



Lakeside Plantation
Community Development District

Alan Sabol, Chairman
Patrick Lavoy, Vice Chairman
Bonnie Benjamin, Assistant Secretary
Maria Chichelli, Assistant Secretary
Mary Martin, Assistant Secretary

June 21, 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
June 21, 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 May 17, 2023 Meeting
 - B. Approval of Check Register
 - C. Balance Sheet & Income Statement
 - D. Special Assessment Receipts Schedule
- VII. New Business Items
 - A. Hearing on Suspension of Amenity Privileges (L. Shlossberg)
 - B. Discussion of Insurance Reimbursement & Outstanding Items
 - C. Consideration of Proposal from LMP for Palm Tree Injections
 - D. Consideration of Resolution 2023-05 to Reset the Date of the Public Hearing on Amending the Amenity Center Policies
 - E. Consideration of Resolution 2023-06 Appointing Darrin Mossing as an Assistant Treasurer of the District
 - F. Consideration of Proposal from Professional Fountain Services, LLC for Fountain Repair Services

- G. Consideration of Pool Assessment Report
- H. Consideration of Proposal from CES for Chemical Controls for Pool & Spa
- VIII. General Audience Comments
- IX. Staff Reports
 - A. Attorney
 - B. District Engineer
 - 1. Approval of Site Plan
 - C. District Manager
 - 1. Discussion of POL
 - D. Amenities Manager
 - 1. Report *(to be provided under separate cover)*
 - 2. Consideration of Proposals from Innotech Construction Services, LLC for Clubhouse Flooring, Paint & Repair of Gazebo
- X. Other Business
- XI. Supervisors Requests
 - A. LaVoy
 - 1. Insurance Discussion
 - 2. Assessment/Loan Discussion
 - 3. Volunteer Coverage Discussion
- XII. Shade Session to Discuss Security Proposals *(Closed to the Public)*
- XIII. Next Scheduled Board Meeting is July 19, 2023 at 6:00 p.m. at Lakeside Plantation Clubhouse
- XIV. Adjournment

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

SECTION IV

MEETING DATE	RESIDENT NAME	RESIDENT ADDRESS	COMMENT(S)	FOLLOW-UP REQUIRED
6/15/22	Theresa Mahoney	1520 Scarlett Avenue	Parking	
6/15/22	Donna Keller	2395 Savannah Drive	Tax Certificate	
6/15/22	Monica Lewis	1560 Scarlett Avenue	Resolution 2022-10	
11/16/22	Diane Raymond	1509 Scarlett Avenue	Status of Street Signs & Lights & Status of Dumpsters	
11/16/22	Theresa Mahoney	1520 Scarlett Avenue		
11/16/22	Sue Spayd	1534 Scarlett Avenue	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, **May 17, 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
Margie Gertsmann	WTS Amenity Manager
Residents	

The following is a summary of the discussions and actions taken at the May 17, 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. Resident Fran Dobler of 1707 Scarlett Avenue was concerned about the preserve around the park area and contacted Mr. Moretti, the North Port Fire Marshall, who could clean up the buffer area in coordination with the Florida Forestry Service (FFS), which provided free training. Mr. Sabol pointed out that it was not the District's responsibility to clean up the buffer area. Ms. Dobler needed permission from the District's legal counsel. Ms. Lansford requested a proposal from the Fire Marshall, which would be provided to Ms. Sandy for review, at which time an agreement would be entered into to prevent damage to the preserve area. Ms. Sandy asked if the work was being performed on District property. Ms. Lansford was referring to the District buffer between the back of the home and the preserve area, but not in the preserve area. Ms. Sandy advised that the District was the permittee and the responsible entity for all work performed, whether or not it was authorized by the District and preferred having a full agreement and proposal in front of the Board before anything was approved. Ms. Chichelli offered to work with the Fire Marshall. Mr. Sabol approved of Ms. Chichelli working with the Fire Marshall.

Resident Fred Burrows of 1842 Scarlett Avenue wanted to make a statement to the Board on his suspension. Mr. Sabol allowed it. Mr. Burrows explained that on the day of the incident, after spending the day at the pool with his kids and some friends, an older man with two people commented about how his eight-year-old son was hitting the button on the pool gate in a threatening manner. Mr. Burrows reprimanded the man for threatening his son. As they were trying to leave, the man shouted, "*Bye, bye, bye*" over and over again and told him not to talk until he started paying his dues. Mr. Burrows lived in the community for 18 years and already paid his dues. A lady had a video camera and recorded his reaction to the man's threats. Approximately two weeks later, his wife received an overnighted letter from the Management Company, temporarily suspending his access privileges, which he was shocked to receive. Mr. Burrows immediately came into the office and asked why he was sent a letter for someone threatening his son. The employee explained that they had video evidence from a resident. Mr. Burrows explained that the woman recorded his reactions to what was done to him. The employee assured him that she would review the video and advised him to obtain letters from witnesses as many witnessed what happened.

- **Consideration of Suspension of Amenity Privileges** (*F. Burrows*) (*Item 7B*)

Ms. Lansford stated that prior to this meeting, the Board received an email with additional information regarding the suspension hearing. The incident occurred on March 26, 2023 and the notice of suspension was sent on April 20, 2023, which set the public hearing for this meeting. The Incident Report that was provided to the Board, included additional emails from residents, a copy of the suspension letter and the Amenity Facility Policies. Each Board Member was offered access to view the security camera. As referenced in the letter, Mr. Burrows actions were 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*." The Amenity Facility Policies allowed for suspension or termination of amenity facilities rights and privileges for exhibiting unsatisfactory behavior, deportment or appearance, failure to abide by the District's Rules or Policies and engaging in conduct that was improper or likely to endanger the welfare, safety or reputation of the District or its management. After speaking with amenity staff and the Chairman, based on information provided to the Board, the recommendation from amenity staff was that Mr. Burrows suspension up to this hearing date was sufficient for the incident and his amenity privileges should therefore be restored as of this meeting.

Mr. Sabol requested that Ms. Gertsmann show the video footage. Ms. Lansford stated that the Board could view it, but not the public as it could not be disclosed as a public record under the Public Records Law, due to security issues. Mr. Sabol recalled that Mr. Burrows was suspended several years ago for one year for another incident and that he already served his suspension. Mr. Burrows was not satisfied and was upset that his rights were taken away for defending his son and questioned why he was sent a letter before the Board received all of the facts, making assumptions made off of a lady's cellphone video instead of the Clubhouse video. Mr. Burrows felt that he should have received a letter of apology overnight versus a letter suspending his privileges and a date for him to be heard by the Board and questioned whether the jerk who threatened his son, who was with the woman who recorded the video and made a complaint against him, was suspended as he was being discriminated against.

Ms. Lansford pointed out that the issue before the Board at this time was whether the incident was sufficient for further suspension or if Mr. Burrows amenity privileges should be reinstated. Ms. Benjamin asked if the incident report was a result of the other party's complaint.

Ms. Gertsman acknowledged that she received a complaint from the other party as well as speaking to them; however, when she completed the Incident Report, she intended to provide it to the Board at the April 19th, but unfortunately, did not make the deadline and felt bad that Mr. Burrows was suspended for so long. Ms. Gertsman had nothing further to add, but received statements from the other party as well as witness statements. Mr. Sabol felt that it was a clerical mistake and the suspension so far was adequate in his opinion but asked if Mr. Burrows was intoxicated. Mr. Burrows admitted that he drank a beer but was not intoxicated. Ms. Chichelli understood that drinking was allowed 4 or 5 feet from the pool. Ms. Gertsman understood that Mr. Burrow and his party were drinking until staff spoke to them and that they were drinking afterwards. Mr. Burrows felt bad that his daughter could not have the birthday party she had planned for at the pool, because he was suspended and should not have been suspended for defending his child when there was no proof that he did anything wrong and there was heresy. In his opinion, the lady should be suspended for lying and the man for threatening his child but was satisfied if the suspension was lifted and the Board apologized but was not happy if the Board lifted the suspension due to time served. Ms. Lansford acknowledged the concerns raised by Mr. Burrows and questioned whether the Board wanted to continue the suspension or reinstate his amenity access privileges. Discussion ensued.

On MOTION by Mr. LaVoy seconded by Ms. Chichelli with all in favor lifting Mr. Burrows suspension was approved.

Mr. Sabol apologized for everything that happened and the way that it happened. Mr. Burrows appreciated that. Mr. Burrows questioned whether there were any other suspensions. Ms. Lansford confirmed that Mr. Shlossberg's suspension was listed on the agenda and would be discussed later in the meeting. Mr. Burrows asked if there could be further suspensions. Ms. Lansford stated if the Board wished to suspend another individual, they could take action. Mr. Burrows requested that residents call 911 if someone threatened their child and have the police handle it. Mr. Sabol pointed out that this incident should have been reported to staff and if did not work and there was a confrontation, the Police Department should have been called. There being no further comments, Ms. Lansford closed the general audience comments period.

FOURTH ORDER OF BUSINESS

Audience Comment Tracker

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

FIFTH ORDER OF BUSINESS

District Engineer

There being none, the next item followed.

Mr. Burford left the meeting at this time.

SIXTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the April 19, 2023 Meeting

Ms. Lansford presented the minutes of the April 19, 2023 meeting, which were included in the agenda package. Ms. Benjamin noted on Page 2 under the Fifth Order of Business, “*Ms. Adams*” should be “*Ms. Lansford.*”

On MOTION by Ms. Chichelli seconded by Mr. Sabol with all in favor the Minutes of the April 19, 2023 Meeting were approved as amended.

B. Approval of Townhall Minutes

Ms. Lansford presented the Townhall minutes, which were included in the agenda package. Ms. Chichelli attended the meeting via Zoom, but her comments were not incorporated. Ms. Benjamin voiced concern that comments from Board Members were not included and questioned why these minutes were not transcribed like the other minutes and whether there was a recording. Mr. LaVoy requested that the Townhall minutes be transcribed. *There was Board consensus for the transcriptionist to transcribe the Townhall minutes.*

C. Approval of Check Register (to be provided under separate cover)

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

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

Ms. Lansford presented the April Check Register, Unaudited Financial Statements and Special Assessment Receipts Schedule, which were included in the agenda package. Ms. Benjamin questioned why a set of invoices sent to Dart were voided and re-submitted several weeks later. Ms. Lansford explained that the Dart invoices were originally issued and paid the

day of the meeting, but when the Board voted to withhold the payment of \$2,600, they were voided the next day so they could not be cashed; however, District Counsel recommended that the maintenance items be paid.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the April 2023 Check Register and Income Statement were approved as presented.

- 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**

Ms. Lansford requested that the above items be considered instead of ratified as they were still pending with the insurance company. A follow-up email was sent yesterday. A site plan was needed for the resurfacing of the tennis courts and lighting, as there was no original site plan of the original courts and Mr. Burford needed a site plan in order to proceed. Ms. Gertsman asked if they needed a site plan for the basketball court and the response from the county, was that they did not need one, but the District might want to consider having one for the future. Once she received the site plan from Mr. Burford for the tennis courts, it would be forwarded to the electrician for the electrical and they could obtain proposals.

On MOTION by Ms. Chichelli seconded by Ms. Benjamin with all in favor the proposals from Sergeants Electric, Wisconsin Lighting and New York Lighting for lighting repairs and Fast Signs for the Phase 3 sign replacement were approved.

Ms. Lansford stated that Martin Aquatic was scheduled to perform the site assessment of the pool and a 50% down payment or \$9,000 was sent to them. The check was cut on Monday. Mr. Sabol requested when they come out on the 23rd to assess the pool area, no one but him speak to them, but once the report was issued, the Board could question them. Ms. Lansford clarified that any Board Member could speak to them, but not at the same time. Ms. Gertsman spoke to Martin Aquatic yesterday. They were in New Jersey but would be here on the 23rd.

On MOTION by Mr. LaVoy seconded by Ms. Martin with Mr. Sabol, Ms. Chichelli, Ms. Martin and Mr. LaVoy in favor and Ms. Benjamin dissenting, the proposal from Martin Aquatic for a site assessment; in the amount of \$9,000 was ratified. (Motion Passed 4-1)

SEVENTH ORDER OF BUSINESS

New Business Items

A. Consideration of Suspension of Amenity Privileges (*L. Shlossberg*)

Ms. Sandy stated that initially, Mr. Shlossberg informed District Management that he would not be able to attend this meeting and provided a statement; however, in an email that was received today, Mr. Shlossberg requested that this item be deferred to a later date as he was out of town this week. The email was sent by an attorney on his behalf and Ms. Sandy informed them that she would suggest to the Board that this hearing be delayed to the regular meeting in June. However, the amenity suspension per the District’s rules would remain in place until the June 21st meeting. Mr. Sabol agreed. Mr. LaVoy asked if Mr. Shlossberg was notified. Ms. Lansford would notify him tomorrow.

On MOTION by Mr. Sabol seconded by Ms. Benjamin with all in favor deferring the hearing for L. Shlossberg to the June 21, 2023 meeting was approved.

B. Consideration of Suspension of Amenity Privileges (*F. Burrows*)

This item was discussed.

C. Discussion of Insurance Reimbursement & Outstanding Items

Ms. Lansford spoke with Mr. Sabol two weeks ago about the insurance reimbursement and outstanding items and provided a spreadsheet. All items except for the street lighting and Phase 3 street signs from Fast Signs were reimbursed within the proof of loss that was submitted to the District two months ago. In addition, the Board received a copy of the property schedule from EGIS. For informational purposes, the District was working off of the fiscal year insurance policy that was approved in 2021 and Hurricane Ian occurred at the end of the fiscal year. The insurance policy was approved after the Proposed Budget meeting in 2021 and the insured value on the property schedule from 2021 was not real-time for 2023 prices. Ms. Lansford asked the Account Manager for EGIS to increase all of the insured values before approving a final budget,

which was typically completed around the June and July timeframe and would be bringing the property schedule to the Board to increase those values for next fiscal year.

D. Consideration of Proposal from LMP for Palm Tree Injections

Ms. Lansford presented a proposal from Landscape Maintenance Professional (LMP) for Palm tree injections in the amount of \$5,620, which was included in the agenda package. Mr. Sabol questioned why the Palm trees had to be injected and what would happen if they did not inject them. Ms. Chichelli recalled that they were being injected with vitamins. Ms. Gertsman noted that one Palm tree was dying and was expensive to replace. A Resident reported that a test could determine if a Palm tree was infected and they should test all of the trees before injecting them because if they are infected, a pathogen was already in them. Ms. Chichelli pointed out that they removed seven Palms in two years that had the same problem. Ms. Lansford recalled that OTC injections were a standard part of landscape contracts. Ms. Gertsman would ask LMP about the injections and include the proposal on the June agenda.

E. Consideration of Resolution 2023-04 Approving the Proposed Budget for Fiscal Year 2024 & Setting a Public Hearing Date for Adoption *(to be provided under separate cover)*

Ms. Lansford presented the following budgets:

- **Version 1:** *Included an additional contingency of \$200,000, which triggered a 22% assessment increase.*
- **Version 2:** *Included an additional contingency of \$300,000, which triggered a 33% assessment increase or \$494.*

Ms. Lansford noted there were some increases to the District's standard contracts throughout the year, but the majority of the increase would be to replenish the *Reserve Fund*. The budget showed a *Carry Forward Surplus* of slightly over \$400,000, but it was not an accurate number at this point because a substantial amount of invoices have not been paid such as the lighting and only portions of insurance invoices have been paid. Therefore, there would not be a *Carry Forward Surplus* by the end of this year and there would be \$100,000 left in the *Reserve Fund*. The purpose of the \$200,000 to \$300,000 increase was to complete the capital improvement projects planned for last year and moving forward. Mr. LaVoy understood that the Board set the high watermark and they could always decrease the budget, but not increase it. Ms.

