

*Lakeside Plantation Community
Development District*

*Agenda Package
August 16, 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
August 16, 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 June 21, 2023 Meeting
 - B. Acceptance of Minutes of the May 8, 2023 Townhall Meeting
 - C. Approval of Check Registers
 1. June 2023
 2. July 2023
 - D. Balance Sheet & Income Statement
 - E. Special Assessment Receipts Schedule
- VII. New Business Items
 - A. Public Hearing on Adopting the Amended Amenity Center Policies, Resolution 2023-07
 - B. Public Hearing on Adoption of the Fiscal Year 2024 Budget
 1. Consideration of Resolution 2023-08 Adopting the Budget for Fiscal Year 2024
 2. Consideration of Resolution 2023-09 Imposing Special Assessments & Certifying an Assessment Roll
 - C. Consideration of Proposal from CommunityXS to Provide Website Services

D. Consideration of Proposal & Agreement with Solitude Lake Management, LLC for Pond Maintenance Services

E. Discussion of Insurance Review

VIII. General Audience Comments

IX. Staff Reports

A. Attorney

B. District Engineer

C. District Manager

1. Consideration of Resolution 2023-10 Adopting the Annual Meeting Schedule for Fiscal Year 2024

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

3. Discussion of Shade Session

X. Other Business

XI. Supervisors Requests

A. Supervisor Martin

1. Discussion of Amenity Staffing Concerns

2. Discussion of Suspension of Leon Schlossberg

XII. Next Scheduled Board Meeting is September 20, 2023 at 6:00 p.m. at Lakeside Plantation Clubhouse

XIII. Adjournment

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

SECTION IV

MEETING DATE	RESIDENT NAME	RESIDENT ADDRESS	COMMENT(S)	FOLLOW-UP REQUIRED
6/15/22	Theresa Mahoney	1520 Scarlett Avenue	Parking	
6/15/22	Donna Keller	2395 Savannah Drive	Tax Certificate	
6/15/22	Monica Lewis	1560 Scarlett Avenue	Resolution 2022-10	
11/16/22	Diane Raymond	1509 Scarlett Avenue	Status of Street Signs & Lights & Status of Dumpsters	
11/16/22	Theresa Mahoney	1520 Scarlett Avenue		
11/16/22	Sue Spayd	1534 Scarlett Avenue		
			Status & Dates: Tennis Lighting & Fencing, Pergolas at Entrance, Street Signs, Holes from Magnolias in Front of Clubhouse, Move Dumpster from Parking Lot, Streetlights on Plantation, Dormers Finished, Fountain on Exit Side	
1/18/23	Glenn Raymond	1509 Scarlett Avenue	Replacing Carpet	
3/15/23	Ann Tyler	1988 Scarlett Avenue	Preserve on Side and Back to get Cleared out, so a Fire Truck can get to the Back	
3/15/23	Fran Dobler	1707 Scarlett Avenue		

SECTION VI

SECTION A

**MINUTES OF MEETING
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, **June 21, 2023** at 6:00 p.m. via Zoom Communication Media Technology and at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

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

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Jordan Lansford
Sarah Sandy
Joe DeBono (*via Zoom*)
Alex Murphy
Margie Gertsman
Courtney
LMP Representatives
Officer
Residents

GMS – District Management
Kutak Rock, LLP
District Engineer
WTS Operations Manager
WTS Amenity Manager
WTS

The following is a summary of the discussions and actions taken at the June 21, 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. Ms. Anna Shlossberg of 1539 Scarlett Avenue felt that there was an abuse of power by management. On May 1, 2023, she came to the Club, but could not enter the facility because her access was denied for no apparent reason. Ms. Gertsmann decided to not allow her access to the Club and was yelled at by Ms. Gertsmann to leave her office. Ms. Shlossberg felt that she should not be punished for something that was not proven to be true. The CDD Board should make this decision, not management. Ms. Shlossberg did not receive any apology and her husband had no idea of what appropriate behavior was because Ms. Gertsmann had not explained it. As a result, she sent a letter to Ms. Gertsmann's boss, which she did not receive an answer for and requested that the Board carefully review this report and decide whether Ms. Gertsmann was qualified to continue in her role as a manager. Ms. Lansford stated this item would be discussed later in the agenda. Mr. Devon Poulos of 1255 Jonah Drive wanted the fountain in front of the community to be repaired, replaced or removed and requested that staff maintain the pool because the company that the CDD was using did not care about it. Mr. Poulos was happy that Commercial Energy Specialists (CES) was looking at automatic controllers, as it was good for the community. On May 1, he had a heated encounter with Ms. Gertsmann and requested a less defensive approach in the future but noted they worked things out. 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 no comments, the next item followed.

SIXTH ORDER OF BUSINESS**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**

Ms. Lansford presented the minutes of the May 17, 2023 meeting, the May Check Register, Unaudited Financial Statements and Special Assessment Receipts Schedule, which were included in the agenda package. The townhall minutes would be provided at the next meeting.

On MOTION by Ms. Martin seconded by Mr. LaVoy with all in favor the Minutes of the May 17, 2023 Meeting, May 2023 Check Register and Income Statement were approved as presented.

SEVENTH ORDER OF BUSINESS**New Business Items**

- A. Hearing on Suspension of Amenity Privileges (*L. Shlossberg*)**

Ms. Sandy explained under the Amenity Policy, in order to suspend amenity access privileges for longer periods of time the Board was required to have a public hearing. An Incident Report was previously provided to the Board along with the suspension letter, affidavit from the amenity staff member that filed the Incident Report, pictures from the security camera, fob access information and copies of the District's Amenity Facility Policies. Mr. Shlossberg received notification of the suspension and this hearing, a copy of the Incident Report and affidavit from an amenity staff member. Originally, this hearing was scheduled for May 17th, but at the last meeting, a letter sent on behalf of Mr. Shlossberg was received requesting delay of the hearing as Mr. Shlossberg was not able to attend the meeting and the hearing was rescheduled for today. The incident occurred on April 28, 2023 and shortly after, Mr. Shlossberg's amenity privileges were suspended and a letter notifying him of the temporary suspension was sent on May 2, 2023.

Ms. Sandy explained under "*Suspension & Termination of Privileges*" in the Amenity Policy, "*The privileges at the amenity facilities could be subject to suspension or termination by the Board of Supervisors, if a patron or patron's family member exhibits unsatisfactory behavior, deportment or appearance or engages in conduct that was improper or likely to endanger the welfare, safety or reputation of the District or its management.*" It additionally provides, "*Anytime a patron or patron's family member violates these policies in a manner that*

is in the discretion of the Facility Manager upon consultation with one Board Member, such patron shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting.” Ms. Sandy asked the following questions to Ms. Gertsman:

- *When did the incident occur?* Ms. Gertsman stated the incident occurred on April 27 and the next day, she received a call from an employee stating that she was being harassed in the evenings by a resident, Mr. Leon Shlossberg, who comes into the office at night when she was working alone. Last night, Mr. Shlossberg asked her what time she gets off work, what kind of car she drove, when the pool was usually empty, when staff left and if she carried a gun. The employee was upset and stated that she would no longer work in the evening.
- *After you received that call, did you ask the staff member to file an incident report?* Ms. Gertsman replied yes.
- *What did you do after that to verify anything regarding the incident?* Ms. Gertsman checked the cameras and provided photos and fob swipes.
- *What time was the security camera footage?* Ms. Gertsman stated the photo indicated 6:04 p.m.; however, the camera and fob swipes were a few seconds off. It showed Mr. Shlossberg swiping in on April 27.

Ms. Sandy reported that the amenity staff member no longer worked at the Amenity Facility and provided a sworn affidavit from May 13, 2023 that was provided to the Board, reflecting that starting in late March, Mr. Shlossberg came into the Clubhouse to talk to the employee when she worked alone in the evenings several times a week. During weekday evenings, when the employee was working alone in the office, Mr. Shlossberg was teaching a piano lesson and the employee felt uncomfortable when he questioned what time she started work, what time she left work and what time patrons usually left the Clubhouse and pool. On April 18th, Mr. Shlossberg asked if she carried a gun and if she had it with her. On a separate occasion, Mr. Shlossberg questioned what kind of car she drove and attempted to hug her, but she backed away. On April 27th, the date of the incident, Mr. Shlossberg commented that she was working alone while laughing, which made her uncomfortable because he did not have a lesson or other reason to be there. During that interaction, Mr. Shlossberg tried to grab her hands while talking to her, but she pulled away. Mr. Lavoy questioned why the authorities were not called. Ms. Sandy explained that WTS, as her employer, discussed this option with her along with others

offered to assist her in reporting it if she wanted to. The employee decided she did not want to contact the police because she would be leaving the position in the near future. Ms. Gertsmann believed that the employee feared retaliation, but if asked, she would go to the authorities.

Mr. Shlossberg was provided the opportunity to address the Board. He handed the Chair several papers, and noted that most of the residents know him. He and his wife moved into the community eight years ago and helped most residents during the hurricanes. No one ever said a bad word about him as he did a lot for kids. Mr. Shlossberg taught kids Math, Science and gave piano lessons. His wife was poorly treated by staff because they were family and he felt that staff owed him an apology because of how his wife was treated and all of these accusations. On April 28th, Mr. Shlossberg was waiting for a few minutes on the verandah because someone was supposed to pick him up to go to Sarasota. He stated he had multiple witness that could answer to when he was here and what happened. The next day, Mr. Shlossberg stated he was sitting with his partners at the restaurant when he heard a scream from his wife. Mr. Shlossberg wanted everyone to understand that management talked like they owned this place and did what they wanted, which was considered abuse. He knows what was moral and requested that the Board look at his education and what he has done for this county. Regarding the gun, Mr. Shlossberg mentioned to an amenity employee that he wanted to carry a gun because he was alone and did not feel safe. A resident named Mark Frandsen also spoke on Mr. Shlossberg's behalf. He reported that he was picking up Mr. Shlossberg from the amenity center to take him to a meeting in Sarasota on the night of April 27th. Mr. Frandsen stated he received a text message from Mr. Shlossberg on April 27th just before 6:00 p.m. and that he picked Mr. Shlossberg up to take him to a meeting in Sarasota at 6:03 p.m. Therefore, Mr. Shlossberg could not be in this room making advances at the employee as she reported.

Mr. Shlossberg concluded his presentation, and Ms. Sandy stated it was not the Board's opportunity to discuss and deliberate further. Mr. LaVoy questioned whether he would be liable for any decision that the Board made. Ms. Sandy explained that Mr. LaVoy was acting in his capacity as a Board Member and as long as he were acting in good faith, Mr. LaVoy was covered by the District's insurance policy. Mr. LaVoy questioned the number of complaints filed against Mr. Shlossberg. Ms. Lansford noted this was the first complaint that she was aware of. Ms. Shlossberg felt that the employee had the right to file the Incident Report, but her husband was in Sarasota. Ms. Lansford understood that Mr. & Mrs. Shlossberg were angry but requested that

they not speak when it was not their turn and asked they give the Board a chance to deliberate. Mr. Sabol felt that Mr. Shlossberg should be suspended and asked Ms. Martin, Ms. Chichelli and Ms. Benjamin, how they would feel if this was their sister, mother or daughter. Ms. Chichelli preferred suspending Mr. Shlossberg for six months because he made the employee feel uncomfortable. Mr. Sabol noted that this was a WTS employee and the District was responsible for her. Ms. Sandy noted that as an amenity staff member the Board felt responsible for her safety, but clarified for the Board that she was an employee of WTS and not an employee of the District. Ms. Benjamin agreed that the Board should protect their amenity staff and agreed with suspending Mr. Shlossberg for six months. Ms. Martin felt that Mr. Shlossberg served enough time. Mr. LaVoy agreed.

On MOTION by Mr. Sabol seconded by Ms. Chichelli with Ms. Martin, Ms. Benjamin, Mr. Sabol and Ms. Chichelli in favor and Mr. LaVoy dissenting, suspending the amenity privileges Mr. Leon Shlossberg of 607 Pinckney Drive for an additional six months until December 21, 2023 was approved. (Motion Passed 4-1)

B. Discussion of Insurance Reimbursement & Outstanding Items

Ms. Lansford would discuss this item under her report.

C. 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. A representative from LMP showed how they inject the trees. It prevented diseases from insects because the trees were Medjool Palms, which were the most expensive Palms. If the appropriate steps were not taken to protect them, the trees would die and would be more costly to remove them. The type of injection was OTC along with nutrients, which the Palms needed. The trees were not affected at this time, but they were weak and needed nutrients. Mr. Sabol pointed out that all of the trees were weak due to the hurricane. Mr. Lavoy was not in favor of it as the District did not have the money. Mr. Sabol requested deferring this matter and discussing it when the District received insurance funds. Ms. Lansford noted that OTC injections were budgeted for next fiscal year.

D. Consideration of Resolution 2023-05 to Reset the Date of the Public Hearing on Amending the Amenity Center Policies

Ms. Lansford presented Resolution 2023-05, resetting the date of the public hearing on amending the Amenity Center Policies as both public hearings could not be published on the same day. It would be moved to the August meeting.

On MOTION by Ms. Benjamin seconded by Ms. Martin with all in favor Resolution 2023-05 Re-setting the Public Hearing for August 16, 2023 at 6:00 p.m. at this location was adopted.

E. Consideration of Resolution 2023-06 Appointing Darrin Mossing as an Assistant Treasurer of the District

Ms. Lansford presented Resolution 2023-06, designating Mr. Darrin Mossing, the owner of GMS, as Assistant Treasurer, for the purpose of signing documents and checks.

On MOTION by Ms. Benjamin seconded by Mr. LaVoy with all in favor Resolution 2023-06 Appointing Mr. Darrin Mossing as Assistant Treasurer of the District was adopted.

F. Consideration of Proposal from Professional Fountain Services, LLC for Fountain Repair Services

Ms. Lansford presented a proposal from Professional Fountain Services to replace the motor in a fountain in the amount of \$4,243.84, which was included in the agenda package. Ms. Gertsman stated that this was the company that maintained all of their fountains and this proposal was for the exit fountain. Mr. LaVoy questioned when the motor was last replaced. Ms. Gertsman asked the District Accountant but had not heard back. Ms. Lansford could not find anything in GMS' records other than for small repairs. It was insured, but the deductible would be \$2,500 since it was not for hurricane damage.

On MOTION by Mr. LaVoy seconded by Ms. Chichelli with all in favor the proposal from Professional Fountain Services, LLC. to replace the motor in the exit fountain in the amount of \$4,243.84, subject to insurance approval was approved.

