility Services - Clubhouse

The following chart represents estimated costs for water in the clubhouse provided by North Port Utilities:

Account #	Location	Monthly	Annual
43123-156052	2200 Plantation Blvd	\$ 350	\$ 4,200
	Contingency		\$ 1,800
	Total		\$ 6,000

Electric Utility Services - Pool

The following chart represents estimated costs for electricity at the pool provided by Florida Power & Light:

Account #	Location	Monthly	Annual
84595-15071	2200 Plantation Blvd #POOL	\$ 1,500	\$ 18,000
	Contingency		\$ 2,000
	Total		\$ 20,000

Pool Cleaning

Estimated costs to provide monthly cleaning services to it's pool.

Pool Maintenance - Other

Represents miscellaneous pool maintenance costs incurred during the fiscal year.

Tennis Courts - Maintenance

Represents cost associated with maintaining the tennis courts.

Water Utility Services - Pool

The following chart represents estimated costs for water at the tennis courts provided by North Port Utilities:

Account #	Location	Monthly	Annual
43123-154656	2200 Plantation Blvd #POOL	\$ 600	\$ 7,200
	Contingency		\$ 300
	Total		\$ 7,500

Lakeside Plantation
Community Development District

General Fund Budget
Fiscal Year 2024

Other Expenditures:

Transfer Out - Capital Reserve Fund (Current Year)

In December 2010, the District had Reserve Advisor's prepare a long-term reserve study completed that detailed the projected funding and spending requirements through fiscal year ending 2040. The amount represents the recommended funding requirements for the fiscal year in order to properly maintain the capital infrastructure owned by the District. The expenditures will be detailed and recorded in the Capital Reserve Fund.

**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2024
Capital Reserve Fund**

Description	Adopted Budget FY2023	Actuals as of 04/30/23	Projected Next 5 Months	Total Projected 9/30/23	Proposed Budget FY2024
Revenues:					
Transfer In - Capital Reserve Fund (CY)	\$ 177,240	\$ -	\$ 139,035	\$ 139,035	\$ 441,232
Interest Earnings	-	7,080	4,000	11,080	-
Carry Forward Surplus	437,355	430,009	-	430,009	562,222
Total Revenues	\$ 614,595	\$ 437,088	\$ 143,035	\$ 580,123	\$ 1,003,453
Expenditures:					
Property Site Elements	\$ 135,587	\$ 17,902	\$ -	\$ 17,902	\$ 87,400
Clubhouse Renewal/Replacement	-	-	-	-	-
Tax Certificate Sale Process	75,000	-	-	-	-
Total Expenditures	\$ 210,587	\$ 17,902	\$ -	\$ 17,902	\$ 87,400
Excess Revenue (Expenditures)	\$ 404,008	\$ 419,187	\$ 143,035	\$ 562,222	\$ 916,053

Reserve Study Funding Plan (Next 5 Years)

	<u>Funding</u>	<u>Expenses</u>	<u>Planned Balance</u>	<u>Budgeted Balance</u>	<u>Variance</u>
Fiscal Year 2024	136,000	87,400	659,046	916,053	257,007
Fiscal Year 2025	138,000	62,521	742,886		
Fiscal Year 2026	140,100	175,796	715,890		
Fiscal Year 2027	142,200	13,376	672,998		
Fiscal Year 2028	144,300	451,221	408,527		

**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2024
Series 1999 Debt Service Fund**

Description	Adopted Budget FY2023	Actuals as of 04/30/23	Projected Next 5 Months	Total Projected 9/30/23	Proposed Budget FY2024
Revenues:					
Assessments - On Roll	\$ 175,905	\$ 159,106	\$ 16,800	\$ 175,905	\$ 175,905
Assessments - Direct	\$ 8,842	\$ 8,842	\$ -	\$ 8,842	\$ 8,842
Interest Income	\$ -	\$ 2,719	\$ 1,942	\$ 4,660	\$ -
Beginning Fund Balance (1)	\$ 44,299	\$ 47,116	\$ -	\$ 47,116	\$ 52,776
Total Revenues	\$ 229,047	\$ 217,782	\$ 18,742	\$ 236,524	\$ 237,523
Expenditures:					
Interest- 11/1	\$ 41,874	\$ 41,874	\$ -	\$ 41,874	\$ 38,399
Principal- 5/1	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ 105,000
Interest- 5/1	\$ 41,874	\$ -	\$ 41,874	\$ 41,874	\$ 38,399
Total Expenditures	\$ 183,748	\$ 41,874	\$ 141,874	\$ 183,748	\$ 181,798
Excess Revenue (Expenditures)	\$ 45,299	\$ 175,908	\$(123,132)	\$ 52,776	\$ 55,726
			Interest Payment 11/1/2024		\$ 34,750