Lansford confirmed that the Board set the high watermark and the revenue number could not be higher than the amount approved today. Residents would receive notices for the amount approved today, whether there was 22% or 33% increase. Mr. LaVoy asked if a loan from the bonds was possible. Ms. Lansford explained that a loan would probably be the cheaper option unless they were doing a large capital improvement project, but if residents paid their assessments early, the District would have the funds the first week of December. Typically, the District did not receive any funds until the new year.

Discussion ensued whether to issue a bond or assess residents over time or have a one-time special assessment. Ms. Chichelli felt that a special assessment would be hard for everyone and wanted to think about it. Mr. Sabol requested that the Board digest this, so they could do what was best for the residents.

<p>On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor Resolution 2023-04 Approving Version 2 of the Proposed Budget for Fiscal Year 2024 with a \$300,000 increase and Setting the Public Hearing for August 16, 2023 at 6:00 p.m. at this location was adopted.</p>

EIGHTH ORDER OF BUSINESS

General Audience Comments

Ms. Lansford opened the general audience comments period. A Resident (Isla) asked if the amount of the site assessment for the pool of \$9,000 was the 50% deposit and Board Members could not talk to them. Ms. Lansford explained that \$9,000 was the total amount and a 50% down payment or \$4,500 was paid to them. The Board could talk to them, but due to the Sunshine Law, two or more Board Members could not speak to the representative at the same time. Resident Rob Denim of 1711 Scarlett Avenue questioned the problem with the pool. Mr. Sabol stated they did not know, which was why they needed an Aquatic Engineer to perform a site assessment. They were informed that it was sinking, but they may have water damage. They would not know what the problem was until the pool was assessed. There being no further comments, Ms. Lansford closed the general audience comments period.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Benjamin asked if Mr. Burrows suspension could be reversed as it was unfair to suspend him based one a complaint. Ms. Gertsman agreed that Mr. Burrows should not have been suspended. Ms. Sandy did not want to indicate that the Board did not have a valid reason to suspend Mr. Burrows, but for purposes of the record, the Board could provide direction to staff to not include this as an incident.

On MOTION by Ms. Benjamin seconded by Ms. Martin with all in favor not counting Mr. Burrows incident as an offense under the Lakeside Plantation Amenity Policies was approved.

A Resident voiced concern that the proper authorities were not contacted during Mr. Burrows incident and asked if the District had policies in place about the proper individuals being notified such as the police, if the incident escalated and management was notified. Ms. Sandy would review the policy to see when law enforcement was contacted but would not want to include in a policy when to contact law enforcement on staff’s behalf. Staff should use their judgement. When Mr. Burrows incident occurred, staff was not present and was notified after the fact.

B. District Manager

1. Number of Registered Voters - 925

Ms. Lansford presented a letter from the Sarasota County Supervisor of Elections, which was included in the agenda package, reporting 925 registered voters in the District. It was for informational purposes.

• Consideration of Camera Proposal (Item 9C2)

Ms. Lansford requested that a Shade Session be scheduled at the June meeting to discuss this matter, as it would reveal the location of the camera.

On MOTION by Ms. Chichelli seconded by Ms. Benjamin with all in favor scheduling a Shade Session for June 21, 2023 at 6:00 p.m. at this location was approved.

C. Amenities Manager

1. Report

Ms. Gertsmann presented the Monthly Summary Report. A deposit was sent to the A/C company and once they received it, they would order the unit. The area for the A/C unit was cleared and a temporary fence was installed. She had a proposal for \$700 to re-plant but would hold it until the A/C unit was installed. The sidewalk repairs would start on June 19th. There needed to be a survey for the tennis court fencing and lighting. Mr. LaVoy asked if a check was cut for the A/C unit. Ms. Lansford stated that the invoice was received today and the check would be cut tomorrow.

2. Consideration of Camera Proposal (to be provided under separate cover)

This item was discussed.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Sabol requested that the pool rules be reconsidered for alcohol at the pool. Ms. Lansford asked if they needed to hold a public hearing if it was not a fee related change. Ms. Sandy advised it depends on how much of the policy was being revised, but if it was included in the Amenity Policies that were adopted at the prior public hearing, they would need to be revised at a public hearing. Ms. Chichelli believed that Mr. Sabol wanted to stop people from drinking alcohol in the pool area. Mr. Sabol was not concerned about drinking on the other side of the fence, but many people treated their pool like a resort and sit at the edge of the pool with their drinks getting intoxicated. Mr. Burrows may have been intoxicated before he arrived at the pool, but they did not know. Ms. Sandy understood that in the Florida Statutes, beverages were prohibited within 4 feet of the pool and asked if Mr. Sabol wanted to prohibit it in the entire pool area. Mr. Sabol did not want alcohol at the pool at all. Ms. Sandy would look at the current policies to see what they provided for and if the policy needed to be changed, it must be changed pursuant to a public hearing. Ms. Lansford requested that the Board schedule a public hearing at the June 21st meeting to amend the policies.

On MOTION by Mr. Sabol seconded by Ms. Martin with all in favor scheduling a public hearing to review the pool rules on June 21, 2023 at 6:00 p.m. at the Lakeside Clubhouse was approved.

Mr. Sabol requested a Dutch door that would be locked on the bottom and open at the top to keep people from entering the office. It was recommended in the past by a resident and everyone thought it was a good idea, but it was never installed. Ms. Chichelli did not believe that it would solve the problem but wanted Ms. Gertsmann’s opinion. Ms. Gertsmann would like to have the door. Mr. LaVoy asked if they needed a motion to purchase and install the door. Ms. Lansford suggested that the Board provide direction for a not-to-exceed amount that Mr. Sabol could approve outside of the meeting. *There was Board consensus.*

A. Supervisor LaVoy

1. Discussion on After Hour Security

Mr. LaVoy requested discussion about after-hours security on Friday and Saturday night or motion detectors to keep kids from jumping the pool fence and asked if the new building on Toledo Blade would be one of their commercial buildings. Ms. Lansford did not receive a notice or see an additional folio on the Tax Roll, but if she received one, she would forward it to the Board. Mr. Sabol reported on Plantation Boulevard, there were electrical boxes with yellow tape around them that serve no purpose and were an eyesore. Ms. Gertsmann spoke to the city about it and asked for fencing so it was not unsightly and was informed that it would take a while because they had other things that they were concerned about. She would follow up.

TWELFTH ORDER OF BUSINESS

Next Scheduled Board Meeting is June 21, 2023 at 6:00 p.m. at Lakeside Plantation Clubhouse

The next meeting was scheduled for June 21, 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

Lakeside Plantation

Community Development District

Summary of Invoices

MAY 1, 2023 to May 31, 2023

Fund	Date	Check No.'s	Amount
General Fund	5/9/23	3018	\$ 200.00
	5/10/23	3019-3031	\$ 34,141.85
	5/25/23	3032-3038	\$ 1,462.00
			\$ 35,803.85
Capital Reserve Fund	5/255/23	141	\$ 17,031.25
			\$ 17,031.25
Automatic Drafts			
Florida Power & Light		2200 Plantation Blvd - Clubhouse	\$ 1,076.89
		2200 Plantation Blvd - Fountain	\$ 655.34
		2200 Plantation Blvd - Pool	\$ 1,431.11
North Port Utilities		2200 Plantation Blvd - Clubhouse	\$ 638.21
		2200 Plantation Blvd - Fountain	\$ 153.34
		2200 Plantation Blvd - Pool	\$ 295.59
TECO Peoples Gas		2200 Plantation Blvd - Clubhouse Fireplace	\$ 16.07
Comcast		2200 Plantation Blvd - Clubhouse	\$ 411.00
ADT		2200 Plantation Blvd - Clubhouse	\$ 245.03
ADT		Invoice 70180815	\$ 505.14
Marlin Business Bank		Copier Contract Payment	\$ 104.86
			\$ 5,532.58
			\$ 41,336.43

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/09/23	00401	4/19/23	PL41923	202304	310-51300-11000			BOS MEETING 4/19/23	*	200.00		
								PATRICK LAVOY			200.00	003018
5/10/23	00405	5/10/23	05102023	202305	320-53800-47100			DEPOSIT FOR SIDEWALK REPA	*	2,516.39		
								ALPHA FOUNTAINS			2,516.39	003019
5/10/23	00009	4/05/23	11894719	202304	330-53800-48103			INSTALL ELECTRIC HEATING	*	2,764.50		
								BABE'S PLUMBING INC.			2,764.50	003020
5/10/23	00397	3/20/23	AR913545	202303	330-53800-48200			COPIER LEASE	*	70.53		
								DEX IMAGING			70.53	003021
5/10/23	00001	5/01/23	149	202305	310-51300-34000			MANAGEMENT FEES MAY23	*	3,541.67		
		5/01/23	149	202305	310-51300-35200			WEBSITE AMDIN MAY23	*	66.67		
		5/01/23	149	202305	310-51300-35100			INFORMATION TECH MAY23	*	104.17		
		5/01/23	149	202305	310-51300-31300			DISSEMINATION SVC MAY23	*	83.33		
		5/01/23	149	202305	310-51300-42000			POSTAGE	*	103.63		
								GOVERNMENTAL MANAGEMENT SERVICES			3,899.47	003022
5/10/23	00061	4/26/23	5331-H	202304	330-53800-51000			VAC CAP	*	58.20		
		4/26/23	9339-A	202304	330-53800-51000			CHEMICALS	*	238.00		
		4/27/23	9359-A	202304	330-53800-51000			POOL MAINT	*	227.34		
								HOWARD'S POOL WORLD, INC.			523.54	003023
5/10/23	00271	4/01/23	2404761	202304	330-53800-48600			POOL PHONE MAINT	*	108.00		
								KINGS III OF AMERICA, LLC			108.00	003024
5/10/23	00388	5/01/23	175458	202305	320-53800-46400			LANDSCAPE MAINT MAY23	*	12,836.64		
		5/04/23	175776	202305	320-53800-46500			VEGETATION REMOVAL	*	2,752.50		
								LANDSCAPE MAINTENANCE PROFESSIONALS			15,589.14	003025

LKSD LAKESIDE PLANT HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/10/23	00406	4/26/23	5312	202304	310	310-51300	31100		MARTIN AQUATIC DESIGN & ENGINEERING	*	6,000.00	6,000.00	003026
			INITIAL PAYMENT										
5/10/23	00386	5/01/23	2305	202305	320	53800	46200		PROFESSIONAL FOUNTAIN SERVICE, LLC	*	500.00	500.00	003027
			FOUNTAIN MAINT										
5/10/23	00229	4/07/23	PSI10186	202304	330	53800	48100		PYE BARKER FIRE & SAFETY, INC.	*	203.00	203.00	003028
			ANNUAL FIRE INSPECTION										
5/10/23	00362	1/19/23	40560	202301	330	53800	51000		SYMBIONT SERVICES CORP	*	1,721.61	1,721.61	003029
			MAINTENANCE										
5/10/23	00041	5/01/23	276006	202305	330	53800	48400		SECURITY ALARM CORP.	*	147.00	147.00	003030
			SECURITY										
5/10/23	00106	4/20/23	3126	202304	310	51300	48000		SUN NEWSPAPERS	*	98.67	98.67	003031
			BOS MEETING										
5/25/23	00353	5/17/23	BB051720	202305	310	51300	11000		BONNIE J BENJAMIN	*	200.00	200.00	003032
			BOS MEETING 5/17/23										
5/25/23	00200	5/17/23	BS051720	202305	310	51300	11000		ALAN SABOL	*	200.00	200.00	003033
			BOS MEETING 5/17/23										
5/25/23	00388	5/11/23	175861	202305	320	53800	46501		LANDSCAPE MAINTENANCE PROFESSIONALS	*	162.00	162.00	003034
			IRRIGATION REPAIR HURRICA										
5/25/23	00348	5/17/23	MM051720	202305	310	51300	11000		MARY MARTIN	*	200.00	200.00	003035
			BOS MEETING 5/17/23										
5/25/23	00400	6/01/23	06022023	202306	330	53800	48000		MATTHEW GERBER	*	300.00	300.00	003036
			TRIVIA 6/2/23										
5/25/23	00401	5/17/23	PL051720	202305	310	51300	11000		PATRICK LAVOY	*	200.00	200.00	003037
			BOS MEETING 5/17/23										

LKSD LAKESIDE PLANT HHENRY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/25/23	00282	5/17/23	MC051720 202305 310-51300-11000 BOS MEETING 5/17/23	MARIA J CHICHELLI	*	200.00	200.00 003038
TOTAL FOR BANK A						35,803.85	
TOTAL FOR REGISTER						35,803.85	

PAYMENT TERMS

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

Contract Amount	\$10,065.55
Deposit	\$2,516.39
Due Upon Completion	\$7,549.16

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

Approval/Account # _____

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

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

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

Customer	Contractor
X <u>M. Yeustman</u>	X _____
X <u>on behalf of BOS</u>	
Date <u>1/11/2023</u> <u>4/20/23</u>	Date <u>1/11/2023</u>



Invoice

Corporate Office
 PO Box 267
 Seffner, FL 33583
 813-757-6500
 813-757-6501

Date	Invoice #
5/1/2023	175458

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

Property Information
001 320 53800 40400

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	5/31/2023	Balance Due
			\$0.00
			\$12,836.64



Invoice

Date	Invoice #
5/4/2023	175776

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

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

Property Information
001-320-53800-46500

Estimate #
82504

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Vegetation removal on the right side of the clubhouse and to the black fence. Palms, Podocarpus, and Viburnum Hedge will be left alone as they are in great shape and are not a disturbance. Estimate includes leveling area for the new bike rack and removal and disposal of debris.			
Labor	40	50.25	2,010.00
Debris Removal and disposal	1	330.00	330.00
Leveling area for bike rack	1	412.50	412.50
Total			\$2,752.50
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	6/3/2023	\$0.00
Balance Due			\$2,752.50



189 S. Orange Ave., Suite 1220
Orlando, FL 32801

** overnight **

Invoice

DATE	INVOICE #
4/26/2023	5312

BILL TO
Lakeside Plantation CDD Jordan Lansford 2800 Plantation Blvd. North Port, Florida 34289

SHIP TO
2341 - Lakeside Plantation CDD Professional Fees

TERMS	Per Agreement
-------	---------------

001 310 51300 31100

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Assessment/Rpt.	Initial Payment for Professional Service related to the Assessment & Report		6,000.00	6,000.00
Total				\$6,000.00

Thank you for the opportunity to provide our services. Please contact Patti Reynolds @ 407-598-0550 x538 or Patti.Reynolds@martinaquatic.com if you have questions. Please send all payments to the address above.
Aquatic Design & Engineering, Inc DBA Martin Aquatic Design & Engineering

189 S. Orange Ave., Suite 1220
Orlando, FL 32801

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



Invoice Number
 Sale Date
 Due Date

276006
 5/1/2023
 5/11/2023

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

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

001 330 538 48400

Description	Qty	Price	Net	Tax	Total
Monitoring-Commercial-Fire-Basic For: Lakeside Plantation-F at 2200 Plantation Blvd. North Port, FL 34286 Period Covered: 05/01/2023 to 07/31/2023 inclusive.	3	\$28.00	\$84.00	\$0.00	\$84.00
Monitoring-Commercial-Security-Basi For: Lakeside Plantation at 2200 Plantation Blvd. North Port, FL 34289 Period Covered: 05/01/2023 to 07/31/2023 inclusive.	3	\$21.00	\$63.00	\$0.00	\$63.00
TOTALS			\$147.00	\$0.00	\$147.00

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

-----Return Stub Below-----

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



Customer : Lakeside Plantation CDD

Acct. Bal.	\$147.00	Amount Remitted	<input type="text"/>	Invoice Number	276006
Payment Method	Check <input type="checkbox"/>	Check Number	<input type="text"/>	Bill Payer ID	11765
	Charge* <input type="checkbox"/>	Card Number	<input type="text"/>	CSID	
		Name On Card	<input type="text"/>	Date Remitted	<input type="text"/>
		Signature	<input type="text"/>	Billing Zipcode	<input type="text"/>
				Exp Date	<input type="text"/>
				Card ID	<input type="text"/>

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

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

Inv # 276006

**Sun Newspapers
Legal Advertising
23170 Harborview Rd
Port Charlotte, FL 33980**

04/20/23

Phone:(941) 206-1025 Email:legals@yoursun.com

001 310 513 48000

Acct#: 297693	Date: 04/20/23
LAUREN VANDERVEER LAKESIDE PLANTATION CDD 219 EAST LIVINGSTON ST ORLANDO, FL 32801	Ad Date: 04/24/23
Telephone: (407) 841-5524	Class: 3126
	Ad ID: 3889386
	Ad Taker: MPRESCOTT
	Sales Person: 200
	Words: 322
	Lines: 69
	Agate Lines: 77
	Depth: 8.153
	Inserts: 1
	Description: Town Hall

Other Charges:	\$0.00	Gross:	\$98.67
Discount:	\$0.00	Paid Amount:	- \$0.00
Surcharge:	\$0.00	Amount Due:	\$98.67
Credits:	\$0.00		
Bill Depth:	8.153		

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	04/24/23	04/24/23	1	\$98.67

Ad Note:

Customer Note:

The Board of Supervisors of the Lakeside Plantation Community Development District will hold a Town Hall workshop on May 8, 2023 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida 34289.