G. Consideration of Pool Assessment Report

H. Consideration of Proposal from CES for Chemical Controls for Pool & Spa

Ms. Lansford presented an assessment from Mr. Ken Martin of Martin Aquatics, who were impressed with the condition of the pool and felt that it was structurally sound. Mr. Marin recommended that the chemical controller on the spa be replaced. Mr. Sabol was not in favor of installing a saline generator that Mr. Marin recommended, which cost an additional \$17,000 to \$23,000, at this time, but perhaps doing it next year and was in favor of approving the CES proposal in a not-to-exceed amount of \$6,000. Ms. Gertsman clarified that they were only required to have an automatic feeder on the spa, but not on the pool, but it was recommended. When the District had the money, Ms. Gertsman recommended replacing it because this week there was no chlorine in the pool. Probes in the existing chemical controller were replaced and the spa has been operating for three weeks but may not be operating for much longer. Mr. Sabol felt that the \$9,000 for an Aquatic Engineer was money well spent. Ms. Chichelli questioned whether the District had the money. Ms. Lansford indicated that there were funds available for emergency items only. *Discussion ensued and there was consensus to table this item until an emergency repair was necessary.*

- **District Engineer – Approval of Site Plan (Item 5B1)**

Ms. Lansford reported that Mr. Joe DeBono, the District Engineer was present and presented a \$8,000 Work Authorization for a Site Plan that the Board approved for the work that Welch Tennis (Welch) was doing on the tennis courts. The District's insurance company reimbursed the District \$2,000 in advance for this work to be completed; however, Welch could not start the work until there was a Site Plan. Mr. Sabol felt that \$8,000 for a Site Plan was high. Mr. DeBono explained that a Condition Survey needed to be performed, which was in order to complete the permitting process with Sarasota County.

Ms. Chichelli MOVED to approve the Work Authorization for the Site Plan in the amount of \$8,000 and Mr. Sabol seconded the motion.

Mr. LaVoy questioned whether the District already received \$200,000. Ms. Lansford explained that the District received a reimbursement of \$371,000 from Welch in March or April and the proposal was \$264,000. The insurance company provided an advance for every single proposal except for the street lighting, with the hope that they would receive a copy of the

invoice when the work was completed. As a result, these two proof of loses (POL) could be approved separately. Mr. Sabol and Mr. LaVoy questioned whether the money was sitting in an account waiting to be spent. Ms. Lansford confirmed that there was \$174,000 in the Reserve Fund, but the District was still outstanding on bills, with a little over \$200,000 to be paid. Mr. Sabol questioned whether electricity was necessary for the tennis court. Ms. Lansford confirmed that the lighting was separate. The Welch proposal that was approved and ratified by the Board in January and was sent to the insurance company, included engineering fees for the Site Plan as well as the tennis court and basketball court fencing and canopy. The lighting would be discussed later in the agenda.

On VOICE VOTE with all in favor the Work Authorization for the Site Plan in the amount of \$8,000 was approved.

Mr. DeBono left the meeting.

EIGHTH ORDER OF BUSINESS

General Audience Comments

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

- Mr. Devon Poulos of 1255 Jonah Drive was the Division Manager for the City of North Port, overseeing the water park and Warm Mineral Springs Park and recommended that pool parts be retained on hand. CES had a great system to automate the chemicals as it provided text alerts when chlorine was low and allowed for resetting from home. Mr. Poulos offered to show the Board around his pump room and felt that Ms. Gertsman was doing a great job, but there needed to be balanced assessments. *Ms. Lansford requested that the Board meet separately with Mr. Poulos.*
- Mr. Ryan Hughes of 2397 Pecan Drive asked if the proposal with LMP for Palm tree injections included a guarantee that the tree would be free of disease. *An LMP representative stated there was always a possibility that the tree could die, but as long as they were protecting the tree, there was no issue. However, the trees were nutrient deficient. LMP was scheduled to do the Palm pruning on July 11th. Mr. LaVoy requested a quote for the nutrients.* Mr. Hughes voiced concern that if the

treatment for the Palm trees did not work, the District would receive no financial compensation. *An LMP representative confirmed that the treatment always worked, but if not, they could discuss it.*

- Ms. Diane Raymond of 1509 Scarlett Avenue recalled that \$3,000 was budgeted for security, but no one ever attended meetings and questioned whether the \$10,210 pool cleaning and maintenance was in their contract, why \$5,000 was budgeted for tennis maintenance when maintenance staff was cleaning the courts and if the sidewalk at 1924 Scarlett Avenue that was damaged by the roof contractor would be paid for by them. Ms. Raymond felt that Mr. Shlossberg's suspension should have been overlooked, since it was his first offense and Mr. Fred Burrows should have received another six-month suspension as it was his second offense and questioned who to contact regarding the curb behind her house, which was raised by a dead tree. *When Ms. Chichelli looked at the curb, there was water, but the tree was alive and they needed a survey.* Ms. Raymond asked on behalf of Ms. Fran Dobler of 1707 Scarlett Avenue, if the Florida Forestry Service (FFS) was contacted about the preserve area. *Ms. Lansford contacted them and was waiting for a response.*
- Ms. Louise White of 1596 Scarlett Avenue requested that someone look at trees that were close to falling on her home.
- Ms. Lisa Wells of 1050 Jonah Drive questioned the life expectancy of the Palm trees. *An LMP representative confirmed that Medjool Palms could live from 50 to 200 years under the right conditions. There were no diseases in any of the Palm trees, but there was a nutrient deficiency.* Ms. Wells felt that the Board made the right decision on Mr. Shlossberg's suspension and questioned the lots sold at auction on Jonah Drive. *Ms. Lansford stated that it was a tax certificate sale on the properties that the owners stopped paying taxes on.*
- Ms. Wilma Sable of 1528 Scarlett Avenue questioned why Mr. Shlossberg was allowed to give piano lessons out of their facility. *Ms. Gertsman pointed out that Mr. Shlossberg was never stopped. Ms. Lansford was directed by the Board to send a letter to Mr. Shlossberg asking him to stop giving lessons.*

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

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

There being no comments, the next item followed.

B. District Engineer**1. Approval of Site Plan**

This item was discussed.

C. District Manager**1. Discussion of POL**

- **Discussion of Insurance Reimbursement & Outstanding Items** (*Item 8B*)

Ms. Lansford received a reimbursement of \$49,572.33 on June 1st but held off on signing it as the Board wanted to discuss the items included in the proposals. The lighting, in the amount of \$346,000, was the highest insured item; however, their deductible was \$17,300. Anything over the \$17,300, that falls within the \$346,000, was covered and reimbursed from insurance, except for the \$17,300. The lighting was fully approved by the insurance company in the amount of \$66,872.32, minus the \$17,300, for a total reimbursement of \$49,572.32. Mr. LaVoy asked if it was for the tennis lighting. Ms. Lansford explained that it was for all of the lighting in the community, including the tennis lighting. Mr. LaVoy requested that the tennis lights be removed from the proposal. Ms. Lansford pointed out if the Board did not want the tennis court lighting, the proposal must be revised and it must be sent back to the insurance company for approval. Ms. Chichelli questioned whether lighting was recommended as they did not have lights on the tennis court. Ms. Lansford explained that everything damaged by the hurricane was replaced. Mr. Sabol recalled in 13 years, there were only two people playing tennis at night and residents living across from the tennis court did not want them. Ms. Lansford pointed out that the policy must be amended to not allow nigh play. Mr. Sabol suggested having a switch to turn off the lights. Ms. Lansford stated the timers would be replaced.

On MOTION by Ms. Chichelli seconded by Mr. LaVoy with all in favor the Proof of Loss was approved.

Ms. Lansford announced that the next meeting was on August 16, 2023 at 6:00 p.m., which was the final budget meeting. The agenda noted that the next meeting was in July, but this was a misprint.

D. Amenities Manager

1. Report *(to be provided under separate cover)*

Ms. Gertsmann presented the Monthly Summary Report.

2. Consideration of Proposals from Innotech Construction Services, LLC for Clubhouse Flooring, Paint & Repair of Gazebo

Ms. Lansford stated the Clubhouse flooring, painting and repair of the gazebo were discussed at the Townhall meeting and the proposals were included in the agenda package. It was from one company to give the Board an idea of the costs. Mr. LaVoy thanked Ms. Gertsmann for providing it. Ms. Chichelli requested a sample of the paint for the gazebo. Ms. Gertsmann would request one. Mr. Sabol asked if the total amount was \$28,300. Ms. Gertsmann explained that texturing and painting over the wallpaper was \$8,800 and \$19,500 to remove the wallpaper and paint. The issue with removing wallpaper, was that the drywall could peel. It did not look like the wallpaper was bubbled, but if it was, they could lose everything. Mr. LaVoy pointed out they had time to do it, as the goal was complete it by next year. Ms. Gertsmann pointed out that replacing the flooring was necessary because the carpet was in bad shape, but this was not an emergency. Discussion ensued.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Sabol requested that a beam behind Ms. Martin's be removed, as it was on CDD property and was leaning towards the house. Ms. Lansford suggested having an arborist at LMP inspect the tree and provide a report to the Board. Ms. Martin would provide her address to LMP.

If the tree was in the conservation area, it could not be removed. Mr. Sabol pointed out that the tree could be cut into pieces and put into the reserve. Ms. Sandy did not want to set a precedent on removing every tree, but if there was a known defect, the tree would be cut.

A. LaVoy

1. Insurance Discussion

Mr. LaVoy suggested that the Board engage Stone Claims Group, a commercial Public Adjuster (PA) in St. Petersburg, to review the District's insurance policy. They provided a free review. The Carriage Homes engaged them after they had to assess every home \$6,000 and were able to get reimbursement for new roofs, gutters and re-painting. Ms. Sandy did not know how this would work since the insurance money was already accepted. Mr. LaVoy pointed out that they did not sign a release. Ms. Lansford recalled that a release for \$354,232.20 was signed and the Board just approved another release for \$49,572.32, but it may not hurt to have the review as they had over \$700,000 in losses. Ms. Chichelli was not in favor as they had the professional people here to do the review and their situation was different. Ms. Benjamin asked if anything was not covered. Ms. Lansford confirmed that the District paid \$300,000 in deductibles that was not covered by insurance along with engineering and attorney's fees and hurricane debris of \$150,000. Ms. Chichelli was comfortable not having anyone look at it. Mr. Sabol felt that it did not hurt to have someone else look at it for no charge. Ms. Lansford stated since last year, staff put 100 hours into this District at no charge and if the Board wanted to proceed, staff would provide the documentation on file to the PA.

Mr. LaVoy MOVED to engage Stone Claims Group to provide a free review the District's insurance policy and Mr. Sabol seconded the motion.
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Ms. Adams requested that the motion be amended to authorize a liaison to work with Stone Claims. Mr. LaVoy requested that he be appointed liaison.

On VOICE VOTE with Ms. Martin, Mr. LaVoy and Mr. Sabol in favor and Ms. Chichelli and Ms. Benjamin dissenting, appointing Mr. LaVoy as liaison for engaging Stone Claims Group to provide a free review of the District's insurance policy was approved. (Motion Passed 3-2).

2. Assessment/Loan Discussion

This item was not discussed.

3. Volunteer Coverage Discussion

Mr. LaVoy wanted to have volunteers. Ms. Sandy stated the Board must approve a general policy to use volunteers and there would be additional work for amenity management staff and liability considerations because the District's liability policy did not cover volunteers. There would be volunteer management in terms of what projects they would work on, getting the people together, ensuring that they sign liability waivers and overseeing the work. The Board would need to be cautious about the type of activities the volunteers would be asked to do. Although the District's liability policy did not cover volunteers, there could be an additional policy from EGIS that would give the District some additional coverage if it engaged volunteers. Ms. Lansford stated to add coverage to the current policy, in order to price it accurately, they would need to know the number of events that occur over the entire fiscal year and every event would need to be documented, volunteers listed and approved by the Board. Then a formal package would be adopted with the list of individuals, activity each individual would be performing, number of hours, number of volunteers and it must be brought before the Board and submitted to the insurance company for approval. Mr. LaVoy wanted volunteers for a community garden. Ms. Sandy pointed out that typically a community organization was involved in a community garden, but not volunteers. Mr. Sabol felt that they had many qualified people that could be helping and would do a good job, but it would be a bad idea. The Board agreed.

TWELFTH ORDER OF BUSINESS

Shade Session to Discuss Security Proposals *(Closed to the Public)*

Ms. Lansford requested that members of the audience leave the room in order for the District to hold a Shade Session on security, which was called to order at 8:13 p.m. At the

conclusion, the regular meeting was called to order. Ms. Lansford requested that the Board take action to advertise for a Shade Session for the August 16, 2023 meeting.

Mr. LaVoy MOVED to schedule a Shade Session for August 16, 2023 at 6:00 p.m. at this location and Mr. Sabol seconded the motion.

Mr. LaVoy asked if Ms. Gertsman would check with Human Resources. Ms. Gertsman would engage security so that employees were not alone.

On VOICE VOTE with all in favor scheduling a Shade Session for August 16, 2023 at 6:00 p.m. at this location was approved.

THIRTEENTH ORDER OF BUSINESS

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

This item was discussed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Sabol seconded by Mr. LaVoy with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION B

**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
Pat LaVoy
Mary (Sue) Martin

Chair
Vice Chair
Assistant Secretary

Also present:

Residents

The following is a summary of the discussions and actions taken at the May 8, 2023 Townhall meeting. A copy of the proceedings can be obtained by contacting the District Manager. Due to audio issues, portions of the meeting could not be transcribed.

FIRST ORDER OF BUSINESS

Roll Call

Mr. LaVoy 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.

Mr. LaVoy explained that the purpose of the Townhall Meeting was to present the vision for the community for 2024 and whether there should be a phased in approach for repairs and replacements or completion at one time. No decisions would be made at this meeting. The following items were addressed:

- **Pergolas**

Mr. LaVoy recalled that the original estimate to repair the pergolas was \$250,000 and there was a shortfall of \$130,000. Resident Marla LaFlam of 1439 Dixie Lane pointed out that

there were people who were in favor of the pergolas and others that wanted something else and they needed to think about the most important thing and whether to spend \$200,000 for the pergolas. Resident Deborah Johnson of Scarlett Avenue recalled that the main attraction when they moved into Lakeside Plantation 13 years ago, was the beauty of the community, not only the pergolas and flowers, but the fountains. If they did not do anything else, they should keep the fountains. Putting a monument or statute in place of the fountains, was asinine. Resident Diane Raymond of 1509 Scarlett Avenue suggested that maintenance power wash and paint the existing pergolas, plant new flowers and put in benches for \$5,000 versus spending \$130,000. Resident Brett LaFlam of 1439 Dixie Lane agreed that the community should look nice, but they should spend within the limits of the insurance amount that they received. A Resident who lived in the community for 17 years, suggested trimming the Bougainvilleas so they did not get overgrown and leaving the arbors and the fountains alone. Resident Rick Holson of 1572 Scarlett Avenue was in favor of repairing/replacing the fountains as it attracted wildlife. Resident Marsha Yanick of Scarlett Avenue did not understand why the pergolas were torn down. Although one was heavily damaged, the others were in good shape. Mr. LaVoy was told that there was structural damage. Ms. Yanick felt that the amount to rebuild the pergolas was exorbitant and suggested building a trellis around the Bougainvilleas. A Resident suggested having a budget of \$100,000 to \$125,000, repairing the hot tub and replacing equipment in the Fitness Room on a case by case basis.