(1) Beginning Fund Balance is net of reserve funds of \$78,306

Debt Service Assessments				Increase/ (Decrease)
Product Type	FY 2022	FY 2023	FY 2024	
Commercial	\$3,287	\$3,287	\$3,287	\$0
Multi-Family	\$0	\$0	\$0	\$0
Single-Family	\$410	\$410	\$410	\$0
Villa	\$328	\$328	\$328	\$0

**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2024
Series 1999 Bonds**

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/22	1,205,000		6.950%	41,873.75	41,873.75
05/01/23	1,205,000	100,000	6.950%	41,873.75	
11/01/23	1,105,000		6.950%	38,398.75	180,272.50
05/01/24	1,105,000	105,000	6.950%	38,398.75	
11/01/24	1,000,000		6.950%	34,750.00	178,148.75
05/01/25	1,000,000	115,000	6.950%	34,750.00	
11/01/25	885,000		6.950%	30,753.75	180,503.75
05/01/26	885,000	125,000	6.950%	30,753.75	
11/01/26	760,000		6.950%	26,410.00	182,163.75
05/01/27	760,000	130,000	6.950%	26,410.00	
11/01/27	630,000		6.950%	21,892.50	178,302.50
05/01/28	630,000	140,000	6.950%	21,892.50	
11/01/28	490,000		6.950%	17,027.50	178,920.00
05/01/29	490,000	150,000	6.950%	17,027.50	
11/01/29	340,000		6.950%	11,815.00	178,842.50
05/01/30	340,000	165,000	6.950%	11,815.00	
11/01/30	175,000		6.950%	6,081.25	182,896.25
05/01/31	175,000	175,000	6.950%	6,081.25	181,081.25
		1,205,000		458,005	1,663,005

Lakeside Plantation
Community Development District
Per Unit Assessment Summary

Land Use	Fund	Proposed Gross Per Unit- FY 2024	Adopted Gross Per Unit FY 2023	\$ Increase /(Decrease)	% Increase /(Decrease)
Single Family	O&M	\$ 1,988.37	\$ 1,494.08	\$494.29	33%
	Total	\$ 1,988.37	\$ 1,494.08	\$494.29	33%
Multi Family	O&M	\$ 1,352.10	\$ 1,008.50	\$343.60	34%
	Total	\$ 1,352.10	\$ 1,008.50	\$343.60	34%
Villas	O&M	\$ 1,590.70	\$ 1,195.26	\$395.44	33%
	Total	\$ 1,590.70	\$ 1,195.26	\$395.44	33%
Commercial	O&M	\$ 16,085.93	\$ 12,080.95	\$4,004.98	33%
	Total	\$ 16,085.93	\$ 12,080.95	\$4,004.98	33%

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Lakeside Plantation Community Development District (“**District**”) prior to June 15, 2023, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 16, 2023
HOUR:	6:00 p.m.
LOCATION:	Lakeside Plantation Clubhouse 2800 Plantation Boulevard North Port, FL 34289

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 17th DAY OF MAY 2023.

ATTEST:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

Exhibit A
Fiscal Year 2023/2024 Proposed Budget

SECTION IX

SECTION B

SECTION 1



Ron Turner
Supervisor of Elections

Sarasota County: *Our County. Our Vote.*

April 21, 2023

Amanda Ferguson
District Recording Secretary
Lakeside Plantation CDD
4530 Eagle Falls Place
Tampa FL 33619

Subject: Qualified Registered Electors for Lakeside Plantation CDD

Dear Amanda:

Listed below is the total number of qualified registered electors for Lakeside Plantation Community Development District as of April 15, 2023.

Precinct: 319

Voters: 925

Sincerely,

Ron Turner
Supervisor of Elections
Sarasota County, Florida

RT/alp



SECTION C

SECTION 1



Monthly Summary Report

April 2023

Submitted by:

Margie Gerstmann, Lifestyle and Facility Director

Alex Murphy, Regional Director

Lakeside Plantation CDD

FORECAST

DESCRIPTION OF UPCOMING PROGRAM OR EVENT	DATE(S)
Bingo	5/9/23
Coffee and Donuts	5/11/23
Wine and Cheese	5/12/23
Ladies Lunch Bunch	5/16/23
Create and Sip	5/21/23
Blood Drive	5/25/23
Music by the pool	5/27/23
Memorial Day BBQ	5/29/23

FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
New A/C unit	In progress	Waiting for district agreement sign off
Tennis Court fencing and lighting	Paperwork in progress	Need to have a new survey done
Sidewalk	Start date June 19, 2023	In progress
Street Signs	Waiting for our new signs to come in	In progress
Right side of clubhouse	Has been cleared	Waiting to add fencing/will purchase fence ourselves and get a quote from Innotech to install
Maintenance shed	In process of major clean up. Will remove damaged fence and add the broken umbrellas/ trash to our bulk pick up	To be picked up 5/10/2023
Clubhouse furniture	Discarded/donated	Remaining furniture to be picked up 5/10/2023
Pool/spa	Martin Aquatic engineer will be here on 5/23/23	To be determined

THANK YOU.



Lakeside Plantation CDD