There may be occasions when one or more Supervisors may participate by telephone. At the above location there may be present a speaker phone so that any interested person can attend the workshop and be fully informed of discussions taking place either in person or by telephone communication. Anyone wishing to listen and participate in the workshop by telephone may contact the District Manager at the number provided below for call-in information. The workshop is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The workshop may be continued to a date, time and place to be specified on the record at the Meeting.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Manager at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Please note that no Board action will be taken at this workshop. Each person who decides to appeal any decision made by the Board with respect to any matter considered or discussed at the workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Publish: 04/24/23
297693 3889386

*We Appreciate Your Business!
Thank You LAUREN VANDERVEER!*

GMS-Central Florida, LLC

1001 Bradford Way
 Kingston, TN 37763

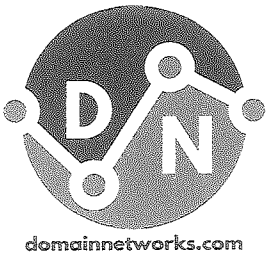
Invoice

Invoice #: 149
Invoice Date: 5/1/23
Due Date: 5/1/23
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - May 2023 001-310-51300-34000		3,541.67	3,541.67
Website Administration - May 2023 001-310-51300-35200		66.67	66.67
Information Technology - May 2023 001-310-51300-35100		104.17	104.17
Dissemination Agent Services - May 2023 001-310-51300-31300		83.33	83.33
Postage 001-310-51300-42000		103.63	103.63
		Total	\$3,899.47
		Payments/Credits	\$0.00
		Balance Due	\$3,899.47



Date of Notice: April 19, 2023
Website: LAKESIDEPLANTATIONCDD.COM
Number: EKG246806

MARKETING SERVICES

HOW TO MAKE A PAYMENT:

INSTANT PAYMENT ONLINE:

To submit a payment online, please visit: www.domainnetworks.com/pay
Please be sure to use this code for validation: **EKG246806**

BY MAIL:

Please make checks payable to 'DOMAIN NETWORKS'
Enclose a check in the envelope provided.
Return by date below to avoid offer expiration.

WEBSITE DOMAIN AUTHORITY INCLUDES:

12 Month Term on Domain Networks
Listing Maintenance
Complete details located online at www.domainnetworks.com

PAYMENT INFORMATION:

To ensure listing by June 3, 2023, please submit payment before June 3, 2023.
All listings are final. We appreciate your business!

CURRENT PAYMENT DETAILS:

Amount:	Total:
\$289	\$289

Please return this portion with your payment

Return by June 3, 2023

LAKESIDEPLANTATIONCDD.COM

Credit Card Authorization:

Please Check One: VISA MASTERCARD DISCOVER AMERICAN EXPRESS

Card Number: _____

Expiration Date ____/____ Security Code _____ Amount: \$289.00

Card Holder Name _____ Signature _____

Mail To:

Domain Networks
PO Box 1280
Hendersonville, NC 28793

PLEASE MAKE CHECKS PAYABLE TO
"DOMAIN NETWORKS"

TO PAY WITH CREDIT CARD, USE
AUTHORIZATION FORM ABOVE:

Total for Annual Listing.....\$289

001-330-
Babe's
PLUMBING INC.

53800-418103
 Approved
 CS

CONTRACTING & REPAIRS
FIRE SPRINKLERS

"Good work is not cheap...cheap work is not good"

SINCE 1957
941-488-2402

www.babesplumbing.com

Billing Address
 Lakeside Plantation/Clubhouse
 2200 Plantation Boulevard
 North Port, FL 34289 USA

Babe's Plumbing, Inc. & Fire Sprinklers
 105 Bluegrass Court
 Nokomis, FL. 34275
 941-488-2402
 www.babesplumbing.com
 Plumbing: CFC021502
 Fire Sprinkler: 22596700011988

Invoice 118947199
 Invoice Date 4/5/2023
 Completed Date 4/5/2023
 Customer PO
 Payment Term Due Upon Receipt
 Due Date 4/5/2023

Job Address
 Lakeside Plantation/Clubhouse
 2800 Plantation Boulevard
 North Port, FL 34289 USA

Description of Work

Rebuild men's room urinal flushometer right side in left wing, 38 gallon low skinny electric water heater replacement on shelf, 3/4 valve replacement on right rear side of building, figure out and diagnose how to shut main building down at backflow s (2). Replaced water heater, which was a leaker, Kenny had to run out replacement .
 ****Did not collect office went home early, wants to be billed out.****

Task #	Description	Quantity	Your Price	Your Total
2055EL6S	Babe's Plumbing to furnish and install new Rheem Professional Classic 240V electric water heater with a 6 year tank, 6 year parts, and 1 year labor manufacturer's warranty. See documents included with the water heater for full warranty details.	1.00	\$1,967.00	\$1,967.00
	This installation includes:			
	<ul style="list-style-type: none"> A new water heater shutoff valve, A permit (if applicable), The haul away and disposal of the old unit. 			
	This Price does not include:			
	<ul style="list-style-type: none"> Electric Upgrade. Installations on a Shelf, in a closet, or inside of a cabinet. Replacement water heater pan, New pan drain, Expansion tank, Installation or replacement of auxiliary equipment. 			
SLMINORS	MINOR SLOAN FLUSHOMETER REPAIR (DROP-IN & HANDLE)	1.00	\$222.00	\$222.00
C4034S	CPVC 3/4" Main Valve Replacement	1.00	\$317.00	\$317.00
SHELF	ADD for Installation on a Shelf	1.00	\$118.50	\$118.50
MSC	Minimum Service & Diagnostic Fee	1.00	\$140.00	\$140.00

Sub-Total \$2,764.50
Tax \$0.00
Total Due \$2,764.50
Balance Due \$2,764.50

"Good Work is not Cheap. Cheap Work is not Good."

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1.5% per month (or 18% annually) shall be applied for overdue amounts.

No Pmt. 4/15

4/5/2023
 I find and agree that all work performed by Babe's Plumbing, Inc & Fire Sprinklers has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.



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

CONTRACT INVOICE

*Approved
CS*

Invoice Number: AR9135455
Invoice Date: 3/20/2023

001-330- 53800-48200

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

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

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LAKESIDEPLANTAT-GBS	30 Days	4/19/2023	\$ 75.47	\$ 75.47
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28413-RD-GBS-01		\$ 70.53		9/21/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 3/21/2023 to 4/20/2023 billing period	\$20.00
Contract overage charge for the 2/21/2023 to 3/20/2023 overage period	\$48.53 **
Remote Diagnostic	\$2.00
	\$70.53

**See overage details below

Detail:

Equipment included under this contract
2800 Plantation Boulk

Copy Star/CS 308ci

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

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
B/W	B/W	8,112	8,604	492	0	492	0.010000	\$4.92
Color	COLOR	1,317	1,940	623	0	623	0.070000	\$43.61 \$48.53

Invoice SubTotal	\$70.53
Tax:	\$4.94
Invoice Total	\$75.47
Balance Due:	\$75.47

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



Approved CS 001-330-53800-51000

HOWARD'S POOL WORLD, INC.

Office: (941) 625-6007
Toll Free: (800) 215-0226
Fax: (941) 766-1108

12419 SW County Road 769
Lake Suzy, FL 34269

Submitted to:

**LAKESIDE PLANTATION
2200 PLANTATION BLVD
NORTH PORT, FL 34289**

For work to be performed at:

**LAKESIDE PLANTATION
2800 PLANTATION BLVD
NORTH PORT, FL 34289**

Date	4/26/2023	Estimate #	9339-A	ESTIMATE		
Description	Qty	Rate	Total			
BRUTE 44 GAL CHEMICAL CONTAINER (POOL)	1	139.00	139.00			
BRUTE 32 GAL CHEMICAL CONTAINER (SPA)	1	99.00	99.00			
YOUR POOL TECH REPORTED YOU NEED NEW BLEACH CONTAINERS FOR THE POOL & SPA. THIS IS AN ESTIMATE. WE WILL WAIT FOR DIRECTION FROM YOU. THANK YOU.						
Total			\$238.00			

Per Howard's Pool World, Inc.

Prices are valid for 5 days. Payment is due upon completion of our work.

This estimate is based on our preliminary evaluation of requirements necessary to complete the job. This estimate does not include labor and/or materials required in the event that unforeseen repair becomes apparent after the commencement of approved work.

All agreements contingent upon strikes, accidents, and delays beyond our control. Owner to carry fire, tornado, and any other necessary insurance for above work. Workmen's compensation and public liability insurance on above work to be taken out by Howard's Pool World, Inc.

Date: 4/26/2023

Respectfully Submitted Teri Lee

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: 4/26/2023

Authorizing signature Marge Gerstman
MARGE GERSTMAN

Approved CS 001-330-53800-51000

HOWARD'S POOL WORLD, INC.

Office: (941) 625-6007
Toll Free: (800) 215-0226
Fax: (941) 766-1108

12419 SW County Road 769
Lake Suzy, FL 34269

Submitted to:

**LAKESIDE PLANTATION
2200 PLANTATION BLVD
NORTH PORT, FL 34289**

For work to be performed at:

**LAKESIDE PLANTATION
2800 PLANTATION BLVD
NORTH PORT, FL 34289**

Date	4/27/2023	Estimate #	9359-A	ESTIMATE		
Description	Qty	Rate	Total			
SERVICE CALL	1	110.00	110.00			
STA-RITE PUMP TRAP BODY	1	117.34	117.34			
YOUR POOL TECH REPORTED YOUR PUMP TRAP BODY NEEDS REPLACED. THIS IS AND ESTIMATE, WE WILL WAIT FOR DIRECTION FROM YOU.						
Total			\$227.34			

Per Howard's Pool World, Inc.

Prices are valid for 90 days. Payment is due upon completion of our work.

This estimate is based on our preliminary evaluation of requirements necessary to complete the job.

This estimate does not include labor and/or materials required in the event that unforeseen repair becomes apparent after the commencement of approved work.

All agreements contingent upon strikes, accidents, and delays beyond our control. Owner to carry fire, tornado, and any other necessary insurance for above work. Workmen's compensation and public liability insurance on above work to be taken out by Howard's Pool World, Inc.

Date: 4/27/2023

Respectfully Submitted *Bre Leroy*

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: 4/28/23

Authorizing signature *M. Giesman*



001-330-53800-48100

Pye-Barker Fire & Safety, LLC
1645 12TH ST SARASOTA FL 34236 941.366.6370
www.pyebarkerfire.com

Account Number	Invoice Number
C118755	PSI1018634
Invoice Date	Total USD
04/07/2023	203.00

Ship To Address:
C118755
LAKESIDE PLANTATION
2200 PLANTATION BLVD
NORTH PORT, FL 34289-9472

Approved
CS

Remit To Address:

Bill To Address:

247 1 SP 0.600 E0247X I0279 D10701857535 S2 P9634247 0001:0001



Pye Barker Fire & Safety, LLC
P O Box 735358
Dallas, Texas 75373-5358

LAKESIDE PLANTATION
2200 PLANTATION BLVD
NORTH PORT FL 34289-9472

Order Number		Terms		Due Date	
		Net 30		05/07/2023	
Technician	Branch Code	Branch Location		Branch Phone	
JEREMY FLUGER	050-SAR	Pye Barker Fire-050		941-366-6370	
Item No.	Description	Quantity	Unit	Unit Price	Line Amount
DPC	DISPATCH AND COMPLIANCE	1	Each	115.00	115.00
AFI	ANNUAL FIRE EXT INSPECTION	11	Each	8.00	88.00



SAVE TIME AND MONEY WITH OUR CUSTOMER PORTAL

Our goal is to make it easy for you to manage the invoices you receive from us. For the ultimate in convenience try our **Customer Portal**. You can view, print, download and pay your invoices online. Save time and money by going paperless. Go Green!
Visit www.pyebarkerfire.com to enroll or email us at ENROLLME@PYEBARKERFIRE.COM

Remit To Address:

Pye Barker Fire & Safety, LLC
P O Box 735358
Dallas, Texas 75373-5358

Pye Barker Corporate Office 678.281.6143

Subtotal	203.00
Tax	0.00
Total USD	203.00

TO VIEW AND PAY ONLINE GO TO:	http://pyebarkerfire.billtrust.com	USE THIS ENROLLMENT TOKEN:	VXM MPT QTH
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Professional Fountain Services LLC
2227 Stratford Dr
Sarasota, FL 34232
(941) 320-8279
PFS@Professionalfountainservices.com



*Approved
CS
* Monthly
fountain
main.*

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

INVOICE 2305

DATE 05/01/2023 TERMS Net 30

DUE DATE 05/31/2023

001-320-53800-46200

ACTIVITY	QTY	RATE	AMOUNT
Quarterly Maintenance for Architectural Fountain ARCHITECTURAL FOUNTAIN SYSTEM:MONTHLY FULL DIAGNOSTIC CLEAN NOZZLES & LIGHTS CHECK FILTRATION SYSTEM/CLEAN CHECK ALL ELECTRICAL ADD TABLETS AS NEEDED	2	250.00	500.00

If you have any questions please call or email us.

Thank you,

TOTAL DUE \$500.00



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

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

001-330-
 53 8000 - 51000

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

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

Phone Number: (570) 994-2770

Work Order #: 40560

Transaction Date: 1/9/2023

Terms: Net

Invoice #: i34069

Assigned Tech: Spencer S.