- **Entrance Fountains**

Mr. LaVoy recalled that the Board spent a significant amount of money fixing the fountains, but they were working lately. The cost to maintain the fountains was \$500, which did not include parts and labor. They could keep the fountains and invest the money to modernize them. Many residents wanted to keep the fountains, but others wanted to replace them with trees and landscaping, especially at the front entrance. A Resident who used to be a Board Member, did not recall there being any paperwork for the fountains and the installer not being contacted.

- **Monuments in place of Water Fountains**

Residents were not in favor of this.

- **Landscaping, Plantation to Clubhouse**

Mr. LaVoy recalled how beautiful the landscaping was when he purchased his house. However, trees were an investment, due to the cost and they needed to be planted soon as they

were approaching the rainy season. The last time a tree was purchased it cost \$300 and the last time funds were spent to clean up the landscaping, the cost was \$165,000, which was paid out of reserves. A Resident suggested replacing the landscaping every three months.

- **Clubhouse Flooring**
- **Clubhouse Interior**

Mr. LaVoy reported that the Clubhouse was in good shape overall. They received another purchase order for the new air conditioning system, which would be installed in a month. Ms. Martin pointed out that they did not have to do everything at once, but the floor was disgusting and should be replaced in the next fiscal year. Mr. Sabol indicated that the facility was under insured for years and was meeting with two or three property insurance companies tomorrow. There were some good ideas, but they did not have the money and must raise assessments by \$500 to \$600 or consider a bond to get the facility back to where it was. An Aquatic Engineer was hired to assess the pool. Mr. LaVoy suggested having a list of priorities.

- **Tennis Court Clay Resurfacing**
- **Tennis Court Asphalt Surfacing**
- **Tennis Courts Repurpose Pickleball**

Mr. LaVoy recalled that there were proposals for the tennis court resurfacing in the amount of \$100,700. A Resident felt that there should be knowledgeable vendors who were familiar with the tennis and pickleball courts. Mr. LaVoy pointed out that there were new Board Members who were knowledgeable. A Resident suggested putting out a specification for comparison purposes. Mr. LaVoy agreed as the air conditioner was purchased through a specification that he prepared. A Resident who represented tennis teams in Lakeside Plantation, indicated that players wanted to have the tennis courts resurfaced and having pickleball courts, but preferred having a basketball court converted to a pickleball court as the tennis players could not have obstructions and a pickleball court could not be adjacent to a tennis court during a match.

Resident John Civitella of 1415 Dixie Lane suggested increasing the cost for outside memberships and guest fees to cover the cost of maintaining the courts. Mr. Civitella was responsible for court maintenance at Heron Creek and was willing to assist the Board. To resurface the courts with new material was \$700 per court or \$2,800 for four courts and another

\$350 for a pallet of court material. No other community had clay courts and it was the only amenity in Lakeside Plantation that made money.

- **Pool Resurfacing/Rehab**
- **Hot Tub Resurfacing/Rehab**
- **Bubblers/Lake Aerators**
- **Fountain in Lake behind Clubhouse**

A Resident recalled they closed down the pool to drain it and replaced the pump in the hot tub and now they were spending additional money to repair it. They wanted the Board to spend that money on the pickleball courts. A Resident who used to be a financial consultant, felt that now was a bad time to be doing a bond issue due to the high degree of economic uncertainty, as management recommended at the last meeting, that there to be no non-emergency spending until the reserve situation was stabilized. Resident Robert Renaud of 2383 Savannah Drive recommended prioritizing safety first such as redoing the lines on the tennis courts. Mr. Sabol noted that the responsibility of the Board was to make decisions on behalf of residents, which included hiring the right people such as amenity management, which in his opinion, was the best the District ever had. The issue with the pool was that it was 20 years old and in his opinion, the current pool vendor was doing a good job. Resident Brett LaFlam of 1439 Dixie Lane felt that the Board needed to be more conscientious about how money was spent, questioning why \$9,000 was spent for an expert to look at the pool even though they had the best pool vendor. Residents wanted to know who held the Amenity Manager and office staff accountable, why \$250,000 was spent on the roof, if the courts could be repaired for \$3,000 versus \$100,000, if the Amenity Manager was doing her job properly and if the Board was overseeing her properly and if residents had time repay the money back. Mr. LeVoy pointed out the roof was covered by insurance and the Board would give the residents several years to pay the money back.

Ms. Martin understood all of the comments and felt comfortable that the Amenity Manager knew what she was doing. She did not want residents to be criticizing her when she was not here to defend herself. In Ms. Martin's opinion, Ms. Gertsman was doing what was best for the community by gathering the information necessary and providing the information to the Board and items needed to be prioritized. Mr. LaVoy felt that there was good discussion and good ideas. The Board understood that residents did not want to pay higher assessments, but

fees were increasing anyway due to inflation. The Board would be wise and welcomed resident input.

THIRD ORDER OF BUSINESS

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

This item was not discussed.

FOURTH ORDER OF BUSINESS

Supervisor's Requests

A. Supervisor Sabol

B. Supervisor LaVoy

- **Pergolas**
- **Entrance Fountains**
- **Monuments in place of Water Fountains**
- **Clubhouse Flooring**
- **Clubhouse Interior**
- **Tennis Court Clay Resurfacing**
- **Tennis Court Asphalt Surfacing**
- **Tennis Courts Repurpose Pickleball**
- **Pool Resurfacing/Rehab**
- **Hot Tub Resurfacing/Rehab**
- **Bubblers/Lake Aerators**
- **Fountain in Lake behind Clubhouse**

C. Supervisor Chichelli

D. Supervisor Martin

E. Supervisor Benjamin

This item was discussed.

FIFTH 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 C

SECTION 1

Lakeside Plantation

Community Development District

Summary of Invoices

JUNE 1, 2023 to JUNE 30, 2023

Fund	Date	Check No.'s	Amount
General Fund	6/7/23	3039-3050	\$ 72,457.23
	6/27/23	3051-3061	\$ 29,848.08
			\$ 102,305.31
Capital Reserve Fund			\$ -
			\$ -
Automatic Drafts			
Florida Power & Light		2200 Plantation Blvd - Clubhouse	\$ 1,039.85
		2200 Plantation Blvd - Fountain	\$ 636.01
		2200 Plantation Blvd - Pool	\$ 1,117.74
North Port Utilities		2200 Plantation Blvd - Clubhouse	\$ 219.89
		2200 Plantation Blvd - Fountain	\$ 167.00
		2200 Plantation Blvd - Pool	\$ 339.33
		2200 Plantation Blvd - Garbage Collection	\$ 168.47
TECO Peoples Gas		2200 Plantation Blvd - Clubhouse Fireplace	\$ 16.07
Comcast		2200 Plantation Blvd - Clubhouse	\$ 410.37
ADT		2200 Plantation Blvd - Clubhouse	\$ 245.03
Marlin Business Bank		Copier Contract Payment	\$ 104.86
			\$ 4,464.62
			\$ 106,769.93

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
6/07/23	00014	5/31/23	1004210 WATER	202305	330	53800	48101		CULLIGAN WATER	*	155.46	155.46	003039
6/07/23	00397	5/16/23	AR943338 COPIER LEASE	202305	330	53800	48200		DEX IMAGING	*	66.44	66.44	003040
6/07/23	00104	5/25/23	112919 QUARTERLY MAINT	202305	330	53800	48700		FITNESS LOGIC	*	145.00	145.00	003041
6/07/23	00220	6/07/23	58-BID-6 58-60-01251	202306	330	53800	48100		FLORIDA DEPARTMENT OF HEALTH	*	400.00	675.00	003042
		6/07/23	58-BID-6 58-60-01252	202306	330	53800	48100			*	275.00		
6/07/23	00061	5/18/23	5403-H FLOW METER	202305	330	53800	51000		HOWARD'S POOL WORLD, INC.	*	260.88	260.88	003043
6/07/23	00193	5/26/23	90 ENGINEERING FEES	202305	310	51300	31100		JOHNSON ENGINEERING, INC.	*	1,125.00	1,125.00	003044
6/07/23	00371	5/31/23	3225768 ATTORNEY FEES	202304	310	51300	31500		KUTAK ROCK LLP	*	2,093.50	2,093.50	003045
6/07/23	00388	5/25/23	176286 IRRIGATION MAINT	202305	320	53800	46700		LANDSCAPE MAINTENANCE PROFESSIONALS	*	1,335.00	1,465.00	003046
		5/25/23	176287 IRRIGATION REPAIR	202305	320	53800	46700			*	130.00		
6/07/23	00028	6/07/23	06072023 FY23 ASSESSMENTS	202306	300	20700	10000		LAKESIDE PLANTATION C/O USBANK	*	15,024.11	15,024.11	003047
6/07/23	00406	6/02/23	5385 ASSESSMENT REPORT	202306	310	51300	31100		MARTIN AQUATIC DESIGN & ENGINEERING	*	3,030.00	3,030.00	003048
6/07/23	00272	6/01/23	PSI-7946 LAKE MAINT JUN23	202306	320	53800	46000		SOLITUDE LAKE MANAGEMENT LLC	*	966.00	966.00	003049
LKSD LAKESIDE PLANT HHENRY													

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/07/23	00369	5/01/23	12367785 202305 330-53800-12000	MANAGEMENT FEES MAY23	*	23,725.42	
		6/01/23	12370485 202306 330-53800-12000	MANAGEMENT FEES JUN23	*	23,725.42	
				WTS INTERNATIONAL, LLC			47,450.84 003050
6/27/23	00001	6/01/23	150 202306 310-51300-34000	MANAGEMENT FEES JUN23	*	3,541.67	
		6/01/23	150 202306 310-51300-35200	WEBSITE MAINT JUN23	*	66.67	
		6/01/23	150 202306 310-51300-35100	INFORMATION TECH JUN23	*	104.17	
		6/01/23	150 202306 310-51300-31300	DISSEMINATION SVC JUN23	*	83.33	
		6/01/23	150 202306 310-51300-42000	POSTAGE	*	244.48	
				GOVERNMENTAL MANAGEMENT SERVICES			4,040.32 003051
6/27/23	00061	5/17/23	M795897 202305 330-53800-51100	POOL SERVICE MAY23	*	1,900.00	
		5/17/23	W0-4992 202305 330-53800-51000	REPLACE SPA PUMP TRAP	*	823.02	
		6/02/23	5477-H 202306 330-53800-51000	CAT 2000 PROBE	*	827.69	
				HOWARD'S POOL WORLD, INC.			3,550.71 003052
6/27/23	00371	6/21/23	3238042 202305 310-51300-31500	ATTORNEY FEES	*	5,064.04	
				KUTAK ROCK LLP			5,064.04 003053
6/27/23	00388	6/13/23	176548 202306 320-53800-46700	IRRIGATION MAINT	*	798.50	
				LANDSCAPE MAINTENANCE PROFESSIONALS			798.50 003054
6/27/23	00409	5/01/23	4214777 202305 300-13100-10400	MAXIM LIGHTING 1093BK	*	1,098.30	
				LIGHTING NEW YORK			1,098.30 003055
6/27/23	00410	6/09/23	06092023 202306 300-36900-10200	REFUND PRIVATE FUNCTION	*	300.00	
				MARIA MELILLO			300.00 003056
6/27/23	00272	5/01/23	PSI-7119 202305 300-20200-10100	LAKE MAINT MAY23	*	966.00	
				SOLITUDE LAKE MANAGEMENT LLC			966.00 003057
				LKSD LAKESIDE PLANT HHENRY			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/27/23	00298	5/05/23 35138	202305 330-53800-48102	MAINTENANCE	*	630.00	
				SERGEANT'S ELECTRIC			630.00 003058
6/27/23	00106	5/23/23 3892558	202305 310-51300-48000	NOTICE OF MEETING	*	173.03	
				SUN NEWSPAPERS			173.03 003059
6/27/23	00389	4/18/23 7206	202304 330-53800-48102	INSTALL NEW TRANSFORMER	*	1,302.18	
				WESTCOAST ELECTRIC SERVICES, INC			1,302.18 003060
6/27/23	00408	6/23/23 983506	202306 300-13100-10400	LIGHTING MAINT	*	11,925.00	
				WISCONSIN LIGHTING LAB			11,925.00 003061
TOTAL FOR BANK A						102,305.31	
TOTAL FOR REGISTER						102,305.31	

LKSD LAKESIDE PLANT HHENRY



better water. pure and simple.®

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

LAKESIDE PLANTATION
9145 NARCOOSSEE ROAD
SUITE A206
ORLANDO, FL 32827

*Approved
CS*

001-330

53800-48101

IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW		
☐	☐	☐
☐		☐ PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT
CARD NUMBER		V. CODE
SIGNATURE		EXP. DATE
DATE 05/31/2023	PAY THIS AMOUNT 155.46	ACCOUNT NUMBER 1017805
AMOUNT PAID \$		

Pay By Date: Jun 15

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

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

Page: 1

InvDate	InvNum	Location	Billed	Tax	Balance
Previous Balance: 04/30/2023					85.48
Location 1017805					
LAKESIDE PLANTATION 2200 PLANTATION BLVD					
05/12/2023	1004210	1017805	PO#		66.99
2413	5 GALLON DRINKING WATER		8.000 @ 7.75	62.00	0.00
4201	DELIVERY CHARGE		1.000 @ 4.99	4.99	0.00
05/31/2023		1017805	PO#		0.00
	PAYMENT		@		
05/31/2023	1020529	1017805	PO#		2.99
3005	6 BOTTLE RACK		1.000 @ 2.99	2.99	0.00

Total Due by the 15th: 155.46

THIRTY DAYS OVERDUE

Current	69.98	30day	85.48	60day	0.00	90day	0.00	Balance	155.46
---------	-------	-------	-------	-------	------	-------	------	---------	--------

Pay your bill online using our secure payment page at www.culligansarasota.com

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



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

CONTRACT INVOICE

Invoice Number: AR9433382
Invoice Date: 5/16/2023

Approved CS

001-330-53800-418200

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	6/15/2023	\$ 66.44	\$ 66.44
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28413-RD-GBS-01		\$ 62.09		9/21/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 5/21/2023 to 6/20/2023 billing period	\$20.00
Contract overage charge for the 4/21/2023 to 5/20/2023 overage period	\$40.09 **
Remote Diagnostic	\$2.00
**See overage details below	\$62.09

Detail:

Equipment included under this contract

2800 Plantation Boul

Copy Star/CS 308ci

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

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
B/W	B/W	9,471	10,274	803	0	803	0.010000	\$8.03
Color	COLOR	2,401	2,859	458	0	458	0.070000	\$32.06
								\$40.09

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

Invoice SubTotal	\$62.09
Tax:	\$4.35
Invoice Total	\$66.44
Balance Due:	\$66.44





Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone #

727-784-4964

Fax #

727-784-0223

E-mail

fitlogic@aol.com

001-380-

53800-418700

Approved
CS

Invoice

Date	Invoice #
5/25/2023	112919

Bill To
Lakeside Plantation GMS - Lakeside Plantation 9145 Narcoossee Orlando, FL 32827

Location/Contact/Phone
Lakeside Plantation GMS - Lakeside Plantation 9145 Narcoossee North Port, FL 34289 Contact: Tamara Orlando, FL 32827

P.O. Number		Terms	Rep	Work Order #	Completed
		Net 10	CR	114489	5/24/2023
Item Code	Description	Quantity	Price Each	Amount	
Maintenance	Quarterly General Maintenance and cleaning of all equipment - Labor Only Maintenance completion during May.	1	145.00	145.00	
Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month				Subtotal	\$145.00
				Sales Tax (0.0%)	\$0.00
				Total	\$145.00



Florida Department of Health
in Sarasota County
Notification of Fees Due - Invoice



58-BID-6553493

Permit Number
58-60-01251

For: Swimming Pools - Public Pool > 25000 Gallons

Payment Due Date: 06/30/2023 or Upon Receipt

Fee Amount: \$400.00
Previous Balance: \$0.00
Total Amount Due: \$400.00

If not paid by 06/30/2023 then the fee will be: \$500.00

Mail To: Lakeside Plantation CDD
2800 Plantation Boulevard
North Port, FL 34289

001 330 538 48100

Notice: This bill is due and payable in full upon receipt and must be received by the local office by (06/30/2023).

Account Information:

Name: Lakeside Plantation Community Pool
Location: 2200 Plantation Boulevard
North Port, FL 34289

Pool Volume: 76,442 gallons
Bathing Load: 52
Flow Rate: 260

Owner Information:

Name: Lakeside Plantation CDD
Address: 2800 Plantation Boulevard
(Mailing) North Port, FL 34289

Phone1: (941) 423-5500

Phone2: (941) 423-5500

Circle One: Visa MC Disc

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ____ Zip: _____

I Authorize Florida Department of Health in
Sarasota County to charge my credit card account
for the following:

Payment Amount: \$ _____ For: _____

Please go online to pay fee at:

www.MyFloridaEHPermit.com

Permit Number: 58-60-01251 Bill ID: 58-BID-6553493

Billing Questions call DOH-Sarasota at: (941) 861-3310

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in Sarasota County
4000 Tamiami Trail S, Room 121
Venice, FL 34293

Signature _____

Date _____

[Please RETURN invoice with your payment]

Batch Billing ID: 67209

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at **www.myfloridaehpermit.com**





Florida Department of Health
in Sarasota County
Notification of Fees Due - Invoice



58-BID-6553960

Permit Number

58-60-01252

For: Swimming Pools - Spa-Type Pools

Payment Due Date: 06/30/2023 or Upon Receipt

Fee Amount: \$275.00

Previous Balance: \$0.00

Total Amount Due: \$275.00

If not paid by **06/30/2023** then the fee will be: **\$375.00**

Mail To: Lakeside Plantation CDD
2800 Plantation Boulevard
North Port, FL 34289

001 330 53800 48100

Notice: This bill is due and payable in full upon receipt and must be received by the local office by (06/30/2023).

Account Information:

Name: Lakeside Plantation Community Spa
Location: 2200 Plantation Boulevard
North Port, FL 34289

Pool Volume: 1,400 gallons
Bathing Load: 8
Flow Rate: 50

Owner Information:

Name: Lakeside Plantation CDD
Address: 2800 Plantation Boulevard
(Mailing) North Port, FL 34289

Phone1: (941) 423-5500

Phone2: (941) 423-5500

Circle One: Visa MC Disc

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ____ Zip: _____

**I Authorize Florida Department of Health in
Sarasota County to charge my credit card account
for the following:**

Payment Amount: \$_____ For: _____

Signature _____

Date _____

Please go online to pay fee at:

www.MyFloridaEHPermit.com

Permit Number: **58-60-01252** Bill ID: **58-BID-6553960**

Billing Questions call DOH-Sarasota at: (941) 861-3310.

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in Sarasota County

4000 Tamiami Trail S, Room 121

Venice, FL 34293

[Please RETURN invoice with your payment]

Batch Billing ID: 67209

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridahpermit.com



HOWARD'S POOL WORLD, INC.

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

*Approved
CS*

12419 SW COUNTY RD 769
LAKE SUZY, FL 34269

Bill To
LAKESIDE PLANTATION
2200 PLANTATION BLVD
NORTH PORT, FL 34289

001-330-53800-51000

Invoice

Date

5/18/2023

Work Done At:	Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289	5403-H	NET 10	5/28/2023	
Quantity	Description	Serviced	Amount	
1	FLOW METER 4" PLEASE NOTE YOU HAVE A PAST DUE BALANCE		260.88	
Total			\$260.88	
Payments/Credits			\$0.00	
Total Account Balance			\$3,410.97	

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

LIC. # CPC 053310

POOL MAINTENANCE & REPAIRS www.howardspoolworld.com

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046

Invoice

May 26, 2023

Project No: 20150050-000

Invoice No: 90

Project Manager Joseph DeBono

FEID #59-1173834

George Flint

Lakeside Plantation CDD

c/o Governmental Management Services

4648 Eagle Falls Pl

Tampa, FL 33619

Project 20150050-000 Lakeside Plantation CDD

20150050-000

Lakeside Plantation CDD

Work Authorization #3, dated 3/24/15 - Change Order No. 1, dated 11/3/15

Work Authorization #4, dated 5/27/15

Work Authorization #5, dated 5/27/15

Work Authorization #7, dated 1/26/17

Work Authorization #8, dated 9/18/18

Professional Services through May 14, 2023

001 310 513 31100

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.	General Engineering	84,271.76	T&M	100 %	84,271.76	83,146.76	1,125.00	0.00
	Totals	84,271.76			84,271.76	83,146.76	1,125.00	0.00

SUB-TOTAL PROFESSIONAL SERVICES:

1,125.00

INVOICE TOTAL:

1,125.00

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Professional 3			
Burford, Brent	4/19/2023	.50 Hrs @ 150.00	75.00
Prepare for and attend the Lakeside Plantation board of Supervisors meeting via phone.			
Burford, Brent	4/24/2023	3.00 Hrs @ 150.00	450.00

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

Project	20150050-000	Lakeside Plantation CDD			Invoice	90
		Research site plan for tennis courts.				
Burford, Brent		5/1/2023	1.00	Hrs @	150.00	150.00
		Research plans.				
Burford, Brent		5/4/2023	1.00	Hrs @	150.00	150.00
		Research plans.				
Burford, Brent		5/5/2023	1.00	Hrs @	150.00	150.00
		Research plans and public request.				
Burford, Brent		5/11/2023	.50	Hrs @	150.00	75.00
		Discussion with CDD and JEI staff regarding site plan.				
Burford, Brent		5/12/2023	.50	Hrs @	150.00	75.00
		Discussion with JEI staff regarding site plan.				
1. - General Engineering Total			7.50			1,125.00

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 31, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3225768

Client Matter No. 12323-1

Notification Email: eftgroup@kutakrock.com

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

001 310 51300 31500

Invoice No. 3225768

12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

04/01/23	W. Haber	0.30	115.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
04/11/23	S. Sandy	0.80	240.00	Review draft minutes and draft agenda; attend agenda status call
04/19/23	S. Sandy	1.90	570.00	Prepare for and attend board meeting; conduct follow-up regarding same
04/20/23	S. Sandy	0.80	240.00	Prepare notice of workshop; confer regarding notice of termination of pool maintenance agreement; prepare sidewalk repair agreement and pool maintenance agreement
04/20/23	D. Wilbourn	1.80	288.00	Board meeting follow-up; prepare A/C replacement services agreement; prepare pool maintenance agreement; prepare sidewalk repair services agreement
04/21/23	D. Wilbourn	1.00	160.00	Circulate pool maintenance agreement for signature; prepare

KUTAK ROCK LLP

Lakeside Plantation CDD
May 31, 2023
Client Matter No. 12323-1
Invoice No. 3225768
Page 2

04/24/23	S. Sandy	0.60	180.00	HVAC replacement agreement Confer with Gertsman regarding Howard pool maintenance contract
04/27/23	S. Sandy	0.80	240.00	Confer with Lansford regarding workshop; prepare HVAC replacement and service agreement; confer with Lansford regarding pool assessment proposal
04/28/23	S. Sandy	0.20	60.00	Confer with Gertsman regarding amenity suspension
TOTAL HOURS		8.20		
TOTAL FOR SERVICES RENDERED				\$2,093.50
TOTAL CURRENT AMOUNT DUE				<u>\$2,093.50</u>



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
5/25/2023	176286

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

Property Information
001 320 53800 46700

Estimate #
80841

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Replace / Install 2 inch scrubber valve Replace 3 faulty 2 inch irrigation control valves.	3	445.00	1,335.00
Controller # 3 - zones 1, 7 and 14.		Total	\$1,335.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	6/24/2023	Balance Due

LMP Landscape
Maintenance
Professionals Inc.

Estimate

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

Date	12/23/2022
Estimate #	80841
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Replace / Install 2 inch scrubber valve	3	445.00	1,335.00
Replace 3 faulty 2 inch irrigation control valves.			

TOTAL	\$1,335.00
--------------	-------------------

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

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

DATE _____



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
5/25/2023	176287

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

Property Information
001 320 53800 410700

Estimate #
79437

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Track, locate, troubleshoot and repair 4 irrigation valves not working from controller. This will be done on a time and materials basis with a not to exceed limit of \$ 200.00 per valve and will include minor wire repairs and solenoids if needed. NOTES: This will not include valve replacements, decoders or repairs zones. If valve replacements or decoders are needed a seperate proposal will be submitted. When zones are working a seperate proposal will be submitted for repairs needed. Labor: 1 man @ \$ 65.00 per hour x 2 hours	1	130.00	130.00
Controller # 3 - zones 1, 7, 16 and 21.		Total	\$130.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	6/24/2023	Balance Due



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

Completed

Estimate

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

Date	9/14/2022
Estimate #	79437
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Controller # 3 - zones 1, 7, 16 and 21.

DESCRIPTION	QTY	COST	TOTAL
Track, locate, troubleshoot and repair 4 irrigation valves not working from controller. This will be done on a time and materials basis with a not to exceed limit of \$ 200.00 per valve and will include minor wire repairs and solenoids if needed.	4	200.00	800.00
NOTES: This will not include valve replacements, decoders or repairs zones. If valve replacements or decoders are needed a separate proposal will be submitted. When zones are working a separate proposal will be submitted for repairs needed.			
<i>IMAN x 2h</i>			
<i>\$130</i>			

TERMS AND CONDITIONS:

TOTAL	\$800.00
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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

Regular Pay Request X **Expedited Request** _____

Invoice Amount \$ 15,024.11

In Payment of: FY23 Assessments thru 6/6/23

G/L Code:	001.300.20700.10000	\$	15,024.11	Due to Debt Service
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Expense Month	June
---------------	------

V: 28

LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2023

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

TOTAL ASSESSMENT LEVY

ASSESSED THROUGH COUNTY

DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	ASSESSED THROUGH COUNTY		
							O&M Portion	\$1999 DSF Portion	Total
							83.78%	16.22%	100.00%
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
-----	-----------------------

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



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

001 310 51300 31100

Invoice

DATE	INVOICE #
6/2/2023	5385

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

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Assessment & Rpt	Initial Payment for Professional Service related to the Assessment & Report \$6,000.00			
Assessment Rpt	Assessment Report issued 05 June 2023		1,830.00	1,830.00
Misc. Travel	Lump Sum Travel Expense to project site 31 May 2023		1,200.00	1,200.00
			Total	\$3,030.00

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



Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Approved
CS

001-320-

53800-46000

INVOICE

Page: 1

Invoice Number: PSI-79464
Invoice Date: 6/1/2023

Bill

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

Ship

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

Ship Via
Ship Date 6/1/2023
Due Date 7/1/2023
Terms Net 30

Customer ID L2077
P.O. Number
P.O. Date 6/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance June Billing 6/1/2023 - 6/30/2023 Lakeside Plantation Cdd LAKE ALL		1	1	966.00	966.00

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

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



WTS^{INTERNATIONAL}

Invoice

Bill To

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

Invoice Number: 12367785
Date: 5/1/2023
Terms Code: Due on receipt
Due Date: 5/1/2023
PO:

Invoice Description: May 2023 - Management

001 330 53800 12000

Item	Description	Amount
All In Accounts Monthly Management Fee	May 2023	\$23,725.42

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

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



WTS^{INTERNATIONAL}

Invoice

Bill To

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

Invoice Number: 12370485
Date: 6/1/2023
Terms Code: Due on receipt
Due Date: 6/1/2023
PO:

Invoice Description: Jun 2023 - Management

001 330 53800 12000

Item	Description	Amount
All In Accounts Monthly Management Fee	June 2023	\$23,725.42

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

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

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 150**Invoice Date:** 6/1/23**Due Date:** 6/1/23**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - June 2023 001 310 513 34000		3,541.67	3,541.67
Website Administration - June 2023 001 310 513 35200		66.67	66.67
Information Technology - June 2023 001 310 513 35100		104.17	104.17
Dissemination Agent Services - June 2023 001 310 513 31300		83.33	83.33
Postage 001 310 513 42000		244.48	244.48

Total \$4,040.32**Payments/Credits** \$0.00**Balance Due** \$4,040.32

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

PAST DUE

Bill To

LAKESIDE PLANTATION
2200 PLANTATION BLVD
NORTH PORT, FL 34289

Invoice

Date

6/2/2023

Work Done At:		Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289		5477-H	NET 10	6/12/2023	
Quantity	Description		Serviced	Amount	
1	CAT 2000 PROBE 25 FOR ORP CHL (SPA) 001 330 53800 51000			827.69	

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

LIC. # CPC 053310

POOL MAINTENANCE & REPAIRS

www.howardspoolworld.com

HOWARD'S POOL WORLD, INC.