** if not already paid ** *Approved ES*

Item	Description	Price	Amount	Equipment
Notes	Removed accumulator, receiver, filter dryer and sight glass. Installed all new components and pressure tested 200 psi nitrogen. Evacuated to 490 microns and then charged 5 lbs. 407c.	\$0.00	\$0.00	1082581-B07
INFO	Model: PH090ARAEWNE Serial: 1082581-B07	\$0.00	\$0.00	
WARR-PL	Replacing receiver, sight glass, accumulator, drier and recharge system with 407c Warranty: One year parts and labor on the above repair	\$0.00	\$0.00	
RECEIVER2016	Receiver Liquid Line 5082	\$102.37	\$102.37	
1051	1/2' Sight Glass Aqua Cal	\$25.51	\$25.51	
MSCNLR71075	Labor Only Repair on Sight Glass and Receiver	\$168.75	\$168.75	
RCCA0100180	Replace 7/8" suction line Accumulator - (Nrr)	\$843.88	\$843.88	
RCAC1000000	Charge System With 407C with Additive	\$76.95	\$538.65	
TRIP CHARGE	Shipping and Handling	\$22.50	\$22.50	
Consumables	Misc. Shop Supplies	\$19.95	\$19.95	

Agreement Savings \$189.07

Subtotal: \$1,721.61
 Total: \$1,721.61
 Payments: \$0.00
 Balance Due: \$1,721.61

Date	Auth #	Method
------	--------	--------

HOWARD'S POOL WORLD, INC.

OFFICE: (941) 625-6007
 TOLL FREE: (800) 215-0226
 FAX: (941) 766-1108

12419 SW COUNTY RD 769
 LAKE SUZY, FL 34269

Bill To
 001-330-
 LAKESIDE PLANTATION
 2200 PLANTATION BLVD
 NORTH PORT, FL 34289

53800 -
 51000

Approved


Invoice

Date

4/26/2023

Work Done At:	Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289	5331-H	NET 10	5/6/2023	DAVID
Quantity	Description	Serviced	Amount	
1	VAC CAP		45.69	
1	GUTTER GRATES		12.51	
Total			\$58.20	
Payments/Credits			\$0.00	
Total Account Balance			\$58.20	

HAPPY SPRING!! YOU CAN NOW PAY YOUR BILL ONLINE!



Kings III Of America, LLC
The Nation's Leading Provider
of Emergency Communications Solutions

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

Account Information

Customer Name 2800 Plantation Blvd
Customer Number 42876
Invoice Number 2404761
Invoice Date 04/01/2023
Terms Net Due in 20 Days
PO Number

Important Messages

Test Your Telephone Regularly

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

Summary of Charges

Description	Quantity	Rate	Months	Amount
<i>2800 Plantation Blvd, 2200 Plantation Blvd, North Port, FL, 34289</i>				
Pool Phone(s) - Complete Service 04/01/2023 - 06/30/2023	1.00	36.00	3.00	108.00
Sales Tax				0.00
Payments/Credits Applied				0.00
Invoice Balance Due:				\$108.00
Date	Invoice #	Description	Amount	Balance Due
04/01/2023	2404761	Recurring Charges	\$108.00	\$108.00

Pool season is here!! Remember to TEST YOUR EMERGENCY PHONE(S)!!

001-330-53800-48600

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

To pay with your credit card or bank account, please contact us.

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

INVOICE

Customer Number	42876
Invoice Number	2404761
Invoice Date	04/01/2023
Terms	Net Due in 20 Days
Amount Due	\$108.00
Amount Enclosed:	\$ _____



Return Service Requested

Please check if your billing address has changed.
Provide your new address below.

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

2800 Plantation Blvd
2200 Plantation Blvd
North Port, FL 34289

REMIT TO: Kings III Of America, LLC
751 Canyon Drive Ste 100
Coppell, TX 75019



Invoice

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Date	Invoice #
6/1/2023	176122

Bill To:
Lakeside Plantation CDD c/o GMS -Tampa LLC 4530 Eagle Falls Pl 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	7/1/2023	\$0.00
Balance Due			\$12,836.64

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/25/23	00046	5/17/23 1109-73(	202305 600-53800-48103	A/C REPLACEMENT	*	17,031.25	
							INNOTECH CONSTRUCTION SERVICES, LLC	17,031.25 000141
-----						TOTAL FOR BANK C	17,031.25	
						TOTAL FOR REGISTER	17,031.25	

Innotech Construction Services, LLC

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

INVOICE

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

INVOICE 1109-73(101)
DATE 05/17/2023
TERMS Due on receipt
DUE DATE 05/31/2023

PAYMENT TERMS
50/50

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sales	Community Center - 15 Ton Carrier A/C Replacement Installation; includes interior unit, exterior RTU, and 20 KW Heat module. Includes consumable parts as needed, such as refrigerant and filters, as well as the replacement of existing parts as needed such as Thermostatic Expansion Valves and Solenoid Valves.	0.50	33,062.50	16,531.25
	Sales	Heavy Equipment Rental: Crane or Comparable machinery to safely lift and place new RTU on the roof and remove the existing RTU. Technical Scope	0.50	1,000.00	500.00
	HVAC Repair and/or Replacement	Disconnect wiring and duct work from existing A/C handling unit; remove and dispose. Replace with a new comparably featured 15 Ton Carrier unit. Includes new fuse for disconnect.	0.50	0.00	0.00
	HVAC Repair and/or Replacement	Disconnect wiring and duct work from existing A/C condensing unit; remove and dispose. Replace with a new comparably featured 15 Ton Carrier unit. Includes the addition of a fuse for disconnect.	0.50	0.00	0.00
	HVAC Repair and/or Replacement	Disconnect wiring from thermostat; remove and dispose. Replace with a new comparably featured unit and reconnect. Includes new fuse for disconnect.	0.50	0.00	0.00
	Parts, Labor, and Installation	Flush all of the HVAC line sets and install new copper fittings. Replace refrigerant to manufacturer specifications.	0.50	0.00	0.00
	Parts, Labor, and Installation	Reconnect the pre-existing duct work and wiring to the newly installed A/C handling and condensing units.	0.50	0.00	0.00
	Parts, Labor, and Installation	Start, program, and run new unit to manufacturers specifications after completed installation; test and charge for proper operations.	0.50	0.00	0.00
		All provided services to include: all necessary materials & labor, site clean-up and appropriate off-site disposal of existing units, as well as protective measures to ensure the safety and cleanliness of all			

	interior and exterior fixtures and surfaces we may come in to contact with during project execution.			
Inclusions	Price includes all applicable permitting and application fees with the City of North Port. Client is responsible for filing a Notice of Commencement with Sarasota County before any work commences. Contractor is responsible for scheduling inspections with the City of North Port.	0.50	0.00	0.00
Inclusions	<p>Warranties Included:</p> <p>1 Year Warranty on Parts</p> <p>1 Year Warranty on Labor</p> <p>5 Year Warranty on the Compressor</p> <p>Price Includes a 2 Year Quarterly Service Contract:</p> <p>Quarterly full service; Every 3 months. Includes mechanical tune-up, inspection, and cleaning of the drains and coils, as well as filter and belt changes.</p> <p>The first visit will be scheduled 3 months after the installation date, continuing on a 3-month schedule from that date forward until the 2yr anniversary date of the installation. At that time a final service will be provided, fulfilling the contract.</p> <p>**We reserve the right to shift the calendar date that service is provided to accommodate holidays and weekends. Regardless of how the actual service date falls, the contract will not expire until you have received your 8th and final service.</p>	0.50	0.00	0.00
Expiration Date	All Estimates are good for 30 Days from the date they are sent. After 30 Days the estimate will need to be re-quoted.	0.50	0.00	0.00
Escalation Clause	We reserve the right to increase the cost of materials if the material costs escalate between the time of estimate and the time of material acquisition.	0.50	0.00	0.00
Deposit on Invoice	50% of the Total Cost will be due to initiate the contract before work commences. At job completion, a final invoice will be sent for the remaining Balance Due.	0.50	0.00	0.00

BALANCE DUE

\$17,031.25

Estimate Summary

Estimate 1017	34,062.50
This invoice 1109-73(101)	\$17,031.25
Total invoiced	17,031.25



Electric Bill Statement

For: Mar 24, 2023 to Apr 25, 2023 (32 days)

Statement Date: Apr 25, 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

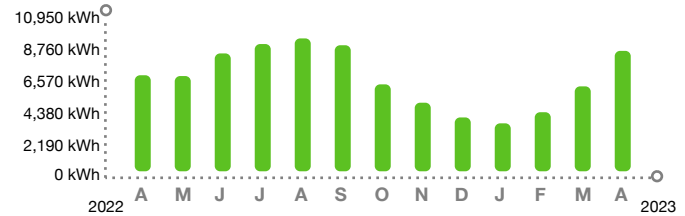
\$1,076.89

TOTAL AMOUNT YOU OWE

May 16, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	807.53
Payments received	-807.53
Balance before new charges	0.00
<hr/>	
Total new charges	1,076.89
Total amount you owe	\$1,076.89

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after July 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 May 06, 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 effective April 1, 2023 and an additional fuel charge reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

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

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



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

The amount enclosed includes the following donation:

FPL Care To Share: _____

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

57421-67439

ACCOUNT NUMBER

\$1,076.89

TOTAL AMOUNT YOU OWE

May 16, 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	807.53
Payment received - Thank you	-807.53
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$29.98
Non-fuel: (\$0.034670 per kWh)	\$311.68
Fuel: (\$0.039680 per kWh)	\$356.72
Demand: (\$12.65 per KW)	\$290.95
Electric service amount	989.33
Gross receipts tax (State tax)	25.39
Franchise fee (Reqd local fee)	61.39
Taxes and charges	86.78
Regulatory fee (State fee)	0.78
Total new charges	\$1,076.89
Total amount you owe	\$1,076.89

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	- Previous	x Const	= Usage
kWh used	87949	87050	10	8990
Demand KW	2.32		10.00	23

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 25, 2023	Mar 24, 2023	Apr 25, 2022
kWh Used	8990	6340	7170
Service days	32	30	32
kWh/day	280	211	224
Amount	\$1,076.89	\$807.53	\$1,026.32

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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Careful avoidance of power lines is extremely important during yard work.

[Learn more](#) ›

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



Electric Bill Statement

For: Mar 24, 2023 to Apr 25, 2023 (32 days)

Statement Date: Apr 25, 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

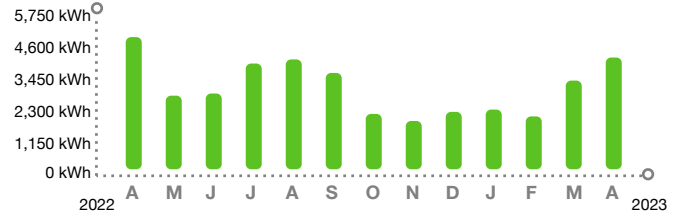
\$655.34

TOTAL AMOUNT YOU OWE

May 16, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	472.32
Payments received	-472.32
Balance before new charges	0.00

Total new charges	655.34
Total amount you owe	\$655.34

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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

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



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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

04126-05586
ACCOUNT NUMBER

\$655.34
TOTAL AMOUNT YOU OWE

May 16, 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	472.32
Payment received - Thank you	-472.32
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$415.50
Fuel: (\$0.039680 per kWh)	\$173.88
Electric service amount	602.06
Gross receipts tax (State tax)	15.45
Franchise fee (Reqd local fee)	37.36
Taxes and charges	52.81
Regulatory fee (State fee)	0.47
Total new charges	\$655.34
Total amount you owe	\$655.34

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	47712		43330		4382

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 25, 2023	Mar 24, 2023	Apr 25, 2022
kWh Used	4382	3477	5182
Service days	32	30	32
kWh/day	136	115	161
Amount	\$655.34	\$472.32	\$649.65

KEEP IN MIND

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

Download the app

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Watch savings add up

Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

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Careful avoidance of power lines is extremely important during yard work.

[Learn more >](#)

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



Electric Bill Statement

For: Mar 24, 2023 to Apr 25, 2023 (32 days)

Statement Date: Apr 25, 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

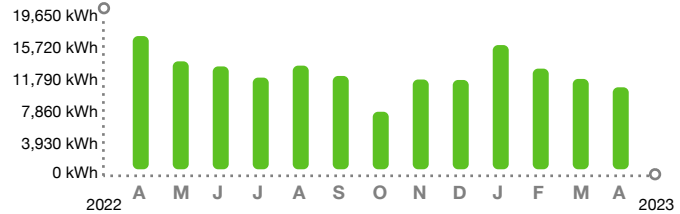
\$1,431.11

TOTAL AMOUNT YOU OWE

May 16, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,429.53
Payments received	-1,429.53
Balance before new charges	0.00

Total new charges	1,431.11
Total amount you owe	\$1,431.11

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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Hearing/Speech Impaired: 711 (Relay Service)



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FPL Care To Share: _____

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

84595-15071

ACCOUNT NUMBER

\$1,431.11

TOTAL AMOUNT YOU OWE

May 16, 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	1,429.53
Payment received - Thank you	-1,429.53
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$29.98
Non-fuel: (\$0.034670 per kWh)	\$380.85
Fuel: (\$0.039680 per kWh)	\$435.88
Demand: (\$12.65 per KW)	\$468.05

Electric service amount 1,314.76

Gross receipts tax (State tax) 33.74

Franchise fee (Reqd local fee) 81.58

Taxes and charges 115.32

Regulatory fee (State fee) 1.03

Total new charges \$1,431.11

Total amount you owe \$1,431.11

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	58234		47249		10985
Demand KW	37.16				37

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 25, 2023	Mar 24, 2023	Apr 25, 2022
kWh Used	10985	12106	17849
Service days	32	30	32
kWh/day	343	403	557
Amount	\$1,431.11	\$1,429.53	\$1,852.23

KEEP IN MIND

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[Learn more ›](#)

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SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-156052	18-29	4/27/23	5/18/23

Total Current Charges 638.21
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 638.21

\$ _____
 AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:
Pay By Phone:
1-941-429-7122
Pay online:
www.northportfl.gov

- Check Here For:
- Ebill Information (See Reverse)
 - Change of address (See reverse side)
 - Paper copy of the Consumer Confidence Report
- *H2O Program Donation: \$ _____

|||||
 LAKESIDE PLANTATION COMM DEV
 9145 NARCOOSSEE RD STE A206
 ORLANDO FL 32827-5768

000043123000156052000000638210

1 LAKE

SERVICE ADDRESS				2800 PLANTATION BLVD
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE	
43123-156052	18-29	4/27/23	5/18/23	

*** Bank Draft ***
 Please return this upper portion with your payment

Rate Class : COMMERCIAL
 Last payment amount/date: 195.75 4/19/23

Last Bill Amount 195.75
 Payments 195.75 -
 Adjustments .00
 BALANCE FORWARD .00

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA 3/20/23 4/20/23	31	54830746	1.000	TGAL	272	239	33
					USAGE FOR	4/22	21.00

Service	Consumption	Charge	Total
WA Base facility chg		53.11	
WA Usage block 1	10.00	48.60	
WA Usage block 2	10.00	72.90	
WA Usage block 3	10.00	102.40	
WA Usage block 4	3.00	40.98	
TOTAL WATER			317.99
SE Base facility chg		82.29	
SE Consumption	33.00	237.93	
TOTAL SEWER			320.22

Total Current Charges 638.21
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 638.21

Smother cooking fires carefully by sliding the lid over the pan, then turn off the burner. Leave the lid on and do not move the pan until completely cool.



SERVICE ADDRESS			CURRENT CHARGES
2021 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	4/27/23	5/18/23

Total Current Charges 153.34
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 153.34

\$ _____
 AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:
Pay By Phone:
1-941-429-7122
Pay online:
www.northportfl.gov

Check Here For:

- Ebill Information (See Reverse)
- Change of address (See reverse side)
- Paper copy of the Consumer Confidence Report

*H2O Program Donation: \$ _____



LAKESIDE PLANTATION COMM DEV
 9145 NARCOOSSEE RD STE A206
 ORLANDO FL 32827-5768

000043123000154658000000153346

1 LAKE

SERVICE ADDRESS				2021 PLANTATION BLVD FICT
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE	
43123-154658	18-29	4/27/23	5/18/23	

Rate Class : COMMERCIAL
 Last payment amount/date: 91.88 4/19/23

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA 3/20/23 4/20/23	31	36607560	1.000	TGAL	1366	1351	15
USAGE FOR 4/22							12.00

Service	Consumption	Charge	Total
WA Base facility chg		22.80	
WA Usage block 1	4.00	19.44	
WA Usage block 2	4.00	29.16	
WA Usage block 3	4.00	40.96	
WA Usage block 4	3.00	40.98	
TOTAL WATER			153.34

Total Current Charges 153.34
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 153.34

Smother cooking fires carefully by sliding the lid over the pan, then turn off the burner. Leave the lid on and do not move the pan until completely cool.