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

PAST DUE

12419 SW COUNTY RD 769
LAKE SUZY, FL 34269

Bill To

LAKESIDE PLANTATION
2200 PLANTATION BLVD
NORTH PORT, FL 34289

Invoice

Date

5/17/2023

Work Done At:		Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289		WO-4992	NET 10	5/27/2023	SG
Quantity	Description	Serviced		Amount	
1	1.5 HP SQ-FLANGE MOTOR			410.48	
1	PUMP SEAL			27.56	
1	SEAL PLATE O-RING			33.48	
1	DIFFUSER O-RING			5.16	
1	SERVICE CALL			110.00	
1	FLOAT BASKET			89.25	
2	2FT FLOAT TUBING			10.00	
1	STA-RITE PUMP TRAP BODY			117.34	
1	STA-RITE 4-HOLE GASKET			11.75	
1	PVC FITTING			8.00	
	replaced spa pump trap with gasket and pvc				
	replaced 1.5hp square motor with seals and orings on vac pump. replaced float basket and 4 ft tubing.				
	001 330 53800 51000				
			Total		\$823.02
			Payments/Credits		\$0.00
			Total Account Balance		\$3,715.12

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

LIC. # CPC 053310

POOL MAINTENANCE & REPAIRS

www.howardspoolworld.com

HOWARD'S POOL WORLD, INC.

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

PAST DUE

12419 SW COUNTY RD 769
LAKE SUZY, FL 34269

Bill To

LAKESIDE PLANTATION
2200 PLANTATION BLVD
NORTH PORT, FL 34289

Invoice

Date

5/17/2023

Work Done At:		Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289		M795897	NET 10	5/27/2023	DAVID
Quantity	Description		Serviced	Amount	
1	MAY 2023 MONTHLY POOL SERVICE 001 330 5380051100		5/17/2023	1,900.00	
			Total	\$1,900.00	
			Payments/Credits	\$0.00	
			Total Account Balance	\$3,715.12	

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

LIC. # CPC 053310

POOL MAINTENANCE & REPAIRS

www.howardspoolworld.com

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 21, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3238042

Client Matter No. 12323-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3238042

12323-1

001 310 513 31500

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

05/01/23	S. Sandy	2.40	720.00	Prepare letter to DART regarding notice of off-set; prepare amenity suspension letter to Shlossberg; confer regarding same; confer regarding Burrows amenity suspension
05/01/23	D. Wilbourn	1.10	176.00	Prepare and transmit notice of suspension letter
05/02/23	S. Sandy	0.70	210.00	Confer with staff regarding suspension hearings
05/03/23	S. Sandy	0.20	60.00	Review letter to DART regarding final invoices
05/04/23	S. Sandy	0.80	240.00	Confer with Lavoy regarding disciplinary policy and Shlossberg amenity suspension hearing
05/08/23	S. Sandy	0.20	60.00	Confer with Gertsmann regarding closed security session and audio recordings
05/09/23	S. Sandy	0.20	60.00	Review draft minutes
05/10/23	S. Sandy	1.10	330.00	Review draft agenda; confer with

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

KUTAK ROCK LLP

Lakeside Plantation CDD
 June 21, 2023
 Client Matter No. 12323-1
 Invoice No. 3238042
 Page 2

				Lavoy regarding use of volunteers for District activities; confer regarding letter to DART; prepare for amenity suspension hearings
05/10/23	D. Wilbourn	1.00	160.00	Prepare outlines for amenity suspension hearings
05/11/23	S. Sandy	0.40	120.00	Prepare for board meeting; confer with Lansford regarding sunshine law and public records request
05/15/23	S. Sandy	2.50	750.00	Prepare for amenity suspension hearings; attend conference call regarding same
05/17/23	M. Eckert	0.20	73.00	Review disciplinary hearing issue
05/17/23	S. Sandy	3.10	930.00	Confer with Sabol; confer with Gomez regarding Shlossberg amenity suspension hearing; prepare for and attend board meeting; conduct follow-up regarding same
05/18/23	S. Sandy	0.40	120.00	Prepare notices of public hearing and notice of reinstatement of amenity privileges
05/18/23	D. Wilbourn	1.60	256.00	Prepare notices of rule development and making for amendment to amenity policies; prepare fiscal year budget documents
05/22/23	S. Sandy	0.20	60.00	Confer with Murphy
05/24/23	S. Sandy	0.30	90.00	Confer regarding the amenity facility policy
05/24/23	D. Wilbourn	0.20	32.00	Research revisions to amenity policies
05/25/23	S. Sandy	0.40	120.00	Review public records request regarding Behe and Siegel; confer regarding same
05/25/23	D. Wilbourn	1.00	160.00	Assist with response to public records request regarding tennis court incidents
05/26/23	S. Sandy	1.10	330.00	Confer regarding public records request and budget assessments; review amenity facilities policies
TOTAL HOURS		19.10		

KUTAK ROCK LLP

Lakeside Plantation CDD

June 21, 2023

Client Matter No. 12323-1

Invoice No. 3238042

Page 3

TOTAL FOR SERVICES RENDERED	\$5,057.00
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DISBURSEMENTS

Freight and Postage	7.04
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TOTAL DISBURSEMENTS	<u>7.04</u>
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TOTAL CURRENT AMOUNT DUE	<u>\$5,064.04</u>
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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 2469011
Invoice Date 07/01/2023
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
2800 Plantation Blvd, 2800 Plantation Blvd, North Port, FL, 34289				
Pool Phone(s) - Complete Service 07/01/2023 - 09/30/2023	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
07/01/2023	2469011	Recurring Charges	\$108.00	\$108.00

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 2469011
Invoice Date 07/01/2023
Terms Net Due in 20 Days
Amount Due \$108.00
Amount Enclosed: \$ _____



Kings III Of America, LLC
751 Canyon Dr Ste 100
Coppell, TX 75019
www.KingsIII.com

Return Service Requested

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

Governmental Management Services
4530 Eagle Falls Pl
Tampa, FL 33619

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

REMIT TO:

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

001 330 53800 48600



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
6/13/2023	176548

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

Property Information
001 320 53800 46700

Estimate #
83418

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Replace / Install 2 inch scrubber valve	1	445.00	445.00
Replace / Install 7 inch valve box	4	28.00	112.00
Replace / Install 10 inch round valve box	2	52.00	104.00
18/7 18 gauge 7 strand wire	10	0.75	7.50
Labor: 1 man @ \$ 65.00 per hour (Install wire and re-wire valves)	2	65.00	130.00
Controller # 3 - zone 8 - replace faulty 2 inch irrigation control valve.			
Controller # 1 - zones 1 through 4 - rewire valves.			
Replace damaged valve boxes.			
Total			\$798.50
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	7/13/2023	Balance Due



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

Completed

Estimate

Submitted To:

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

Date	5/12/2023
Estimate #	83418
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Replace / Install 2 inch scrubber valve	1	445.00	445.00
Replace / Install 7 inch valve box	4	28.00	112.00
Replace / Install 10 inch round valve box	2	52.00	104.00
18/7 18 gauge 7 strand wire	10	0.75	7.50
Labor: 1 man @ \$ 65.00 per hour (Install wire and re-wire valves)	2	65.00	130.00
Controller # 3 - zone 8 - replace faulty 2 inch irrigation control valve.			
Controller # 1 - zones 1 through 4 - rewire valves.			
Replace damaged valve boxes.			

TERMS AND CONDITIONS:**TOTAL \$798.50**

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

78 Universal Rd
Selinsgrove, PA 17870

Margie Gertsman

From: Alista Lebo <alista@lightingnewyork.com>
Sent: Wednesday, April 26, 2023 11:56 AM
To: Margie Gertsman
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

001 300 131 10400

\$1098.30

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: ~~\$129.60~~ \$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

LNYExpress: 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

LIGHTING NEW YORK

Are you ready to move forward with your quote? [4214777-588603]

05/01/2023

Hello,

What is the status of your decision regarding quote #4214777?

Is this still an active opportunity for you or have circumstances changed? I'd like to help you close this opportunity.

Action requested:

- If you're ready to check out, you may do so here:

<https://checkout.lightingnewyork.com/override/?o=4214777&key=5DDB539A>

- To provide me additional details for this opportunity, simply "REPLY" to this email

- If you'd like to discuss this, our team of agents are available to support you 7 days a week, 8 am-midnight EST (M-F) and 9 am-midnight EST (weekends)

Sincerely,

Alista Lebo
866.344.3875 Ext. 153
alista@lightingnewyork.com

--
Alista Lebo

Inside Sales Support Specialist

Lighting New York

Lighting Experts available 7 days a week, 8am-midnight.

866.344.3875 x153
alista@lightingnewyork.com
www.lightingnewyork.com

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](#).

Check Request Form

Lakeside Plantation CDD

Private function

Check Request Date: 6/9/23

Maria Melillo

1959 Scarlett Ave

North Port, FL, 34128

001 380 36900 10200

Carmay Scuse



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI-71192
Invoice Date: 5/1/2023

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

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

Ship Via
Ship Date 5/1/2023
Due Date 5/31/2023
Terms Net 30

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

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance May Billing 5/1/2023 - 5/31/2023 — Lakeside Plantation Cdd LAKE ALL		1	1	966.00	966.00

001 300 20200 10100

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

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

SERGEANT'S



ELECTRIC

CUSTOMER INVOICE

35138

 LIC # EC13008043
 1075 Innovation Ave., Unit 111
 North Port, FL 34289
 941.373.5658
 SgtElect.com

HOME OWNER INFORMATION

 Date 5/5/23 Technician Sergey
 Name Lakeside Plantation Phone (941) 423-5500 Email _____
 Address 2200 Plantation Blvd City North Port State FL Zip 34289

DEVICES

		WAS THE WORK DONE?	
		YES	NO
LEVEL 1 DEVICE = 110v outlet, sp switch, tv plate, telephone plate, 4-way splitter, cs device, in use cover	\$49.00 x Qty _____ = \$ _____	☐	☐
LEVEL 2 DEVICE = 110v in wall timer, 3 or 4 way switch, gfci outlet, stack switch, 600 watt dimmer 30amp 240v switch, 110v smoke detector, cs fan remote kit, cs t-stat, usb combo outlet, range/dryer outlet, photo eye	\$99.00 x Qty _____ = \$ _____	☐	☐
LEVEL 3 DEVICE = 1000 watt dimmer, Fan remote kit, 600w tv dimmer, 110v carbon smoke detector/specialty smoke detector photo eye Diff 2	\$158.00 x Qty _____ = \$ _____	☐	☐
LEVEL 4 DEVICE = 60amp disconnect, 240v pressure switch, 240v contactor	\$210.00 x Qty _____ = \$ _____	☐	☐

ASSESSMENTS

PANEL INSPECTION	\$99.00 x Qty _____ = \$ _____	☐	☐
HOME INSPECTION (up to 2800 sq ft)	\$210.00 x Qty _____ = \$ _____	☐	☐
SINGLE CIRCUIT ANALYSIS	\$210.00 x Qty _____ = \$ _____	☐	☐
MULTIPLE CIRCUIT ANALYSIS	\$319.00 x Qty _____ = \$ _____	☐	☐
WHOLE HOUSE SURGE PROTECTOR	\$423.00 x Qty _____ = \$ _____	☐	☐

WIRING/BOXES

LEVEL 1 WIRING/BOX = small junction box, pancake box, direct burial splice kit, underground lv oct per 5', u.c. wiring per section	\$99.00 x Qty _____ = \$ _____	☐	☐
LEVEL 2 WIRING/BOX = Fan Brace Box, Medium junction box, 15-20amp underground oct per 5'	\$158.00 x Qty _____ = \$ _____	☐	☐
LEVEL 3 WIRING/BOX = Large junction box, 30-100amp underground oct per 5', speaker, tv, or phone wiring, 110v indoor outlet B2B	\$210.00 x Qty _____ = \$ _____	☐	☐
LEVEL 4 WIRING/BOX = 110v w.p. Gfci outlet B2B, wiring for a light/outlet	\$269.00 x Qty _____ = \$ _____	☐	☐
LEVEL 5 WIRING/BOX = wiring for a light/outlet-diff 2, 15-30amp oct within 15'	\$319.00 x Qty _____ = \$ _____	☐	☐
LEVEL 6 WIRING/BOX = 15-30 amp dedicated oct	\$497.00 x Qty _____ = \$ _____	☐	☐
LEVEL 7 WIRING/BOX = 15-30 amp dedicated oct-diff 2, 40-50 amp 240v dedicated oct	\$679.00 x Qty _____ = \$ _____	☐	☐
LEVEL 8 WIRING/BOX = 50-60 amp oct with disconnect	\$989.00 x Qty _____ = \$ _____	☐	☐

ADDITIONAL INSTALLATIONS

<u>analog 3's</u>	\$ _____ x Qty _____ = \$ _____	☐	☐
<u>Replace 3 - 30 Amp fuses</u>	\$ _____ x Qty <u>1</u> = \$ <u>630</u>	☒	☐
_____	\$ _____ x Qty _____ = \$ _____	☐	☐
_____	\$ _____ x Qty _____ = \$ _____	☐	☐
_____	\$ _____ x Qty _____ = \$ _____	☐	☐

FUSE PANEL YES ☐ NO ☐ PANEL MFG _____ AGE _____PAID CASH ☐ CHECK ☐ # _____CREDIT CARD ☐ # _____ EXP / AUTH # _____ AMOUNT \$ _____TOTAL INVESTMENT \$ 1130

TOTAL FROM "NOTES" FORM \$ _____

TOTAL \$ _____

DEPOSIT \$ _____

PAID TODAY \$ _____

BALANCE \$ 1130
 NOTES Today I performed analysis
on main wye for sprinkler system
found that there was burned fuses
replaced the fuses, tested all
works well
payment must be collected within
15 day
I hereby authorize you to proceed with the above work at the quoted price of \$ 630Authorization [Signature]

All work has been performed to my satisfaction _____

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

001 330 53800 48102

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

05/23/23

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

**NOTICE OF REGULAR
MEETING OF THE BOARD OF
SUPERVISORS AND NOTICE
OF CLOSED SESSION PER
SECTIONS 119.071(3)(a) AND
281.301, FLORIDA STATUTES**

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

Acct#: 297693	Date: 05/23/23
	Ad Date: 06/08/23
	Class: 3126
	Ad ID: 3892558
	Ad Taker: MPRESCOTT
	Sales Person: 200
	Words: 506
	Lines: 121
	Agate Lines: 136
	Depth: 14.292
	Inserts: 1
	Description: NOTICE OF
AMANDA FERGUSON LAKESIDE PLANTATION CDD GOVERNMENTAL MANAGEMENT SVCS 4530 EAGLE FALLS PLACE TAMPA, FL 33619	
Telephone: (407) 841-5524	

Other Charges:	\$0.00	Gross:	\$173.03
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	14.292	Amount Due:	\$173.03

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	06/08/23	06/08/23	1	\$173.03
001 310 513 48000				

Ad Note:

Customer Note:

Notice is hereby given that the Board of Supervisors ("Board") of the Lakeside Plantation Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **June 21, 2023, at 6:00 PM** at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, FL 34289.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at lakeside-plantationcdd.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

In accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system. The closed session is scheduled to begin at 6:00 p.m. but may begin at any time during the Regular Meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jiansford@gms-tamp.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

We Appreciate Your Business!
Thank You AMANDA FERGUSON !

Westcoast Electric Services, Inc.

Invoice

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

Date	Invoice #
4/18/2023	7206

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

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

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

Description	Rate	Amount
Provide and install new transformer and contactor to repair failed contactor and transformer. Provide and install new 30-amp fuses to replace failed fuse in disconnect. Work done per signed proposal dated 2-7-23.	963.00	963.00
4-5-23 - Repalced three (3) 30-amp fuses, investigated contactor and transformer voltage and confirmed installation was correct. Left for pump installer to connect control wires. Fuses & equipment working properly.	339.18	339.18
4-11-23 - Investigated blown fuses and discovered control wire was installed incorrectly. Pump installer corrected error. Pump contactor, fuses and transformer all working properly.		
001 330 53800 48102		
Total		\$1,302.18

Quotation Details

Job Name: HOA Replacement Poles

Date Created: 6/23/23

Quote #: 983506

Exp. Date: 7/21/23

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: Governmental Management Services (Lakeside Plantation CDD) (1442262) Ship To Name: Lakeside Plantation CDD

Bill To: 4530 Eagle Falls Place
Tampa, FL 33619

Ship To: 2800 Plantation Blvd
North Port, FL 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
1	[PART#] SALES-TAX [DESCRIPTION] Sales Tax	\$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
Amount Paid: \$0.00
Amount Due:
\$11,925.00
Estimated Lead Time: 10-12
Weeks

001 300 13100 10400

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.

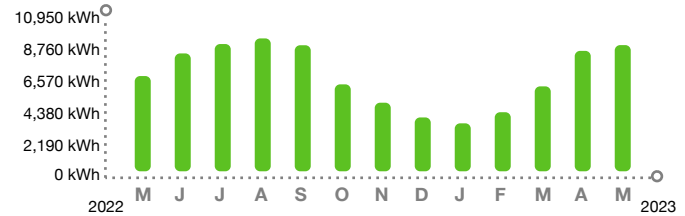
IMPORTANT: Do you require vibration dampeners? We recommend vibration dampeners be used when (1) light poles are being installed on a parking ramp, deck, bridge, pier, airport, train or subway hub/terminal or known problem area (2) a load of 0.75 EPA or smaller is going on the light poles and (3) light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

**Electric Bill Statement****For:** Apr 25, 2023 to May 24, 2023 (29 days)**Statement Date:** May 24, 2023**Account Number:** 57421-67439**Service Address:**2800 PLANTATION BLVD # CLBHSE
NORTH PORT, FL 34289**LAKESIDE PLANTATION COMM DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$1,039.85**

TOTAL AMOUNT YOU OWE

Jun 14, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	1,076.89
Payments received	-1,076.89
Balance before new charges	0.00
Total new charges	1,039.85
Total amount you owe	\$1,039.85

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after August 15, 2023 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 04, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. State regulators are reviewing FPL's plan to further reduce 2023 fuel costs that would take effect in July. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

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

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

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

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

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

\$1,039.85

TOTAL AMOUNT YOU OWE

Jun 14, 2023

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	1,076.89
Payment received - Thank you	-1,076.89
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$29.98
Non-fuel: (\$0.034670 per kWh)	\$326.59
Fuel: (\$0.035360 per kWh)	\$333.09
Demand: (\$12.65 per KW)	\$265.65

Electric service amount 955.31

Gross receipts tax (State tax) 24.51

Franchise fee (Reqd local fee) 59.28

Taxes and charges 83.79

Regulatory fee (State fee) 0.75

Total new charges \$1,039.85

Total amount you owe \$1,039.85

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Jun 23, 2023.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	88891	87949	10	9420
Demand KW	2.13		10.00	21

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 24, 2023	Apr 25, 2023	May 24, 2022
kWh Used	9420	8990	7110
Service days	29	32	29
kWh/day	324	280	245
Amount	\$1,039.85	\$1,076.89	\$1,100.04

KEEP IN MIND

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

Download the app

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

[Download now](#)

Outstanding reliability

For the seventh time in eight years, FPL earned top national honors for service reliability.

[See more](#)

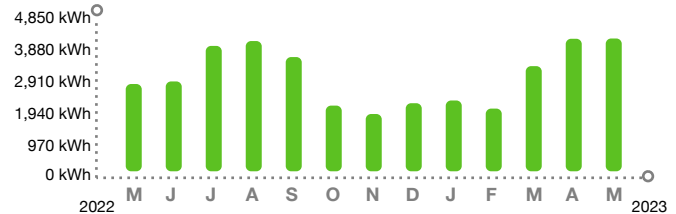
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not 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:** Apr 25, 2023 to May 24, 2023 (29 days)**Statement Date:** May 24, 2023**Account Number:** 04126-05586**Service Address:**2800 PLANTATION BLVD # FNTN
NORTH PORT, FL 34289**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$636.01**

TOTAL AMOUNT YOU OWE

Jun 14, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	655.34
Payments received	-655.34
Balance before new charges	0.00

Total new charges 636.01

Total amount you owe \$636.01**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after August 15, 2023 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 04, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. State regulators are reviewing FPL's plan to further reduce 2023 fuel costs that would take effect in July.
Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

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

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

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

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

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

\$636.01

TOTAL AMOUNT YOU OWE

Jun 14, 2023

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMMUNITY
DEVELOPMENT DIST

Account Number: 04126-05586

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	655.34
Payment received - Thank you	-655.34
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) \$416.35

Fuel: (\$0.035360 per kWh) \$155.27

Electric service amount 584.30

Gross receipts tax (State tax) 14.99

Franchise fee (Reqd local fee) 36.26

Taxes and charges 51.25

Regulatory fee (State fee) 0.46

Total new charges \$636.01

Total amount you owe \$636.01

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN46183. Next meter reading Jun 23, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	52103		47712		4391

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 24, 2023	Apr 25, 2023	May 24, 2022
kWh Used	4391	4382	2886
Service days	29	32	29
kWh/day	151	136	99
Amount	\$636.01	\$655.34	\$367.56

KEEP IN MIND

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

Download the app

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

[Download now](#)

Outstanding reliability

For the seventh time in eight years, FPL earned top national honors for service reliability.

[See more](#)

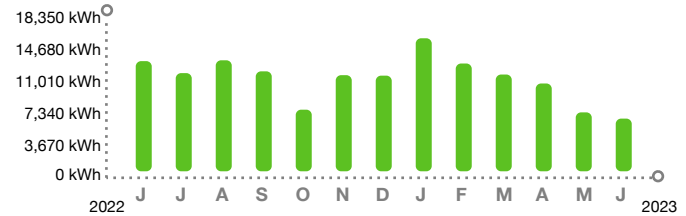
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not 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:** May 24, 2023 to Jun 23, 2023 (30 days)**Statement Date:** Jun 23, 2023**Account Number:** 84595-15071**Service Address:**2800 PLANTATION BLVD #POOL & TENNIS
NORTH PORT, FL 34289**LAKE SIDE PLANTATION COMM DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$989.44**

TOTAL AMOUNT YOU OWE

Jul 14, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	1,117.74
Payments received	-1,117.74
Balance before new charges	0.00

Total new charges 989.44

Total amount you owe \$989.44**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 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 July 04, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

The Florida Public Service Commission has approved a new fuel reduction effective July 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

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

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

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

84595-15071

ACCOUNT NUMBER

\$989.44

TOTAL AMOUNT YOU OWE

Jul 14, 2023

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number: 84595-15071

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	1,117.74
Payment received - Thank you	-1,117.74
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$29.98

Non-fuel: (\$0.034670 per kWh) \$228.51

Fuel: (\$0.035360 per kWh) \$233.06

Demand: (\$12.65 per KW) \$417.45

Electric service amount 909.00

Gross receipts tax (State tax) 23.32

Franchise fee (Reqd local fee) 56.41

Taxes and charges 79.73

Regulatory fee (State fee) 0.71

Total new charges \$989.44

Total amount you owe \$989.44

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	72196		65605		6591
Demand KW	33.12				33

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 23, 2023	May 24, 2023	Jun 23, 2022
kWh Used	6591	7371	13782
Service days	30	29	30
kWh/day	219	254	459
Amount	\$989.44	\$1,117.74	\$1,580.35

KEEP IN MIND

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

Download the app

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

[Download now ›](#)

Prepare your business

Keep your business safe and secure during a storm.

[See tips ›](#)

Watch savings add up

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

[See if you qualify ›](#)

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.



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

Statement Date: May 22, 2023

Amount Due: \$16.07

Due Date: June 12, 2023

Account #: 211014212750

DO NOT PAY. Your account will be drafted on June 12, 2023

Account Summary

Current Service Period: April 19, 2023 - May 16, 2023

Previous Amount Due	\$16.07
Payment(s) Received Since Last Statement	-\$16.07

Current Month's Charges	\$16.07
-------------------------	---------

Amount Due by June 12, 2023 \$16.07

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



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.



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

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

[PeoplesGas.com/Safety](https://www.peoplesgas.com/safety)

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211014212750

Due Date: June 12, 2023



Pay your bill online at PeoplesGas.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit PeoplesGas.com/Paperless to enroll now.

Amount Due: \$16.07

Payment Amount: \$ _____

688420779670

Your account will be drafted on June 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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 211014212750
Statement Date: May 22, 2023
Charges Due: June 12, 2023

Meter Read

Meter Location: *pool*

Service Period: Apr 19, 2023 - May 16, 2023

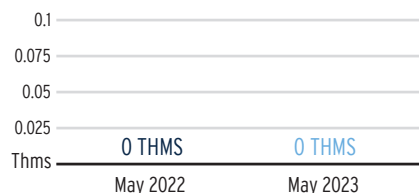
Rate Schedule: Residential Service RS-1

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
RHE73410	05/16/2023	405	405	0 CCF	1.039	1.0000	0.0 Therms	28 Days

Charge Details

	Natural Gas Charges	
	Customer Charge	\$15.10
	Natural Gas Service Cost	\$15.10
	Franchise Fee	\$0.97
	Total Natural Gas Cost, Local Fees and Taxes	\$16.07

Avg THMS Used Per Day



Total Current Month's Charges

\$16.07

Important Messages

Removing Your Envelope. 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.

Be prepared this storm season. Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

For more information about your bill and understanding your charges, please visit [PeoplesGas.com](https://www.PeoplesGas.com)

Ways To Pay Your Bill



Bank Draft

Visit [PeoplesGas.com](https://www.PeoplesGas.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [PeoplesGas.com](https://www.PeoplesGas.com)



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:

Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [PeoplesGas.com](https://www.PeoplesGas.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

Contact Us

Residential Customer Care:

813-223-0800 (Tampa)
863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All Other Counties)

Online:

[PeoplesGas.com](https://www.PeoplesGas.com)

Phone:

Commercial Customer Care:

866-832-6249
Hearing Impaired/TTY:
7-1-1

Natural Gas Outage:

877-832-6747
Natural Gas Energy Conservation Rebates:
877-832-6747

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent at Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Hello Lakeside Plantation,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		\$411.00
EFT Payment - thank you	May 13	-\$411.00
Balance forward		\$0.00
Regular monthly charges	Page 3	\$376.70
Taxes, fees and other charges	Page 3	\$33.67
New charges		\$410.37

Amount due \$410.37

! Thanks for paying by Automatic Payment

Your automatic payment on Jun 12, 2023, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

Need help?

Visit business.comcast.com/help or see page 2 for other ways to contact us.

Your bill explained

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

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

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

Account number **8535 10 055 0624394**

Automatic payment Jun 12, 2023

Please pay \$410.37

Electronic payment will be applied Jun 12, 2023

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

853510055062439400410373

Regular monthly charges

\$376.70

Comcast Business

\$282.90

Packaged services

\$344.00

Mobility Voice Line \$50.00
Business Voice.
Qty 2 @ \$25.00 each

📶 Data, SecurityEdge, \$294.00
Voice Package, Includes: Business Internet Advanced, 1
Mobility Voice Line, and SecurityEdge.

Discounts

-\$129.00

Bundle Discount

-\$129.00

Comcast Business services

\$67.90

TV Select \$47.95
Business Video.

Wifi Pro \$14.95

Voice Mail Service \$5.00

Equipment & services

\$54.80

Equipment Fee \$19.95
Voice.

TV Box + Remote \$9.95

Service To Additional TV \$19.90
With TV Box and Remote.
Qty 2 @ \$9.95 each

Equipment Fee \$5.00
Access Point.