To view your Consumer Confidence Report (CCR) visit WWW.NORTHPORTCCR.COM
 and for water restrictions visit www.northportfl.gov

AFTER HOURS/EMERGENCY
 water or sewer service call
 941.240.8000



SERVICE ADDRESS			CURRENT CHARGES
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	4/27/23	5/18/23

Total Current Charges 295.59
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 295.59

\$ _____
 AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:
Pay By Phone:
1-941-429-7122
Pay online:
www.northportfl.gov

- Check Here For:
- Ebill Information (See Reverse)
 - Change of address (See reverse side)
 - Paper copy of the Consumer Confidence Report

*H2O Program Donation: \$ _____



LAKESIDE PLANTATION COMM DEV
 9145 NARCOOSSEE RD STE A206
 ORLANDO FL 32827-5768

000043123000154656000000295599

1 LAKE

SERVICE ADDRESS				2800 PLANTATION BLVD
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE	
43123-154656	18-29	4/27/23	5/18/23	

Rate Class : COMMERCIAL
 Last payment amount/date: 161.94 4/19/23

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA 3/20/23 4/20/23	31	80005382	1.000	TGAL	5486	5453	33
USAGE FOR						4/22	87.00

Service	Consumption	Charge	Total
WA Base facility chg		103.62	
WA Usage block 1	20.00	97.20	
WA Usage block 2	13.00	94.77	
TOTAL WATER			295.59

Total Current Charges 295.59
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 295.59

Smother cooking fires carefully by sliding the lid over the pan, then turn off the burner. Leave the lid on and do not move the pan until completely cool.

*** Bank Draft ***
 ↑ Please return this upper portion with your payment ↑

Last Bill Amount 161.94
 Payments 161.94 -
 Adjustments .00
 BALANCE FORWARD .00

To view your Consumer Confidence Report (CCR) visit WWW.NORTHPORTCCR.COM
 and for water restrictions visit www.northportfl.gov

AFTER HOURS/EMERGENCY
 water or sewer service call
 941.240.8000

Statement Date: 04/21/2023
Account: 211014212750

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

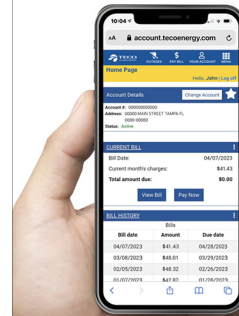
Current month's charges: \$16.07
Total amount due: \$16.07
Payment Due By: 05/12/2023

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 05/12/2023

A one-stop shop to manage your account.
Do it all from the palm of your hand.



- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!

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



“GONNA DIG? GOTTA CALL.”



NEW LANDSCAPING, POOL, FENCE OR TREE REMOVAL? USE 811. PEOPLES GAS.COM/811

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: 05/12/2023

Amount Enclosed \$ _____

687186214695 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 05/12/2023

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: 04/21/2023
Current month's charges due 05/12/2023

Details of Current Month's Charges – Service from - 03/17/2023 to 04/18/2023

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	04/18/2023	405	-	405	=	0 CCF	x	1.040	x	1.0000	=	0.0 Therms	33 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

APR 2023	0.0
MAR	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 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	Apr 13	-\$411.17
Balance forward		\$0.00
Regular monthly charges	Page 3	\$377.25
Taxes, fees and other charges	Page 3	\$33.75
New charges		\$411.00
Amount due		\$411.00

← Your bill explained

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

! Thanks for paying by Automatic Payment
Your automatic payment on May 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

Account number **8535 10 055 0624394**
Automatic payment **May 12, 2023**
Please pay \$411.00

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

Electronic payment will be applied May 12, 2023

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

853510055062439400411009

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 **\$33.75**

Other charges **\$4.44**

Federal Universal Service Fund	\$2.52
Regulatory Cost Recovery	\$1.92

Taxes & government fees **\$29.31**

Sales Tax	\$2.83
State Communications Services Tax	\$13.67
Local Communications Services Tax	\$11.61
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 150252388

ADT.com/Commercial

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	4/19/2023	5/14/2023		\$245.03

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Services Provided (05/19/23-06/18/23) <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	150252388
Account Number	70180815
Invoice Date	4/19/2023
Payment Due Date	5/14/2023
Amount Due	\$245.03

Amount Enclosed: \$

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

Powered by Experience. Driven by Excellence.™

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



ADT COMMERCIAL
PO BOX 382109
PITTSBURGH PA 15251-8109

Thank you for choosing Protection 1 Paperless Billing

Payment Response

Payment Date: 5/15/2023

Pay From: 110BTLGBS5372

Account	Amount	Confirmation Code	Status
70180815	505.14	2305154966578	Success
Total Amount Charged:	505.14		

The payment has been processed successfully.

[Go Back To Payment Page](#)



Invoice 147467440

ADT.com/Commercial

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	10/4/2022	10/29/2022		\$750.17

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Job # 501181602 Services Provided <i>Includes: LABOR CHARGE</i>			\$701.08
Sales Tax			\$49.09
Sub Total			\$750.17

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	147467440
Account Number	70180815
Invoice Date	10/4/2022
Payment Due Date	10/29/2022
Amount Due	\$750.17

Amount Enclosed: \$

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

Powered by Experience. Driven by Excellence.™

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: 20505264
Invoice Date: 04/13/2023
Invoice Due Date: 05/05/2023
Total Due: **\$104.86**

Amount Paid: \$ _____

Use enclosed envelope and make check payable to:

MARLIN LEASING CORP
PO BOX 13604
PHILADELPHIA PA 19101-3604



00001002050526400000001048697

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	04/13/2023	20505264	05/05/2023	04/05/2023 Thank You			
CONTRACT NUMBER	DESCRIPTION	CURRENT	PAST DUE 30 DAYS	PAST DUE 60 DAYS	PAST DUE 90 DAYS	PAST DUE 120 DAYS	TOTAL DUE
401-1833219-001	Kyocera CS 308ci Copier						
	CONTRACT PAYMENT	98.00					98.00
	SALES/USE TAX	6.86					6.86
	BALANCE DUE:	104.86					104.86

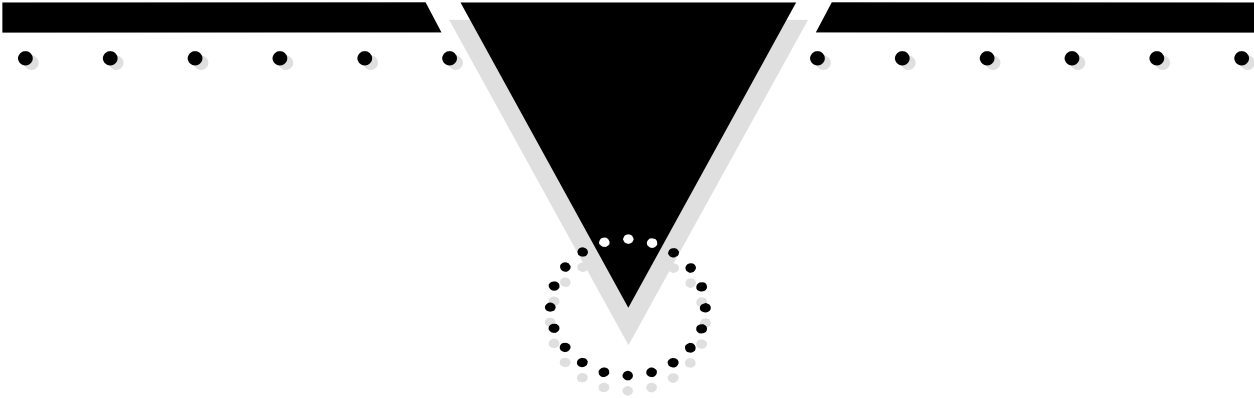
If utilizing your Bank's Online Bill Service, please enter each contract number and payment separately. If you do not, the payment will not be transmitted EFT. Your bank will cut and mail a check to our lock box for processing. We are not responsible for postal delays. Processing delays may result if checks are received without contract numbers notated on them. Marlin Leasing Corporation dba PEAC Solutions.

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

If you have questions regarding your bill, please give us a call and we will be happy to assist you * 888-236-2409



SECTION C



Lakeside Plantation

Community Development District

Unaudited Financial Reporting
May 31, 2023



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4	<u>Capital Reserve Statement</u>
5	<u>Debt Service Statement Series 1999</u>
6-7	<u>Month by Month- General Fund</u>
8	<u>Long Term Debt Report</u>
9	<u>Assessment Receipts Schedule</u>

Lakeside Plantation
Community Development District

Combined Balance Sheet

May 31, 2023

Governmental Fund Types

	<i>General</i>	<i>Capital Reserve</i>	<i>Debt Service</i>	<i>Totals (memorandum only)</i>
<i>Assets</i>				
Cash:				
Operating Account	\$364,512	\$32,652	---	\$397,164
Debit Card Account	\$701	---	---	\$701
Money Market Account	\$269,624	---	---	\$269,624
Petty Cash	\$3	---	---	\$3
Investments:				
Reserve	---	---	\$78,588	\$78,588
Revenue	---	---	\$22,784	\$22,784
SBA	\$527	\$234,505	---	\$235,033
Due from General Fund	---	\$137,003	\$15,024	\$152,027
Due from Other	\$687	---	---	\$687
Deposits	\$517	---	---	\$517
Prepaid Expenses	\$650	---	---	\$650
Total Assets	\$637,221	\$404,160	\$116,396	\$1,157,778
<i>Liabilities</i>				
Accounts Payable	\$30,209	---	---	\$30,209
Accrued Expenses	\$1,134	---	---	\$1,134
Due to Debt Service	\$15,024	---	---	\$15,024
Due to Capital Reserve	\$137,003	---	---	\$137,003
<i>Fund Equity</i>				
Net Assets	---	---	---	\$0
Fund Balances				
Unassigned	\$452,684	---	---	\$452,684
Assigned for Capital Reserve Fund	---	\$404,160	---	\$404,160
Nonspendable- Deposits	\$517	---	---	\$517
Restricted for Capital Projects	---	---	---	\$0
Restricted for Debt Service	---	---	\$116,396	\$116,396
Total Liabilities, Fund Equity, Other	\$637,221	\$404,160	\$116,396	\$1,157,778

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

	Adopted Budget	Prorated Budget 5/31/23	Actual 5/31/23	Variance
<i>Revenues</i>				
Operations and Maintenance Assessments- Tax Roll	\$899,836	\$899,836	\$838,289	(\$61,547)
Tennis Club	\$20,000	\$13,333	\$12,133	(\$1,200)
Activities	\$10,000	\$6,667	\$7,431	\$764
Clubhouse Rentals	\$5,000	\$3,333	\$2,115	(\$1,218)
Miscellaneous	\$1,500	\$1,000	\$1,232	\$232
Insurance Proceeds	\$0	\$0	\$116,903	\$116,903
Interest Earnings	\$50	\$33	\$64	\$30
Total Revenues	\$936,386	\$924,203	\$978,167	\$53,964
<i>Administrative Expenditures</i>				
Supervisor Fees	\$11,000	\$7,333	\$7,000	\$333
District Manager	\$42,500	\$28,333	\$28,333	(\$0)
District Counsel	\$25,750	\$17,167	\$16,933	\$234
District Engineer	\$14,000	\$9,333	\$11,091	(\$1,758)
Disclosure Report	\$1,000	\$667	\$667	\$0
Trustee Fees	\$4,771	\$3,180	\$1,520	\$1,660
Audit Fees	\$3,350	\$2,233	\$0	\$2,233
Postage, Phone, Faxes, Copies	\$1,500	\$1,000	\$1,091	(\$91)
General Liability Insurance	\$7,553	\$7,553	\$6,766	\$787
Legal Advertising	\$2,000	\$1,333	\$770	\$563
Dues, Licenses & Fees	\$175	\$175	\$175	\$0
Other Current Charges	\$2,500	\$1,667	\$3,992	(\$2,325)
Property Insurance	\$12,248	\$12,248	\$14,826	(\$2,578)
Information Technology	\$1,250	\$833	\$833	\$1
Website Administration	\$800	\$533	\$533	(\$0)
Total Administrative	\$130,397	\$93,590	\$94,531	(\$941)
<i>Field Expenditures</i>				
Road & Sidewalk Repairs & Maintenance	\$15,000	\$10,000	\$2,516	\$7,484
Common Area Renewal & Maintenance	\$10,000	\$6,667	\$0	\$6,667
Street Light/Decorative Light	\$1,000	\$667	\$0	\$667
Landscape Maintenance - Contract	\$155,000	\$103,333	\$102,693	\$640
Landscape Maintenance - Other	\$5,000	\$3,333	\$22,330	(\$18,997)
Landscape Maintenance - Hurricane	\$0	\$0	\$149,296	(\$149,296)
Lake Maintenance	\$13,000	\$8,667	\$7,728	\$939
Electric Utility Services - Entrance Feature	\$9,000	\$6,000	\$2,841	\$3,159
Water Utility Services - Entrance Feature	\$3,000	\$2,000	\$920	\$1,080
Repairs & Maintenance - Entrance Feature	\$3,000	\$2,000	\$6,699	(\$4,699)
Miscellaneous Tools & Equipment	\$1,000	\$667	\$0	\$667
Total Field	\$215,000	\$143,333	\$295,023	(\$151,690)

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

	Adopted Budget	Prorated Budget 5/31/23	Actual 5/31/23	Variance
<i>Clubhouse</i>				
Personnel Services (Management Contract)	\$282,449	\$188,299	\$187,544	\$755
Activities	\$20,000	\$13,333	\$15,095	(\$1,762)
License/Fees	\$2,000	\$1,333	\$256	\$1,077
General Supplies	\$7,500	\$5,000	\$12,242	(\$7,242)
Maintenance	\$14,000	\$9,333	\$11,445	(\$2,112)
Office Supplies	\$3,500	\$2,333	\$1,473	\$860
Pest Control	\$600	\$400	\$0	\$400
Security	\$1,500	\$1,000	\$3,910	(\$2,910)
AED	\$500	\$333	\$0	\$333
Telephone & Internet Services	\$5,000	\$3,333	\$3,666	(\$333)
Janitorial Supplies	\$3,250	\$2,167	\$319	\$1,847
Electric Utility Services - Clubhouse	\$14,000	\$9,333	\$6,626	\$2,708
Gas Utility	\$250	\$167	\$129	\$38
Garbage Collection	\$2,100	\$1,400	\$1,383	\$17
Water Utility Services - Clubhouse	\$4,400	\$2,933	\$3,978	(\$1,045)
Electric Utility Services - Pool	\$20,000	\$13,333	\$10,556	\$2,778
Pool Cleaning	\$10,200	\$6,800	\$5,950	\$850
Pool Maintenance - Other	\$10,000	\$6,667	\$11,144	(\$4,477)
Tennis Courts - Maintenance	\$5,000	\$3,333	\$1,746	\$1,587
Water Utility Services -Pool	\$7,500	\$5,000	\$3,130	\$1,870
Total Clubhouse	\$413,749	\$275,833	\$280,593	(\$4,761)
Total Revenues	\$936,386	\$924,203	\$978,167	\$53,964
Total Expenditures	\$759,146	\$512,756	\$670,148	(\$157,392)
Operating Income (Loss)	\$177,240	\$411,447	\$308,019	(\$103,428)
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		\$308,019	
Beginning Fund Balance	\$0		\$145,832	
Ending Fund Balance	\$0		\$453,851	