Service fees

\$39.00

Directory Listing Management Fee \$5.00

Voice Network Investment \$5.00

Broadcast TV Fee \$29.00

Taxes, fees and other charges

\$33.67

Other charges

\$4.44

Federal Universal Service Fund \$2.52

Regulatory Cost Recovery \$1.92

Taxes & government fees

\$29.23

Sales Tax \$2.83

State Communications Services Tax \$13.63

Local Communications Services Tax \$11.57

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 150642477

ADT.com/Commercial

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	5/21/2023	6/15/2023		\$245.03

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Services Provided (06/19/23-07/18/23) <i>Includes: Extended Service Protection, Secure Access</i> Sales Tax Sub Total			 \$229.00 \$16.03 \$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 150642477
Account Number 70180815
Invoice Date 5/21/2023
Payment Due Date 6/15/2023
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

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: 20561975
Invoice Date: 05/15/2023
Invoice Due Date: 06/05/2023
Total Due: **\$104.86**

Amount Paid: \$ _____

Use enclosed envelope and make check payable to:

MARLIN LEASING CORP
PO BOX 13604
PHILADELPHIA PA 19101-3604



00001002056197520000001048696

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	05/15/2023	20561975	06/05/2023	05/05/2023 Thank You			
CONTRACT NUMBER	DESCRIPTION	CURRENT	PAST DUE 30 DAYS	PAST DUE 60 DAYS	PAST DUE 90 DAYS	PAST DUE 120 DAYS	TOTAL DUE
401-1833219-001	Kyocera CS 308ci Copier						
	CONTRACT PAYMENT	98.00					98.00
	SALES/USE TAX	6.86					6.86
	BALANCE DUE:	104.86					104.86

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

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

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



SECTION 2

Lakeside Plantation

Community Development District

Summary of Invoices

JULY 1, 2023 to JULY 31, 2023

Fund	Date	Check No.'s	Amount
General Fund	7/13/23	3062-3076	\$ 70,933.39
	7/24/23	3077-3079	\$ 13,670.64
			\$ 84,604.03
Capital Reserve Fund			\$ -
			\$ -
Automatic Drafts			
Florida Power & Light		2200 Plantation Blvd - Clubhouse	\$ 820.46
		2200 Plantation Blvd - Fountain	\$ 473.89
		2200 Plantation Blvd - Pool	\$ 989.44
North Port Utilities		2200 Plantation Blvd - Clubhouse	\$ 328.60
		2200 Plantation Blvd - Fountain	\$ 2,137.20
		2200 Plantation Blvd - Pool	\$ 237.27
		2200 Plantation Blvd - Garbage Collection	\$ 168.47
TECO Peoples Gas		2200 Plantation Blvd - Clubhouse Fireplace	\$ 16.07
Comcast		2200 Plantation Blvd - Clubhouse	\$ 417.98
ADT		2200 Plantation Blvd - Clubhouse	\$ 245.03
Marlin Business Bank		Copier Contract Payment	\$ 104.86
			\$ 5,939.27
			\$ 90,543.30

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
7/13/23	00353	6/21/23	BB062120 BOS MEETING 6/21/23	202306	310	51300	-11000		BONNIE J BENJAMIN	*	200.00	200.00	003062
7/13/23	00200	6/21/23	AS062120 BOS MEETING 6/21/23	202306	310	51300	-11000		ALAN SABOL	*	200.00	200.00	003063
7/13/23	00402	7/01/23	INV-2576 DAMAGE REPAIRS	202307	300	13100	-10400		FASTSIGNS	*	11,909.96	11,909.96	003064
7/13/23	00001	7/01/23	151 MANAGEMENT FEES JUL23	202307	310	51300	-34000		GOVERNMENTAL MANAGEMENT SERVICES	*	3,541.67	3,935.87	003065
		7/01/23	151 WEBSITE ADMIN JUL23	202307	310	51300	-35200			*	66.67		
		7/01/23	151 INFORMATION TECH JUL23	202307	310	51300	-35100			*	104.17		
		7/01/23	151 DISSEMINATION SVC JUL23	202307	310	51300	-31300			*	83.33		
		7/01/23	151 POSTAGE	202307	310	51300	-42000			*	140.03		
7/13/23	00193	6/28/23	91 ENGINEERING FEES	202306	310	51300	-31100		JOHNSON ENGINEERING, INC.	*	572.50	572.50	003066
7/13/23	00271	7/01/23	2469011 POOL PHONES	202306	330	53800	-48600		KINGS III OF AMERICA, LLC	*	108.00	108.00	003067
7/13/23	00388	6/28/23	177001 IRRIGATION REPAIRS	202306	320	53800	-46700			*	65.00		
		6/30/23	177061 FLUSH CUTTING PALM	202306	320	53800	-46600			*	1,200.10		
		7/01/23	176806 LANDSCAPE MAINT JUL23	202307	320	53800	-46400		LANDSCAPE MAINTENANCE PROFESSIONALS	*	12,836.64	14,101.74	003068
7/13/23	00348	6/21/23	MM062120 BOS MEETING 6/21/23	202306	310	51300	-11000		MARY MARTIN	*	200.00	200.00	003069
7/13/23	00401	6/21/23	PL062120 BOS MEETING 6/21/23	202306	310	51300	-11000		PATRICK LAVOY	*	200.00	200.00	003070
									LKSD LAKESIDE PLANT HHENRY				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/13/23	00282	6/21/23	MC062120 BOS MEETING 6/21/23	202306	310	51300	-11000		MARIA J CHICHELLI	*	200.00	200.00	003071
7/13/23	00298	7/01/23	37004 DEPOSIT	202307	300	-13100	-10400		SERGEANT'S ELECTRIC	*	8,803.00	8,803.00	003072
7/13/23	00106	5/18/23	3892140 NOTICE OF RULE DEVELOPMEN	202305	310	-51300	-48000			*	78.65		
		6/18/23	3892141 NOTICE OF RULE MAKING	202306	310	-51300	-48000			*	134.42		
		6/26/23	3895753 NOTICE OF PUBLIC HEARING	202306	310	-51300	-48000			*	127.27		
		6/27/23	3895775 NOTICE OF RULE MAKING	202306	310	-51300	-48000			*	80.08		
		6/27/23	3895776 NOTICE OF RULE MAKING	202306	310	-51300	-48000			*	135.85		
									SUN NEWSPAPERS			556.27	003073
7/13/23	00365	6/23/23	6968094 FY23 TRUSTEE FEES	202306	310	-51300	-32300			*	3,180.42		
		6/23/23	6968094 FY23 TRUSTEE FEES	202306	300	-15500	-10000			*	1,590.21		
									U.S. BANK			4,770.63	003074
7/13/23	00411	6/22/23	9319 POOL SERVICES	202306	330	-53800	-51100			*	1,450.00		
									WEST COAST AQUATICS			1,450.00	003075
7/13/23	00369	7/01/23	12372653 MANAGEMENT FEES JUL23	202307	330	-53800	-12000			*	23,725.42		
									WTS INTERNATIONAL, LLC			23,725.42	003076
7/24/23	00193	7/20/23	92 ENIGNEERING	202306	310	-51300	-31100			*	515.00		
									JOHNSON ENGINEERING, INC.			515.00	003077
7/24/23	00388	6/01/23	176122 LANDSCAPE MAINT JUN23	202306	320	-53800	-46400			*	12,836.64		
									LANDSCAPE MAINTENANCE PROFESSIONALS			12,836.64	003078
7/24/23	00298	7/19/23	37204 MAINTENANCE	202307	330	-53800	-48102			*	319.00		
									SERGEANT'S ELECTRIC			319.00	003079
TOTAL FOR BANK A											84,604.03		
LKSD LAKESIDE PLANT HHENRY													

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
TOTAL FOR REGISTER						84,604.03	

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: June 21, 2023

001 310 51300 11000

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

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

Approved for Payment:


District Manager Signature

6/21/23
Date

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

sent to Hannah
7/12/23

STATEMENT

Payment Terms: COD Customer

Statement Date: 7/1/2023

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

Thank you for choosing FASTSIGNS. Attached is the statement of invoices due.
Invoices not paid with terms will be assessed a \$100 late fee. Unpaid balance shall accrue interest at the maximum rate allowed by law until the balance is paid in full. Payments shall be first credited to any late fees, then to

INVOICE	DATE	DUE DATE	DESCRIPTION	AMOUNT	PAID	BALANCE
INV-25764	6/30/2023	6/30/2023	Ian Damage Repairs-Phase II	\$23,601.97	\$11,692.01	\$11,909.96
Contact: Margie Gerstmann						
Total:						\$11,909.96

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	AMOUNT DUE
\$0.00	\$11,909.96	\$0.00	\$0.00	\$0.00	\$11,909.96

Thank you for your business.
This FASTSIGNS location is independently owned and operated.

001 300 13100 10400

[Signature]
Hurricane

License #ET11001030

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 151**Invoice Date:** 7/1/23**Due Date:** 7/1/23**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - July 2023 310 513 34000		3,541.67	3,541.67
Website Administration - July 2023 310 513 35200		66.67	66.67
Information Technology - July 2023 310 513 35100		104.17	104.17
Dissemination Agent Services - July 2023 310 513 31300		83.33	83.33
Postage 310 513 42000		140.03	140.03
Total			\$3,935.87
Payments/Credits			\$0.00
Balance Due			\$3,935.87



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 2469011
Invoice Date 07/01/2023
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
2800 Plantation Blvd, 2800 Plantation Blvd, North Port, FL, 34289				
Pool Phone(s) - Complete Service 07/01/2023 - 09/30/2023	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
07/01/2023	2469011	Recurring Charges	\$108.00	\$108.00

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 2469011
Invoice Date 07/01/2023
Terms Net Due in 20 Days
Amount Due \$108.00
Amount Enclosed: \$



Kings III Of America, LLC
751 Canyon Dr Ste 100
Coppell, TX 75019
www.KingsIII.com

Return Service Requested

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

Governmental Management Services
4530 Eagle Falls Pl
Tampa, FL 33619

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

REMIT TO:

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

001 330 53800 48400

In Asi

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046

Invoice

June 28, 2023

Project No: 20150050-000

Invoice No: 91

Project Manager Joseph DeBono

FEID #59-1173834

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

Project 20150050-000 Lakeside Plantation CDD

20150050-000

Lakeside Plantation CDD

Work Authorization #3, dated 3/24/15 - Change Order No. 1, dated 11/3/15

Work Authorization #4, dated 5/27/15

Work Authorization #5, dated 5/27/15

Work Authorization #7, dated 1/26/17

Work Authorization #8, dated 9/18/18

Professional Services through June 11, 2023

001 310 51300 31100

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.	General Engineering	84,844.26	T&M	100 %	84,844.26	84,271.76	572.50	0.00
	Totals	84,844.26			84,844.26	84,271.76	572.50	0.00

SUB-TOTAL PROFESSIONAL SERVICES:

572.50

INVOICE TOTAL:

572.50

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Professional 3			
Burford, Brent	5/17/2023	.75 Hrs @ 150.00	112.50
Prepare for and attend the Lakeside Plantation Board of Supervisors meeting.			
Burford, Brent	5/22/2023	1.00 Hrs @ 150.00	150.00
Working on proposal for survey and site plan for tennis courts.			

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

Project	20150050-000	Lakeside Plantation CDD			Invoice	91
Burford, Brent		5/30/2023	.50	Hrs @	150.00	75.00
		Discussion and assist with work authorization for tennis court site plan.				
Burford, Brent		6/1/2023	.50	Hrs @	150.00	75.00
		Discussion and assist with work authorization for tennis court site plan.				
Professional 4						
DeBono, Joseph		5/31/2023	.50	Hrs @	160.00	80.00
		Draft work authorization				
DeBono, Joseph		6/1/2023	.50	Hrs @	160.00	80.00
		Follow up with manager regarding work authorization needed for services				
1. - General Engineering Total			3.75			572.50



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
6/28/2023	177001

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

Property Information
001 320 53800 46700

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation repair completed on 6-27-2023 Replaced faulty Rainbird DC latching solenoid	1	65.00	65.00
Controller # 1 - zone 4		Total	\$65.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	7/28/2023	Balance Due

Irrigation Service/Proposal Request

Property: Lakeside Plantation CDD | DATE 06-27-2023

Location plantation CDD

Emergency?

Work Ordered By:

Field Contact if any:

Phone

FSR/PROPOSAL #

Description of Work to be performed:

Replace one Solenoid

Materials needed: Rainbird P.C. Latch Solenoid - @ 65.00

Foreman: Carlos

Manager Danib

Date Completed 06-27-2023

Total Man Hours

Inspected by

Date

Special Tools Needed:

total: 65.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
7/1/2023	176806

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			
001 320 5380.00 46400			
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	7/31/2023	Balance Due
			\$0.00
			\$12,836.64



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
6/30/2023	177061

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

Property Information

Estimate #
84244

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Flush cutting of Medjool palm that has bud rot. Includes equipment, removal and disposal of debris.			
Flush cutting of Medjool Palm. Machine cost, removal and disposal of debris.	1	1,200.10	1,200.10
		Total	\$1,200.10
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	7/30/2023	Balance Due
			\$0.00
			\$1,200.10

001 320 53800 46600

SERGEANT'S



ELECTRIC

CUSTOMER INVOICE

37004 HCV

LIC # EC1308043
1075 Innovation Ave., Unit 111
North Port, FL 34289
941.373.5658
SgtElect.com

HOME OWNER INFORMATION

Name Lake Side Plantation
Address 2200 Plantation Blvd.

Date 7.12.23 Technician Surge
Phone 941-423-5510 Email _____
City North port State FL Zip 34289

DEVICES

			YES	NO
LEVEL 1 DEVICE = 110v outlet, sp switch, tv plate, telephone plate, 4-way splitter, cs device, in use cover	\$49.00 x Qty _____ = \$ _____		☐	☐
LEVEL 2 DEVICE = 110v in wall timer, 3 or 4 way switch, gfci outlet, stack switch, 600 watt dimmer 30amp 240v switch, 110v smoke detector, cs fan remote kit, cs t-stat, usb combo outlet, range/dryer outlet, photo eye	\$99.00 x Qty _____ = \$ _____		☐	☐
LEVEL 3 DEVICE = 1000 watt dimmer, Fan remote kit, 600w lv dimmer, 110v carbon smoke detector/specialty smoke detector photo eye Diff 2	\$158.00 x Qty _____ = \$ _____		☐	☐
LEVEL 4 DEVICE = 60amp disconnect, 240v pressure switch, 240v contactor	\$210.00 x Qty _____ = \$ _____		☐	☐

ASSESMENTS

PANEL INSPECTION	\$99.00 x Qty _____ = \$ _____	☐	☐
HOME INSPECTION (up to 2800 sq ft)	\$210.00 x Qty _____ = \$ _____	☐	☐
SINGLE CIRCUIT ANALYSIS	\$210.00 x Qty _____ = \$ _____	☐	☐
MULTIPLE CIRCUIT ANALYSIS	\$319.00 x Qty _____ = \$ _____	☐	☐
WHOLE HOUSE SURGE PROTECTOR	\$423.00 x Qty _____ = \$ _____	☐	☐

WIRING/BOXES

LEVEL 1 WIRING/BOX = small junction box, pancake box, direct burial splice kit, underground lv cct per 5' u.c. wiring per section	\$99.00 x Qty _____ = \$ _____	☐	☐
LEVEL 2 WIRING/BOX = Fan Brace Box, Medium junction box, 15-20amp underground cct per 5'	\$158.00 x Qty _____ = \$ _____	☐	☐
LEVEL 3 WIRING/BOX = Large junction box, 30-100amp underground cct per 5' speaker, tv, or phone wiring, 110v indoor outlet B2B	\$210.00 x Qty _____ = \$ _____	☐	☐
LEVEL 4 WIRING/BOX = 110v w.p. Gfci outlet B2B wiring for a light/outlet	\$269.00 x Qty _____ = \$ _____	☐	☐
LEVEL 5 WIRING/BOX = wiring for a light/outlet-diff 2, 15-30amp cct within 15'	\$319.00 x Qty _____ = \$ _____	☐	☐
LEVEL 6 WIRING/BOX = 15-30 amp dedicated cct	\$497.00 x Qty _____ = \$ _____	☐	☐
LEVEL 7 WIRING/BOX = 15-30 amp dedicated cct-diff 2, 40-50 amp 240v dedicated cct	\$679.00 x Qty _____ = \$ _____	☐	☐
LEVEL 8 WIRING/BOX = 50-60 amp cct with disconnect	\$989.00 x Qty _____ = \$ _____	☐	☐

ADDITIONAL INSTALLATIONS

\$ _____ x Qty _____ = \$ _____	☐	☐
\$ _____ x Qty _____ = \$ _____	☐	☐
\$ _____ x Qty _____ = \$ _____	☐	☐
\$ _____ x Qty _____ = \$ _____	☐	☐
\$ _____ x Qty _____ = \$ _____	☐	☐

FUSE PANEL YES ☐ NO ☐ PANEL MFG _____ AGE _____

PAID CASH ☐ CHECK ☐ # _____
CREDIT CARD ☐ # _____

EXP / AUTH # _____
AMOUNT \$ _____

NOTES

Bid update

See Notes page.