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

	Adopted Budget	Prorated Budget 5/31/23	Actual 5/31/23	Variance
<u>Revenues</u>				
Transfer In - General Fund	\$177,240	\$0	\$0	\$0
Interest Income	\$0	\$0	\$9,084	\$9,084
Total Revenues	\$177,240	\$0	\$9,084	\$9,084
<u>Expenditures</u>				
Property Site Elements	\$135,587	\$34,933	\$34,933	\$0
Tax Certificate Sale Process	\$75,000	\$0	\$0	\$0
Total Expenditures	\$210,587	\$34,933	\$34,933	\$0
Excess Revenues/(Expenditures)	(\$33,347)		(\$25,849)	
Beginning Fund Balance	\$437,355		\$430,009	
Ending Fund Balance	\$404,008		\$404,160	

Lakeside Plantation

Community Development District

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

	Adopted Budget	Prorated Budget 5/31/23	Actual 5/31/23	Variance
Revenues				
Special Assessments- Tax Roll	\$175,905	\$175,905	\$162,288	(\$13,617)
Special Assessments- Off Roll	\$8,842	\$8,842	\$8,842	\$0
Interest Income	\$0	\$0	\$3,592	\$3,592
Total Revenues	\$184,748	\$184,748	\$174,722	(\$10,026)
Expenditures				
<i>Series 1999</i>				
Interest-11/1	\$41,874	\$41,874	\$41,874	\$0
Principal-5/1	\$100,000	\$100,000	\$100,000	\$0
Interest-5/1	\$41,874	\$41,874	\$41,874	\$0
Total Expenditures	\$183,748	\$183,748	\$183,748	\$1
Excess Revenues/(Expenditures)	\$1,000		(\$9,026)	
Beginning Fund Balance	\$44,299		\$125,422	
Ending Fund Balance	\$45,299		\$116,396	

Due from General Fund	\$	15,024
Reserve	\$	78,588
Revenue	\$	22,784
Prepayment	\$	0
Total	\$	116,396

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	\$16,440	\$0	\$0	\$0	\$0	\$838,289
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	\$14	\$0	\$0	\$0	\$0	\$7,431
Clubhouse Rentals	(\$90)	\$0	\$0	\$405	\$200	\$0	\$900	\$700	\$0	\$0	\$0	\$0	\$2,115
Miscellaneous	\$0	\$0	\$252	\$491	\$155	\$50	\$245	\$40	\$0	\$0	\$0	\$0	\$1,232
Insurance Proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$128,595	(\$11,692)	\$0	\$0	\$0	\$0	\$116,903
Interest Earnings	\$37	\$2	\$3	\$6	\$4	\$4	\$2	\$7	\$0	\$0	\$0	\$0	\$64
Total Revenues	(\$122)	\$200,286	\$508,323	\$58,045	\$34,989	\$17,713	\$153,424	\$5,508	\$0	\$0	\$0	\$0	\$978,167
<i>Administrative Expenditures</i>													
Supervisor Fees	\$800	\$1,000	\$0	\$1,000	\$1,000	\$1,000	\$1,200	\$1,000	\$0	\$0	\$0	\$0	\$7,000
District Manager	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$0	\$0	\$0	\$0	\$28,333
District Counsel	\$4,474	\$2,368	\$0	\$3,924	\$2,242	\$1,833	\$2,094	\$0	\$0	\$0	\$0	\$0	\$16,933
District Engineer	\$416	\$2,275	\$525	\$300	\$225	\$0	\$6,225	\$1,125	\$0	\$0	\$0	\$0	\$11,091
Disclosure Report	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$667
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	\$104	\$0	\$0	\$0	\$0	\$1,091
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	\$69	\$0	\$0	\$0	\$0	\$770
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	\$515	\$0	\$0	\$0	\$0	\$3,992
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	\$104	\$0	\$0	\$0	\$0	\$833
Website Administration	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$0	\$0	\$0	\$0	\$533
Total Administrative	\$33,023	\$10,080	\$4,605	\$9,700	\$8,735	\$7,560	\$14,221	\$6,608	\$0	\$0	\$0	\$0	\$94,531
<i>Field Expenditures</i>													
Road & Sidewalk Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,516	\$0	\$0	\$0	\$0	\$2,516
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	\$12,837	\$0	\$0	\$0	\$0	\$102,693
Landscape Maintenance - Other	\$0	\$0	\$8,641	\$2,380	\$631	\$0	\$6,460	\$4,218	\$0	\$0	\$0	\$0	\$22,330
Landscape Maintenance- Hurricane	\$34,673	\$67,045	\$3,799	\$42,718	\$0	\$0	\$900	\$162	\$0	\$0	\$0	\$0	\$149,296
Lake Maintenance	\$966	\$966	\$966	\$966	\$966	\$966	\$966	\$966	\$0	\$0	\$0	\$0	\$7,728
Electric Utility Services - Entrance Feature	\$477	\$102	\$246	\$290	\$312	\$287	\$472	\$655	\$0	\$0	\$0	\$0	\$2,841
Water Utility Services - Entrance Feature	\$85	\$280	\$33	\$57	\$157	\$64	\$92	\$153	\$0	\$0	\$0	\$0	\$920
Repairs & Maintenance - Entrance Feature	\$0	\$5,399	\$0	\$0	\$0	\$800	\$0	\$500	\$0	\$0	\$0	\$0	\$6,699
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	\$22,007	\$0	\$0	\$0	\$0	\$295,023

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	\$23,725	\$0	\$0	\$0	\$0	\$187,544
Activities	\$817	\$783	\$3,111	\$2,337	\$2,421	\$3,848	\$900	\$877	\$0	\$0	\$0	\$0	\$15,095
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	\$1,403	\$0	\$0	\$0	\$0	\$12,242
Maintenance	\$5,421	\$370	\$1,411	\$74	\$145	\$1,797	\$2,010	\$218	\$0	\$0	\$0	\$0	\$11,445
Office Supplies	\$301	\$0	\$86	\$39	\$150	\$715	\$0	\$182	\$0	\$0	\$0	\$0	\$1,473
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security	\$490	\$392	\$1,004	\$245	\$392	\$245	\$245	\$897	\$0	\$0	\$0	\$0	\$3,910
AED	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone & Internet Services	\$389	\$389	\$637	\$390	\$519	\$411	\$519	\$411	\$0	\$0	\$0	\$0	\$3,666
Janitorial Supplies	\$0	\$0	\$17	\$0	\$0	\$0	\$31	\$272	\$0	\$0	\$0	\$0	\$319
Electric Utility Services - Clubhouse	\$1,287	\$808	\$883	\$572	\$569	\$623	\$808	\$1,077	\$0	\$0	\$0	\$0	\$6,626
Gas Utility	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$0	\$0	\$0	\$0	\$129
Garbage Collection	\$168	\$168	\$168	\$179	\$188	\$168	\$174	\$168	\$0	\$0	\$0	\$0	\$1,383
Water Utility Services - Clubhouse	\$561	\$1,057	\$329	\$722	\$244	\$232	\$196	\$638	\$0	\$0	\$0	\$0	\$3,978
Electric Utility Services - Pool	\$1,322	\$592	\$1,289	\$1,180	\$1,738	\$1,573	\$1,430	\$1,431	\$0	\$0	\$0	\$0	\$10,556
Pool Cleaning	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$0	\$0	\$0	\$0	\$5,950
Pool Maintenance - Other	\$1,051	\$0	\$0	\$2,247	\$3,353	\$3,298	\$934	\$261	\$0	\$0	\$0	\$0	\$11,144
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	\$296	\$0	\$0	\$0	\$0	\$3,130
Total Clubhouse	\$36,131	\$31,979	\$37,174	\$33,542	\$36,639	\$38,763	\$34,493	\$31,873	\$0	\$0	\$0	\$0	\$280,593
Total Revenues	(\$122)	\$200,286	\$508,323	\$58,045	\$34,989	\$17,713	\$153,424	\$5,508	\$0	\$0	\$0	\$0	\$978,167
Total Expenditures	\$118,191	\$128,686	\$68,300	\$102,489	\$60,276	\$61,277	\$70,441	\$60,488	\$0	\$0	\$0	\$0	\$670,148
Operating Income/(Loss)	(\$118,313)	\$71,599	\$440,023	(\$44,444)	(\$25,287)	(\$43,563)	\$82,983	(\$54,980)	\$0	\$0	\$0	\$0	\$308,019
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)	\$82,983	(\$54,980)	\$0	\$0	\$0	\$0	\$308,019

**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	\$ 78,588
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)
LESS: PRINCIPAL PAYMENT 5/1/23	\$ (100,000.00)
Current Bonds Outstanding	\$ 1,105,000

SECTION D

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**
Special Assessment Receipts
Fiscal Year 2023

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

TOTAL ASSESSMENT LEVY

ASSESSED THROUGH COUNTY

83.78% 16.22% 100.00%

DATE	DESCRIPTION	GROSS AMT	COMMISSIONS DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	S1999 DSF Portion	Total	
11/25/22	P/E 11/14/22	\$113,281.97	(\$1,699.23)	\$0.00	\$0.00	\$111,582.74	\$93,484.63	\$18,098.11	\$111,582.74
11/30/22	P/E 11/25/22	\$129,416.12	(\$1,941.24)	\$0.00	\$0.00	\$127,474.88	\$106,799.15	\$20,675.73	\$127,474.88
12/30/22	P/E 11/30/22	\$550,817.74	(\$8,262.27)	\$0.00	\$0.00	\$542,555.47	\$454,555.94	\$87,999.53	\$542,555.47
12/30/22	P/E 12/05/22	\$62,101.38	(\$931.52)	\$0.00	\$0.00	\$61,169.86	\$51,248.44	\$9,921.42	\$61,169.86
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
05/31/23	P/E 4/30/23	\$19,920.92	(\$298.81)	\$0.00	\$0.00	\$19,622.11	\$16,439.51	\$3,182.60	\$19,622.11
TOTAL		\$1,013,079.31	(\$15,196.19)	\$0.00	\$2,694.12	\$1,000,577.24	\$838,289.08	\$162,288.16	\$1,000,577.24

93%	Net Percent Collected
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DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	DEBT SERVICE FUND 1999A
IMAGINE SCHOOL AT NORTH POINT INC					
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 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 C



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 #	

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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

RESOLUTION 2023-06

**A RESOLUTION DESIGNATING OFFICERS OF THE
LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Lakeside Plantation Community Development District at a regular business meeting held on June 21, 2023 desires to elect the below recited persons to the offices specified.

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

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

Darrin Mossing

Assistant Treasurer

PASSED AND ADOPTED THIS 21st DAY OF JUNE, 2023

Chairman / Vice Chairman

Secretary / Assistant Secretary

SECTION F

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



ADDRESS

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

Estimate 1794

DATE 06/12/2023

ACTIVITY	QTY	RATE	AMOUNT
Service Call ARCHITECTURAL FOUNTAIN SYSTEM: REPLACE ONE B116 MOTOR W SLEEVE SEAL & GASKET REMOVE OLD MOTOR LABOR INCLUDED	1	2,943.84	2,943.84
Repair Service ARCHITECTURAL FOUNTAIN SYSTEM: REPLACE ONE FILTER ON FOUNTAIN LABOR INCLUDED	1	1,300.00	1,300.00

This is an estimate for Lakeside Plantation.
If you have any questions please call or email us.
Thank you,

TOTAL \$4,243.84

Accepted By

Accepted Date

SECTION G

**Lakeside Plantation CDD – North Port, FL
Project Observation Minutes from Martin Aquatic**

Project:	Lakeside Plantation CDD – Pool & Spa Assessment	
Location:	2800 Plantation Blvd., North Port, Florida 34289	
Report By:	Ken Martin, Founding Principal	
Attendees:	Margie Gertsmann - Amenity and Lifestyle Director E: manager@lakesideplantationcdd.com Also attending: Pool Operator,	
Cc:	Jordan Lansford – District Manager – Lakeside Plantation CDD E: jlansford@gms-tampa.com	
Issue Date:	2023.06.05	Revised Date:
Subject:	Swimming Pool & Spa Assessment Observation dated Wednesday, May 31, 2023	
Weather:	Clear and Warm	

A. Summary

1. Ms. Jordan Lansford recently contacted Martin Aquatic, asking that we provide an assessment of the existing pool & spa. She stated there was a concern from the CDD board of supervisors regarding possible, potentially damaging issues that might affect the new, upcoming budgets.
2. After the agreement procedures were completed, Ken Martin, the Founding Principal of Martin Aquatic, was assigned and tasked to visit the Pool and Spa at Lakeside Plantation CDD.
3. The assessment observation occurred on May 31, Thursday starting at approximately 11:00 am. Ken was advised that the pool and spa were approximately 22 years old.
4. This assessment report is issued today, Monday, June 5, 2023, to memorialize the verbal report that Ken provided a verbal report to Margie, the pool operator, Bud (a CDD Supervisor), and Pat (a CDD Supervisor). We specifically note that to comply with the CDD rules, at no time were the two Supervisors present at the same time.

B. Site Related Matters

Item #	Subject Item	Remarks by Martin Aquatic
1	Pool & Spa Basin Elevations	a. There was an expressed concern that the pool or spa might be settling (sinking).

Lakeside Plantation CDD – North Port, FL
Project Observation Minutes from Martin Aquatic

- b. None of the basins were perceived as sinking based on the following reviewed items:
 - 1. The pool & spa beam (coping) generally remains level with the adjacent decking with no perceived movement.
 - 2. The differences in the levelness of the pool's gutter lip do not vary more than approximately 0.25-inch around the entire pool perimeter – which is likely how the pool was perhaps constructed.
 - 3. The spa level appears to be level with a minor deviation, which is likely how the spa was originally constructed.
- c. No basin structural cracks were detected or observed in the pool or spa.

2

Interior Finishes for the Pool and the Spa

- a. The appearance quality of both the Pool & Spa was very good.
- b. Ken was advised by those present that the interior finishes had been replaced approximately 7 years ago.
- c. Ken did not observe any interior materials that appeared poor, unacceptable, or perceived as a safety issue.

3

Bonding of the pool

- a. Ken noticed that one of the pool's underwater lights displayed some corrosion. Such corrosion might result from inadequate, equipotential bonding of the pool's metallic components.
 - 1. Ken recommended that the corrosion be removed and then keep track of whether the corrosion reappears in a short time (30 days).
 - 2. If that occurs, please consider having a licensed electrical contractor perform a continuity test on the metallic deck items such as handrails, ADA lift, ladders, and underwater lights.
 - 3. Also, verify the continuity between all deck equipment and the pumps (located in the mechanical vault space).

Lakeside Plantation CDD – North Port, FL
Project Observation Minutes from Martin Aquatic

C. Equipment Room-Related Matters

Item #	Subject Item	Remarks by Martin Aquatic
1	Pool collector tank	<ul style="list-style-type: none">a. Ken asked the pool operator to deactivate the pool pumps. When that occurred, Ken noticed a small amount of water overflowing the top of the pool collector tank limits.b. This indicates that the pool vault collector tank/container was originally set too low in the ground and was likely not installed per the manufacturer's recommendations.c. This is no reason for alarm, but to be aware that a small amount of water might overflow when the pumps are deactivated. Therefore, Ken does not recommend any corrections at this time.
2	Pool & Spa Equipment	<ul style="list-style-type: none">a. All pool and spa equipment was deemed to be operating correctly except as noted below:<ul style="list-style-type: none">1. The spa chemical controller device does not appear to be operating properly.2. The spa chemical controller unit installed is a residential-type model not deemed appropriate for use on a commercial spa, as found at Lakeside Plantation.3. Margie and the pool operator indicated that they had recently and frequently spent substantial repair costs, and the Controller is still not operating correctly.4. The Florida Building Code requires an operable chemical controller for all commercial spas. However, since the installed unit is troublesome and unreliable, Ken recommended that a new replacement chemical controller, as manufactured by BECS, be considered. Other units from different manufacturers are also available.5. Ken recommended that the CDD also consider purchasing a chemical controller for the pool's chemical feed pumps since they are extremely useful and is a more dependable method to

**Lakeside Plantation CDD – North Port, FL
Project Observation Minutes from Martin Aquatic**

maintain the proper chemical values that the Florida Dept of Health mandates.

-
- | | | |
|---|--------------------------------|--|
| 3 | Spa Geothermal Heater | <ul style="list-style-type: none">a. We were advised that the spa heater has difficulty maintaining the desired 104-degree F. water temperature.b. Martin Aquatic recommends that a service request be made with the manufacturer of that unit for a diagnostic test and related repairs be made. |
| 4 | Pool Saline Chlorine Generator | <ul style="list-style-type: none">c. While this is not a requirement, Ken recommended that the CDD eventually consider the purchase and installation of a saline chemical generator be added.d. Such a chlorine generator shall generate/manufacture the chlorine requirements for the pool.e. The system has a saline addition system to maintain approximately 5,000 PPM inside the pool.f. Chlorine is a harsh chemical, and numerous people are allergic to purchased chlorine but less sensitive to the type of chlorine available from the saline generator. The saline generator also creates a "soft" water feel and touch that most bathers enjoy.g. The saline generator can not be installed unless placed in an inside weatherproof shed or similar room. The combined costs for the generator are \$17K to \$23k. Therefore, a small storage shed is necessary. These storage sheds are available from local hardware stores, a Home Depot, or competitors. |
-

Conclusion – Based Upon This Observation

1. Martin Aquatic is impressed at the fine condition of the pool and spa.
 2. While a replacement spa chemical controller is recommended, the observed components' balance is deemed good and operable.
 3. Other recommendations are noted above.
-
-

Lakeside Plantation CDD – North Port, FL
Project Observation Minutes from Martin Aquatic

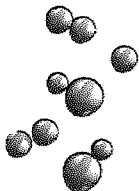
Martin Aquatic Notes to Readers

Expected date for next observation:	None required
If there are critical correcting remarks concerning these reported items, then contact:	Ken Martin, Founding Principal E: ken@martinaquatic.com M: 407.595,3951
Total pages contained in this report:	5

/// End of report

SECTION H

Pool



ESTIMATE
Lakeside Plantation Community
Pool - Chemical Controller

Order # 235924
Date 06/13/23
Consultant Robert Hayduk
WQA Iris Murray
Fax #
Billing Terms Credit Card
Customer PO # Price Quote

Proposed To

Lakeside Plantation CDD
Margie Gerstmann
2200 Plantation Blvd.
North Port , FL 34289

Ship To

Lakeside Plantation CDD
Margie Gerstmann
2200 Plantation Blvd.
North Port , FL 34289

Phone: (941) 423-5500 Fax:
Courier Service
FedEx Ground

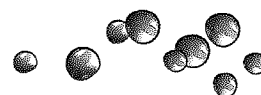
Order Description

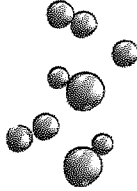
MR2 Precision Chemical Controller for the Pool

Gallons: 76,442
GPM: 260
Bather Load: 52
Permit: 58-60-01251

Order Items

Line Item Code	Description	Quantity	Unit Price	Item Total
CJ MR2-OMS1TPRX	CES Precision Control, MR2, ORP/pH Package	1	2,598.00	2,598.00
	CES Precision Control, MR2, ORP/pH Package High Resolution Control of Oxidant and pH levels Demand Based Proportional Feed and Failsafe Circuits pH Interlock of Oxidant Feed for Failsafe and Protection Auxiliary 3rd relay for probe clean, dual pH, or DSBM booster mode, or alarm Probe Cell Assembly with acrylic mounting plate Digital Temp display with programmable alarms In-line Rotary Flowswitch for added safety Temperature Sensor Included Factory 5-year Factory Electronics Warranty			
CB ISU	Installation, less electric	1	0.00	0.00
	Installation and Factory Start-up of treatment equipment. Includes parts and labor for installation. Electrical work, permits (if applicable) by others. Includes final review, CES training manual, full system and maintenance training per CES Operator Training Checklist, and on-site Warranty Administration. One year warranty on all installation workmanship. Building Department Permits are Not Included and, if specified as being provided, will be charged as an additional cost.			
CB Start-Up Manual	CES Treatment Package Start Up Manual	1	0.00	0.00
	CES Treatment Package Start Up Manual Includes: Equipment Manuals, Start up & Warranty Paperwork, MSDS sheets for all major chemicals & test kit reagents, Laminated instruction charts, Chemical Dosage Chart, Personalized log sheets, Operations & maintenance sheet, and Pool Chemistry Dosing Calculator. Delivered to and reviewed with owner's rep by CES Start-up Technician.			





ESTIMATE
Lakeside Plantation Community
Pool - Chemical Controller

Order # 235924
Date 06/13/23
Consultant Robert Hayduk
WQA Iris Murray
Fax #
Billing Terms Credit Card
Customer PO # Price Quote

Proposed To

Lakeside Plantation CDD
 Margie Gerstmann
 2200 Plantation Blvd.
 North Port , FL 34289

Ship To

Lakeside Plantation CDD
 Margie Gerstmann
 2200 Plantation Blvd.
 North Port , FL 34289

Phone: (941) 423-5500 **Fax:**
Courier Service
 FedEx Ground

Additional Information

Electric or Permit if required is not included; Freight is Estimated

Please click link below to digitally accept this proposal

Proposal Acceptance

Subtotal	2,598.00
Adjustment	0.00
Total	2,598.00
Shipping	44.28
Tax	181.86
Grand Total	2,824.14
Payments	0.00

Signature

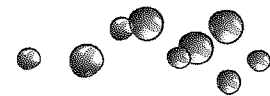
Date

We are pleased to submit the above package for your consideration.

1. Please complete and return the delivery schedule if attached to this package, it is designed to help coordinate delivery dates that best coincide with your construction and draw schedules.
2. It is your responsibility to provide the required permits, bonds and acceptable electrical connections. Proof of these requirements must be presented to CES on demand.
3. You may incur restocking fees if you choose to return any items included in this package to CES. Restocking fees vary per manufacturer.
4. Any changes to this order must be made in writing to CES.
5. Freight charges are estimates only and the actual freight costs may be different at time of shipping.
6. If capital dollars are not readily available, you may acquire this package through a lease or rent to own arrangement pending lending source approvals.
7. Payment terms are subject to the credit agreement you have on file with CES.

This estimate is valid for 30 days from the above date after which the estimate may be subject to change.

Your signature above is considered your acceptance of this proposal and is subject to all terms and conditions of your credit arrangement with CES.
 THANK YOU!



ST9



ESTIMATE
Lakeside Plantation Community
Spa - Chemical Controller

Order # 235917
Date 06/13/23
Consultant Robert Hayduk
WQA Iris Murray
Fax #
Billing Terms Credit Card
Customer PO # Price Quote

Proposed To

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

Ship To

Lakeside Plantation CDD
Margie Gerstmann
2200 Plantation Blvd.
North Port , FL 34289

Phone: (941) 423-5500 Fax:
Courier Service
FedEx Ground

Order Description

MR2 Precision Chemical Controller for the Spa

Gallons: 1400
GPM: 50
Bather Load:
Permit: 58-60-01252

Order Items

Line Item Code	Description	Quantity	Unit Price	Item Total
CJ MR2-OMS1TPRX	CES Precision Control, MR2, ORP/pH Package <i>Indoor Mount / Inside Pack</i>	1	2,598.00	2,598.00
	CES Precision Control, MR2, ORP/pH Package High Resolution Control of Oxidant and pH levels Demand Based Proportional Feed and Failsafe Circuits pH Interlock of Oxidant Feed for Failsafe and Protection Auxiliary 3rd relay for probe clean, dual pH, or DSBM booster mode, or alarm Probe Cell Assembly with acrylic mounting plate Digital Temp display with programmable alarms In-line Rotary Flowswitch for added safety Temperature Sensor Included Factory 5-year Factory Electronics Warranty			

CB ISU	Installation, less electric	1	0.00	0.00
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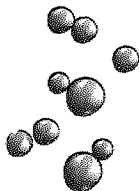
Installation and Factory Start-up of treatment equipment. Includes parts and labor for installation. Electrical work, permits (if applicable) by others. Includes final review, CES training manual, full system and maintenance training per CES Operator Training Checklist, and on-site Warranty Administration. One year warranty on all installation workmanship.

Building Department Permits are Not Included and, if specified as being provided, will be charged as an additional cost.

CB Start-Up Manual	CES Treatment Package Start Up Manual	1	0.00	0.00
--------------------	---------------------------------------	---	------	------

CES Treatment Package Start Up Manual
Includes: Equipment Manuals, Start up & Warranty Paperwork, MSDS sheets for all major chemicals & test kit reagents, Laminated instruction charts, Chemical Dosage Chart, Personalized log sheets, Operations & maintenance sheet, and Pool Chemistry Dosing Calculator. Delivered to and reviewed with owner's rep by CES Start-up Technician.





ESTIMATE
Lakeside Plantation Community
Spa - Chemical Controller

Order # 235917
Date 06/13/23
Consultant Robert Hayduk
WQA Iris Murray
Fax #
Billing Terms Credit Card
Customer PO # Price Quote

Proposed To

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

Ship To

Lakeside Plantation CDD
Margie Gerstmann
2200 Plantation Blvd.
North Port , FL 34289

Phone: (941) 423-5500 Fax:
Courier Service
FedEx Ground

Additional Information

Electric or Permit if required is not included; Freight is Estimated

Please click link below to digitally accept this proposal

Proposal Acceptance

Subtotal	2,598.00
Adjustment	0.00
Total	2,598.00
Shipping	44.28
Tax	181.86
Grand Total	2,824.14
Payments	0.00

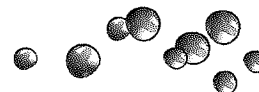
Signature _____ Date _____

We are pleased to submit the above package for your consideration.

1. Please complete and return the delivery schedule if attached to this package, it is designed to help coordinate delivery dates that best coincide with your construction and draw schedules.
2. It is your responsibility to provide the required permits, bonds and acceptable electrical connections. Proof of these requirements must be presented to CES on demand.
3. You may incur restocking fees if you choose to return any items included in this package to CES. Restocking fees vary per manufacturer.
4. Any changes to this order must be made in writing to CES.
5. Freight charges are estimates only and the actual freight costs may be different at time of shipping.
6. If capital dollars are not readily available, you may acquire this package through a lease or rent to own arrangement pending lending source approvals.
7. Payment terms are subject to the credit agreement you have on file with CES.

This estimate is valid for 30 days from the above date after which the estimate may be subject to change.

Your signature above is considered your acceptance of this proposal and is subject to all terms and conditions of your credit arrangement with CES.
THANK YOU!



SECTION IX

SECTION B

SECTION 1

Work Authorization #2023-01

June 1, 2023

Lakeside Plantation Community Development District
2800 Plantation Boulevard
North Port, FL 34289

Subject: Topographic Survey and Site Plan - Lakeside Plantation Clubhouse

Dear Chairperson, Board of Supervisors:

Johnson Engineering, Inc. (CONSULTANT) is pleased to submit this work authorization to provide engineering services for the Lakeside Plantation Community Development District (CDD/OWNER). We will provide these services pursuant to our current agreement dated October 7, 2014 ("Engineering Agreement") as follows:

- o Scope of Services – Lakeside Plantation Community Development District hereby engages the services to Johnson Engineering, Inc., as Engineer to perform the work described in Exhibit A – Topographic Survey and Site Plan.
- o Fees – Lakeside Plantation Community Development District will compensate Johnson Engineering, Inc. in accordance with the terms of the Engineering Agreement and in an amount of \$8,000.00 Lump Sum for such services as described in Exhibit B – Compensation.

All other terms of the Engineering Agreement apply to this Work Authorization. If you wish to accept this work authorization, please sign where indicated below, and return a complete copy to our office. We thank you for the opportunity to be of service.

Sincerely,

JOHNSON ENGINEERING, INC.


Lonnie V. Howard, President

APPROVED AND ACCEPTED
LAKESIDE PLANTATION CDD

By: _____
Authorized Representative

Date: _____

Exhibit A
Topographic Survey and Site Plan

Exhibit A, consisting of two (2) page(s), referred to in the original Professional Services Agreement between OWNER and CONSULTANT for professional services dated October 7, 2014.

Services not set forth in this Exhibit A, or not listed or described herein, are expressly excluded from the Scope of the Professional Services of the CONSULTANT. The CONSULTANT assumes no responsibility to perform any services not specifically identified and/or otherwise described in this Exhibit A.

Initial:
OWNER _____
CONSULTANT _____

SCOPE OF SERVICES

PROFESSIONAL SERVICES OF THE CONSULTANT:

The following scope of services is to define the tasks to be provided by Johnson Engineering, Inc. (CONSULTANT) for Lakeside Plantation Community Development District (OWNER) for an area of the Lakeside Plantation Clubhouse Parcel, # 2800 Plantation Boulevard, North Port, FL, 34289 (PROJECT), as shown on *Attachment 1*. Horizontal data will be in feet and shall be projected on the Florida State Plane Coordinate System, West Zone, NAD83(2011). Vertical data will be in feet and shall be referenced to the North American Vertical Datum of 1988 (NAVD88).

Topographic Survey

The CONSULTANT shall:

1. Verify and establish horizontal and vertical control as needed throughout the PROJECT.
2. Perform a field survey to collect the horizontal and vertical data of visible above-ground improvements and visible above-ground utilities in the PROJECT.
3. Perform a field survey to collect topographic data for significant features and on an approximate 25-foot grid in the PROJECT.
4. Prepare a topographic survey delineating visible above-ground improvements, visible above-ground utilities, trees, and topographic data.
5. Provide six (6) copies of a signed and sealed topographic survey and digital files in AutoCAD Civil 3D and Adobe PDF formats of the survey to the OWNER.

This is NOT a boundary survey. No rights-of-way, property lines, or property corners will be located or established as part of this survey.

Site Plan

The Consultant will:

1. Create a one (1) page site plan exhibit showing the proposed location of canopy shade structure. OWNER to provide overall dimensions of said canopy structure. All structural design/specifications of structure is assumed to be provided by manufacturer or appointee.
2. Create site plan exhibit to scale for purposes related to Sarasota County permitting requirements.

3. Assist OWNER with responding to Sarasota County permitting questions; however, it is assumed the OWNER or appointee will obtain the necessary permits required for site improvements. CONSULTANT does not guarantee successful permit approval(s).

It is understood the OWNER has obtained another consultant to provide lighting related improvement design services (i.e., lighting specification, photometric analysis, etc.). CONSULTANT will not provide any lighting improvement services nor show the proposed lighting improvements in the aforementioned site plan exhibit.

Any requested additional services that are not outlined in this work authorization will require additional compensation to be negotiated by the OWNER and CONSULTANT .

[Remainder of sheet purposefully left blank]

ATTACHMENT I



Exhibit B

Exhibit B consisting of two (2) page(s) referred to in the original Professional Services Agreement between OWNER and CONSULTANT for professional services dated October 7, 2014.

Initial:
OWNER _____
CONSULTANT _____

COMPENSATION

Definitions:

Lump Sum (LS): Includes all direct and indirect labor costs, personnel related costs, overhead and administrative costs, which may pertain to the services performed, provided and/or furnished by the CONSULTANT as may be required to complete the services in Exhibit A. The total amount of compensation to be paid the CONSULTANT shall not exceed the amount of the total Lump Sum compensation established and agreed to. The portion of the amount billed for CONSULTANT'S services which is on account of the Lump Sum will be based upon CONSULTANT's estimate of the proportion of the total services actually completed at the time of billing.

Time and Materials (T&M): For the actual hours expended by the CONSULTANT's professional and technical personnel, multiplied by the applicable hourly rates for each classification or position on the CONSULTANT's standard billing rate schedule in effect at the time the services are rendered. The current standard billing rate schedule is attached to this Exhibit B as Attachment No. 1. For the services of CONSULTANT's Sub-Consultants engaged to perform or furnish services in Exhibit A, the amount billed to CONSULTANT therefore times a factor of 1.10. The amount payable for Reimbursable Expenses will be the charge actually incurred by or imputed cost allocated by CONSULTANT, therefore times a factor of 1.10.

Estimated Fees: CONSULTANT's estimate of the amount that will become payable for Services (including CONSULTANT's Sub-Consultants and reimbursable expenses) is only an estimate for planning purposes, is not binding on the parties and is not the maximum amount payable to CONSULTANT for the services under this Agreement. Notwithstanding the fact that the estimated amount for the services is exceeded, CONSULTANT shall receive compensation for all Services furnished or performed under this Agreement.

If it becomes apparent to CONSULTANT at any time before the Services to be performed or furnished under this Agreement are about eighty percent complete that the total amount of compensation to be paid to CONSULTANT on account of these Services will exceed CONSULTANT's estimate, CONSULTANT shall endeavor to give OWNER written notice thereof. Promptly thereafter OWNER and CONSULTANT shall review the matter of compensation for such Services, and either OWNER shall accede to such compensation exceeding said estimated amounts or OWNER and CONSULTANT shall agree to a reduction in the remaining services to be rendered by CONSULTANT under this Agreement so that total compensation for such Services will not exceed said estimated amount when such services are completed. The CONSULTANT shall be paid for all services rendered if CONSULTANT exceeds the estimated amount before OWNER and CONSULTANT have agreed to an increase in the compensation due to CONSULTANT or a reduction in the remaining services.

For services provided and performed by CONSULTANT for providing and performing the Task(s) set forth and enumerated in Exhibit A entitled "Scope of Services", the OWNER shall compensate the CONSULTANT as follows:

TASK	ITEM	AMOUNT (Estimated if T&M)	FEE TYPE (LS; T&M)
1	Topographic Survey	\$7,000.00	LS
2	Site Plan	\$1,000.00	LS
TOTAL COMPENSATION FOR CONSULTANT'S SERVICES:		\$8,000.00	LS

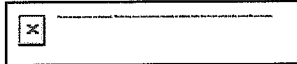
SECTION C

SECTION 1

Unit Description	Unit No.	Total Insured Value	Deductible % per Policy	% Deductible Amount	Gross Amount as Claimed	Net Amount (as Claimed Less Deductibles)	Comments
Clubhouse	Property Schedule # 1	\$ 638,000.00	5.00%	\$ 31,900.00	\$ 208,730.70	\$ 176,830.70	US Roofing Systems - Complete DEMO and REBUILD of Clubhouse Roof (\$137,002.51) Signal Restoration - Reconstruction Services, less lodging fees (\$35,716.41) Signal Restoration - Labor Costs (\$32,011.78) First Class Roofing - Clubhouse Tarping (\$4,000.00)
Tennis Court Fence, Lighting, Shade Structure	Property Schedule # 3	161,000.00	5.00%	8,050.00	264,430.00	161,000.00	Welch Tennis Courts, Inc. - Repair/Replacement of Tennis Court FENCE (\$86,050.00), LED LIGHTING (\$135,500.00), SHADE STRUCTURE (\$24,100.00) and FEES (\$5,500.00). Refer to Breakdown on page 4. West Coast Electric Services, Inc. - Tennis Court LIGHT POSTS Demo & Removal. (\$13,280.00) NOTE: Limit Applied. Deductible absorbed in overage.
Water Fountain	Property Schedule # 8	41,000.00	5.00%	2,050.00	5,148.52	3,098.52	Professional Fountain Services, LLC - Proposal for water fountain repair (\$5,148.52)
Pickleball Court Fence	Property Schedule # 9	6,000.00	5.00%	300.00	7,950.00	6,000.00	Welch Tennis Courts, Inc. - Repair/Replacement of Basketball/Pickleball Court FENCEING (\$7,950.00). Refer to Breakdown on page 4. NOTE: Limit Applied. Deductible absorbed in overage.
Entranceway Pergolas (2)	Property Schedule # 14	70,000.00	5.00%	3,500.00	7,961.32	4,461.32	Innotech Construction Services, LLC - Invoice for RIGHT Pergola Demolition (\$3,798.66) Innotech Construction Services, LLC - Invoice for LEFT Pergola Demolition (\$4,162.66)
Street/Parking Lights	Inland Marine # 2	346,000.00	5.00%	17,300.00	43,488.30	26,188.30	Lighting New York - Quote #4214777 (\$1,098.30) Sergeant's Electric Proposal (\$30,465.00) Wisconsin Lighting Lab Quote #983506 (\$11,925.00)
Street Signs	Inland Marine # 3	37,000.00	5.00%	1,850.00	28,075.70	26,225.70	FastSigns Estimate #25079 - Phase 1: Reset Posts (\$2,250.00) FastSigns Estimate #25080 - Phase 2: Replace Signs (\$2,441.68) FastSigns Final Proposal #25764 - Phase 3 (\$23,384.02)
CLAIM AMOUNT TO DATE :						\$	403,804.54
LESS PRIOR PAYMENT :						\$	(354,232.22)
NET PAYMENT AMOUNT :						\$	49,572.32

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

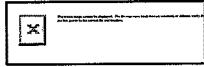
Quote



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

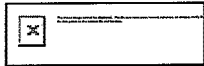


S12414 Satco S12414 Lumos LED Medium 8.00 watt 120 2700K Light Bulb

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](#).

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.

fastsigns.com

Payment Terms: COD Customer

Created Date: 4/1/2023

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

Requested 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	AMOUNT
1	Stop Signpost Replacement-Stop sign corner intersection	8	\$2,004.66	\$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	\$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	\$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	20	\$90.702	\$1,814.04
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 (4) Scarlett (3) Cottonwood, Magnolia, Tara Jonah (5) Mulberry, Rosewood, Melrose Dr, Felicity Plantation	Design/File Type - Design/File Type: Art On File		
5	Speed Limit Sign	3	\$127.2933	\$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 Qn File		
6	Stop Sign 24" x 24"		1	\$52.42 \$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	\$3,200.00 \$3,200.00
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			

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

Subtotal:	\$22,619.94
Taxes:	\$0.00
Grand Total:	\$22,619.94

Thank you for choosing FASTSIGNS for your sign and graphic needs. BY PROCEEDING WITH THIS ORDER, YOU (the customer) HAVE ACCEPTED RESPONSIBILITY FOR VERIFYING ALL INFORMATION, QUANTITIES AND MATERIALS ARE CORRECT. FASTSIGNS will not be responsible (financially or otherwise) for any items not included on this estimate. Estimate pricing is based on the entirety. Any changes to or deletion of item(s) could change the quoted price of any line item - please contact us before approving an estimate that needs changes. Because each project is custom-made, customer acknowledges that there are no refunds or exchanges on placed orders. Due dates for job completion are based on our current production schedule once the artwork, deposit and all specifications necessary to complete the job are received and are not guaranteed. Estimates valid for 15 days. A proof and one correction are including in our pricing. Additional changes are considered design and are not included in pricing.

Signature: _____ **Date:** _____

License # ET11001030

SECTION C

SECTION 2

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

Estimate

ADDRESS

Lakeside Plantation
 2800 Plantation Blvd
 North Port, FL 33948

ESTIMATE # 2019

DATE 05/17/2023

EXPIRATION DATE 06/17/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sales	Main Social Hall Walls - 2064 Sq Ft Area - 1840 Sq Ft Texture over existing wallpaper with Drywall Mud to create a Drywall Look. Paint all freshly textured areas on each wall Includes content and furniture manipulation and protective barriers for floors and surfaces not being painted. **This is one of 2 estimates you will receive for this job. This is the least invasive and mostly cosmetic fix to create an aesthetic. This is a procedure we have done multiple times in the past. It will have minor flaws and imperfections in places, as we are texturing over an existing application of surface coverings vs a raw and fresh application. The surfaces will be blended to the best of our ability to create a seamless aesthetic.	1	8,800.00	8,800.00
	Expiration Date	All Estimates are good for 30 Days from the date they are sent. After 30 Days the estimate will need to be re-quoted.	1	0.00	0.00
	Escalation Clause	We reserve the right to increase the cost of materials if the material costs escalate between the time of estimate and the time of material acquisition.	1	0.00	0.00
	Deposit on Invoice	a 50% Deposit on the Invoice is required to initiate a contract. The escalation clause remains in effect until the deposit is received.	1	0.00	0.00

TOTAL

\$8,800.00

Accepted By

Accepted Date

Replace drywall & Paint
pg 1

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

Estimate

ADDRESS

Lakeside Plantation
 2800 Plantation Blvd
 North Port, FL 33948

ESTIMATE # 2033

DATE 06/06/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sales	<p>Main Social Hall Walls - 2064 Sq Ft Area - 1840 Sq Ft</p> <p>Remove existing drywall and insulation and replace with new equivalent products; hang, tape, mud, texture, and ready for paint. Includes primer and 2 coats of paint.</p> <p>Includes content and furniture manipulation and protective barriers for floors and surfaces not being painted.</p> <p>**Estimate does not include unforeseen repairs within the walls if mildew, rot, water damage etc. is found once the drywall and insulation are removed and the interior of the walls are exposed.</p> <p>If any damages are found, we will promptly document and communicate them, and a separate estimate will be prepared to cover any work above and beyond what is represented in this scope of work.</p>	1	19,500.00	19,500.00
	Expiration Date	All Estimates are good for 30 Days from the date they are sent. After 30 Days the estimate will need to be re-quoted.	1	0.00	0.00
	Escalation Clause	We reserve the right to increase the cost of materials if the material costs escalate between the time of estimate and the time of material acquisition.	1	0.00	0.00
	Deposit on Invoice	a 50% Deposit on the Invoice is required to initiate a contract. The escalation clause remains in effect until the deposit is received.	1	0.00	0.00

Replace drywall + paint p2

TOTAL

\$19,500.00

Accepted By

Accepted Date

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

Estimate

ADDRESS

Lakeside Plantation
 2800 Plantation Blvd
 North Port, FL 33948

ESTIMATE # 2029
DATE 06/01/2023
EXPIRATION DATE 06/30/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		Main Hall/Social Hall 40' x 46' 1840 Sq Ft Area			
	Flooring Removal	Remove existing flooring product, including any additional pieces such as transitions, thresholds, and tacking strip. Clean and prep sub-floor for new flooring installation.	1,840	4.25	7,820.00
		Price is per sq ft			
	Sales	Purchase and Installation of new flooring, including any necessary accessories, transitions, and installation products. We will try to match the existing flooring as closely as possible.	2,116	4.00	8,464.00
		Price is per sq ft @15% overage for cuts and waste on materials.			
	Expiration Date	All Estimates are good for 30 Days from the date they are sent. After 30 Days the estimate will need to be re-quoted.	1	0.00	0.00
	Escalation Clause	We reserve the right to increase the cost of materials if the material costs escalate between the time of estimate and the time of material acquisition.	1	0.00	0.00
	Deposit on Invoice	a 50% Deposit on the Invoice is required to initiate a contract. The escalation clause remains in effect until the deposit is received.	1	0.00	0.00

TOTAL

\$16,284.00

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

Estimate

ADDRESS

Lakeside Plantation
 2800 Plantation Blvd
 North Port, FL 33948

ESTIMATE # 2031
DATE 06/02/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		Library 21' x 24' 504 Sq Ft Area			
	Flooring Removal	Remove existing flooring product, including any additional pieces such as transitions, thresholds, and tacking strip. Clean and prep sub-floor for new flooring installation.	504	4.25	2,142.00
	Sales	Price is per sq ft Purchase and Installation of new flooring, including any necessary accessories, transitions, and installation products. We will try to match the existing flooring as closely as possible.	579.60	4.00	2,318.40
	Expiration Date	Price is per sq ft @15% overage for cuts and waste on materials. All Estimates are good for 30 Days from the date they are sent. After 30 Days the estimate will need to be re-quoted.	1	0.00	0.00
	Escalation Clause	We reserve the right to increase the cost of materials if the material costs escalate between the time of estimate and the time of material acquisition.	1	0.00	0.00
	Deposit on Invoice	a 50% Deposit on the Invoice is required to initiate a contract. The escalation clause remains in effect until the deposit is received.	1	0.00	0.00

TOTAL

\$4,460.40

Office
Flooring

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

Estimate

ADDRESS

Lakeside Plantation
2800 Plantation Blvd
North Port, FL 33948

ESTIMATE # 2030

DATE 06/02/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		Office 21' x 15' 315 Sq Ft Area			
	Flooring Removal	Remove existing flooring product, including any additional pieces such as transitions, thresholds, and tacking strip. Clean and prep sub-floor for new flooring installation.	315	4.25	1,338.75
	Sales	Price is per sq ft Purchase and Installation of new flooring, including any necessary accessories, transitions, and installation products. We will try to match the existing flooring as closely as possible.	362.25	4.00	1,449.00
	Expiration Date	Price is per sq ft @15% overage for cuts and waste on materials. All Estimates are good for 30 Days from the date they are sent. After 30 Days the estimate will need to be re-quoted.	1	0.00	0.00
	Escalation Clause	We reserve the right to increase the cost of materials if the material costs escalate between the time of estimate and the time of material acquisition.	1	0.00	0.00
	Deposit on Invoice	a 50% Deposit on the Invoice is required to initiate a contract. The escalation clause remains in effect until the deposit is received.	1	0.00	0.00

TOTAL

\$2,787.75

Lakeside Gazebo by BBG with phone

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

Estimate

ADDRESS

Lakeside Plantation
2800 Plantation Blvd
North Port, FL 33948

ESTIMATE # 1237

DATE 06/01/2023

EXPIRATION DATE 06/30/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sales	Gazebo Repair Includes: Remove and Replace Roof Shingles with new Shingles, the same or equivalent in quality and style as the original. Remove and Replace Plank Flooring with new Plank Flooring, the same or equivalent in quality and style as the original. Purchase and Repair existing Railing. Replace as needed with new to match.	1	7,500.00	7,500.00
	Expiration Date	All Estimates are good for 30 Days from the date they are sent. After 30 Days the estimate will need to be re-quoted.	1	0.00	0.00
	Escalation Clause	We reserve the right to increase the cost of materials if the material costs escalate between the time of estimate and the time of material acquisition.	1	0.00	0.00
	Deposit on Invoice	a 50% Deposit on the Invoice is required to initiate a contract. The escalation clause remains in effect until the deposit is received.	1	0.00	0.00

Exterior - Gazebo Repair **TOTAL \$7,500.00**

Accepted By Accepted Date

SECTION XI

SECTION A

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	\$ 1,199,838
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.

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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.

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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

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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.

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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

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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
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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%