TOTAL INVESTMENT \$ 29,344.00

TOTAL FROM "NOTES" FORM
TOTAL \$ 29,344.00

DEPOSIT \$ 8,803.00 *
PAID TODAY \$ _____
BALANCE \$ 20,541.00

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

Authorization _____

All work has been performed to my satisfaction _____

001 300 13100 10400

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

community lighting dep.



ELECTRIC

1075 Innovation Ave., Unit 111
North Port, FL 34289
941.373.5658
SgtElect.com

Emailed 4/25/23

HOME OWNER INFORMATION

Name Lakeside Plantation
Address 2200 Plantation Blvd

Date 4/23/23 Technician Sergey
Phone (941) 423-5500 Email _____
City North Port State FL Zip 34289

ADDITIONAL WORK

INV# _____

\$ _____
\$ _____
\$ _____
\$ _____
\$ _____

TOTAL _____

Community Lighting Bid Update NOTES

Install 4 C/S post Lights.
Reconnect to existing line
pour concrete base. \$ 11,152

15' Lights - Replace 3 C/S post heads \$ 2091.

Plantation Blvd.
Install 3 C/S post Lights.
Reconnect 3 post Lights to existing Line
~~pour~~ pour concrete Base. \$ 8364.

Replace 6 post heads C/S. \$ 4182.

*all lights connects to existing Lines
any Rewire will be additional.

Next to pool.

Replace 2 C/S post Lamp heads C/S. \$ 1394.

Replace 1-6' Light C/S Behind pool \$ 1464.

replace 1-6' light head C/S \$ 697.

From: legals@yoursun.com
Subject: Ad: 3892140, Rule Development
Date: May 18, 2023 at 11:09 AM
To: aferguson@gmscfl.com

L

Attached is a copy of the proof/invoice for your ad request.
Please be advised that the deadline for your approval is tomorrow at 1 PM

Please review and advise if we are approved for publication, the ad will be published on the day stated on the invoice in the middle boxed section and as written.

Please be advised that my hours are M-F from 7:00 a.m. to 4:00 p.m., I will respond to your email the following business day.

MELINDA PRESCOTT | LEGAL ADVERTISING REPRESENTATIVE
The Daily Sun, The Venice Gondolier & The Key West Citizen
941-206-1025

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

05/18/23

**NOTICE OF RULE
DEVELOPMENT BY LAKESIDE
PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, Florida Statutes, the Lakeside Plantation Community Development District ("District") hereby gives notice of its intent to develop amended Amenity Facilities Policies for the use of the amenity facilities, including but not limited to the prohibition of alcoholic beverages within the District's swimming pool area ("Amended Amenity Rules").

The proposed Amended Amenity Rules will address the requirements for the use of the District's amenity facilities, including but not limited to the prohibition of alcoholic beverages within the District's swimming pool area. The purpose and effect of these Amended Amenity Rules are to provide for efficient and effective operations of the District. Specific legal authority for the Amended Amenity Rules includes Sections 190.011, 190.012(3), 190.011(5), 190.041, and 120.54, Florida Statutes.

A public hearing and Board meeting will be conducted by the District on June 21, 2023, at 6:00 p.m., at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida 34289. A copy of the proposed Amended Amenity Rules and additional information on the public hearing may be obtained by contacting the District Manager 4530 Eagle Falls Place, Tampa, Florida 33619, (813) 344-4844.

Jordan Lansford, District
Manager
Lakeside Plantation Community
Development District
Publish: 05/22/23
297693 3892140

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

Acct#: 297693	Date: 05/18/23
LAUREN VANDERVEER	Ad Date: 05/22/23
LAKESIDE PLANTATION CDD	Class: 3136
219 EAST LIVINGSTON ST	Ad ID: 3892140
ORLANDO, FL 32801	Ad Taker: MPRESCOTT
Telephone: (407) 841-5524	Sales Person: 200
	Words: 211
	Lines: 55
	Agate Lines: 62
	Depth: 6.5
	Inserts: 1
	Description: Rule Development

Other Charge:	\$0.00	Gross:	\$78.65
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
BW Depth:	6.5	Amount Due:	\$78.65

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	05/22/23	05/22/23	1	\$78.65

601 310 513 48000

Ad Note:

Customer Note:

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

06/26/23

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

**NOTICE OF PUBLIC
HEARING TO CONSIDER THE
ADOPTION OF THE FISCAL
YEAR 2023/2024 BUDGETS;
AND NOTICE OF REGULAR
BOARD OF SUPERVISORS'
MEETING.**

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

Acct#: 297693	Date: 06/26/23
	Ad Date: 07/10/23
	Class: 3126
	Ad ID: 3895753
	Ad Taker: MPRESCOTT
	Sales Person: 200
	Words: 365
	Lines: 89
	Agate Lines: 100
	Depth: 10.514
	Inserts: 1
	Description: FY24
AMANDA FERGUSON LAKESIDE PLANTATION CDD GOVERNMENTAL MANAGEMENT SVCS 4530 EAGLE FALLS PLACE TAMPA, FL 33619	
Telephone: (407) 841-5524	

Other Charges:	\$0.00	Gross:	\$127.27
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	10.514	Amount Due:	\$127.27

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	07/10/23	07/10/23	1	\$127.27
001 310 51300 48000				

Ad Note:

Customer Note:

The Board of Supervisors ("Board") of the Lakeside Plantation Community Development District ("District") will hold a public hearing on August 16, 2023 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Lakeside Plantation Blvd., North Port, Florida 34289, for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 4530 Eagle Falls Place, Tampa, Florida 33619, Ph: (813) 344-4844 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.lakesideplantationcdd.com.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. 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's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person

We Appreciate Your Business!
Thank You AMANDA FERGUSON !

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

06/27/23

**NOTICE OF RULEMAKING
FOR AMENDED AMENITY
FACILITIES POLICIES BY
THE LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

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

Acct#: 297693	Date: 06/27/23
	Ad Date: 07/10/23
	Class: 3138
	Ad ID: 3895776
	Ad Taker: MPRESCOTT
AMANDA FERGUSON	Sales Person: 200
LAKESIDE PLANTATION CDD	Words: 380
GOVERNMENTAL MANAGEMENT SVCS	Lines: 95
4530 EAGLE FALLS PLACE	Agate Lines: 107
TAMPA, FL 33619	Depth: 11.222
	Inserts: 1
Telephone: (407) 841-5524	Description: Rulemaking

Other Charges:	\$0.00	Gross:	\$135.85
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	11.222	Amount Due:	\$135.85

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	07/10/23	07/10/23	1	\$135.85
001 310 51300 48000				

Ad Note:

Customer Note:

A public hearing will be conducted by the Board of Supervisors ("Board") of the Lakeside Plantation Community Development District ("District") on August 16, 2023, at 6:00 p.m., at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida 34289.

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed amended Amenity Facilities Policies ("Amended Amenity Rules"), which will address the requirements for the use of the amenity facilities, including but not limited to the prohibition of alcoholic beverages within the District's swimming pool area. The public hearing will provide an opportunity for the public to address proposed Amended Amenity Rules.

The purpose and effect of these Amended Amenity Rules are to provide for efficient and effective operations of the District. Specific legal authority for the Amended Amenity Rules includes Sections 190.011, 190.012(3), 190.011(5), 190.041, and 120.54, Florida Statutes. Prior Notice of Rule Development was published in the Charlotte Sun on July 6, 2023.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors or staff may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager at 4530 Eagle Falls Place, Tampa, Florida 33619, (813) 344-4844 ("District Office") at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

We Appreciate Your Business!
Thank You AMANDA FERGUSON !

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

05/18/23

**NOTICE OF RULEMAKING
FOR AMENDED AMENITY
FACILITIES POLICIES BY
THE LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

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

Acct#: 297693	Date: 05/18/23
LAUREN VANDERVEER	Ad Date: 05/25/23
LAKESIDE PLANTATION CDD	Class: 3138
219 EAST LIVINGSTON ST	Ad ID: 3892141
ORLANDO, FL 32801	Ad Taker: MPRESCOTT
Telephone: (407) 841-5524	Sales Person: 200
	Words: 380
	Lines: 94
	Agate Lines: 105
	Depth: 11.097
	Inserts: 1
	Description: Rulemaking

Other Charges:	\$0.00	Gross:	\$134.42
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	11.097	Amount Due:	\$134.42

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	05/25/23	05/25/23	1	\$134.42

001 310 51300 48000

Ad Note:

Customer Note:

A public hearing will be conducted by the Board of Supervisors ("Board") of the Lakeside Plantation Community Development District ("District") on June 21, 2023, at 6:00 p.m., at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida 34289.

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed amended Amenity Facilities Policies ("Amended Amenity Rules"), which will address the requirements for the use of the amenity facilities, including but not limited to the prohibition of alcoholic beverages within the District's swimming pool area. The public hearing will provide an opportunity for the public to address proposed Amended Amenity Rules.

The purpose and effect of these Amended Amenity Rules are to provide for efficient and effective operations of the District. Specific legal authority for the Amended Amenity Rules includes Sections 190.011, 190.012(3), 190.011(5), 190.041, and 120.54, Florida Statutes. Prior Notice of Rule Development was published in the Charlotte Sun on May 22, 2023.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors or staff may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager at 4530 Eagle Falls Place, Tampa, Florida 33619, (813) 344-4844 ("District Office") at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

We Appreciate Your Business!
Thank You LAUREN VANDERVEER!

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

06/27/23

**NOTICE OF RULE
DEVELOPMENT BY LAKESIDE
PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

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

In accordance with Chapters 120 and 190, Florida Statutes, the Lakeside Plantation Community Development District ("District") hereby gives notice of its intent to develop amended Amenity Facilities Policies for the use of the amenity facilities, including but not limited to the prohibition of alcoholic beverages within the District's swimming pool area ("Amended Amenity Rules").

The proposed Amended Amenity Rules will address the requirements for the use of the District's amenity facilities, including but not limited to the prohibition of alcoholic beverages within the District's swimming pool area. The purpose and effect of these Amended Amenity Rules are to provide for efficient and effective operations of the District. Specific legal authority for the Amended Amenity Rules includes Sections 190.011, 190.012(3), 190.011(5), 190.041, and 120.54, Florida Statutes.

A public hearing and Board meeting will be conducted by the District on August 16, 2023, at 6:00 p.m., at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida 34289. A copy of the proposed Amended Amenity Rules and additional information on the public hearing may be obtained by contacting the District Manager 4530 Eagle Falls Place, Tampa, Florida 33619, (813) 344-4844.

Jordan Lansford, District
Manager
Lakeside Plantation Community
Development District
Publish: 07/06/23
297693 3895775

Acct#: 297693	Date: 06/27/23
AMANDA FERGUSON	Ad Date: 07/06/23
LAKESIDE PLANTATION CDD	Class: 3138
GOVERNMENTAL MANAGEMENT SVCS	Ad ID: 3895775
4530 EAGLE FALLS PLACE	Ad Taker: MPRESCOTT
TAMPA, FL 33619	Sales Person: 200
Telephone: (407) 841-5524	Words: 211
	Lines: 56
	Agate Lines: 63
	Depth: 6.611
	Inserts: 1
	Description: Rule Development

Other Charges:	\$0.00	Gross:	\$80.08
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	6.611	Amount Due:	\$80.08

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	07/06/23	07/06/23	1	\$80.08
001 310 513 48000				

Ad Note:

Customer Note:

*We Appreciate Your Business!
Thank You AMANDA FERGUSON !*



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 6968094
Account Number: 6753328
Invoice Date: 06/23/2023
Direct Inquiries To: SCOTT SCHUHLE
Phone: 954-938-2476

LAKESIDE PLANTATION CDD
ATTN ACCOUNTING DEPT
6200 LEE VISTA BLVD
SUITE 300
ORLANDO, FL 32822

LAKESIDE PLANTATION CDD 99 A&B

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,770.63

All invoices are due upon receipt.

001 310 51300 32300 3180.42
001 300 15500 10000 1590.21

Fy23 Trustee Fees

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

LAKESIDE PLANTATION CDD 99 A&B

Invoice Number: 6968094
Account Number: 6753328
Current Due: \$4,770.63
Direct Inquiries To: SCOTT SCHUHLE
Phone: 954-938-2476

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 6753328
Invoice # 6968094
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 6968094
Invoice Date: 06/23/2023
Account Number: 6753328
Direct Inquiries To: SCOTT SCHUHLE
Phone: 954-938-2476

LAKESIDE PLANTATION CDD 99 A&B

Accounts Included 6753328 6753336 6753337 6753359 6753360
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04280 Administration	1.00	4,427.50	100.00%	\$4,427.50
Subtotal Administration Fees - In Advance 06/01/2023 - 05/31/2024				\$4,427.50
Incidental Expenses 06/01/2023 to 05/31/2024	4,427.50	0.0775		\$343.13
Subtotal Incidental Expenses				\$343.13
TOTAL AMOUNT DUE				\$4,770.63





WTS^{INTERNATIONAL}

Invoice

Bill To

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

Invoice Number: 12372653
Date: 7/1/2023
Terms Code: Due on receipt
Due Date: 7/1/2023
PO:

Invoice Description: Jul 2023 - Management

001 830 53800 12000

Item	Description	Amount
All In Accounts Monthly Management Fee	July 2023	\$23,725.42

Subtotal \$23,725.42

Tax (0%) \$0.00

Invoice Total \$23,725.42

Total Paid \$0.00

Balance Due \$23,725.42

Please note our remittance options have changed :

ACH/Wire Transfers:

Account Name: WTS International LLC
DBA Arch Amenities Group
Type Of Account: Checking/Operating
Account #: 759000052
ABA (Wires) #: 052000113
Electronic ABA #: 022000046
Foreign Payments: MANTUS33 (Swift Code)

All checks must now be sent to our lockbox:

US Mail: WTS International LLC
DBA Arch Amenities Group
Box #69568
Baltimore, Maryland 21264-9568

Overnight: WTS International LLC
DBA Arch Amenities Group
Box #69568
1800 Washington Blvd 8th Floor
Baltimore, Maryland 21230

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046

Invoice

July 20, 2023

Project No:

20150050-000

Invoice No:

92

Project Manager

Christopher Beers

George Flint

Lakeside Plantation CDD

c/o Governmental Management Services

4648 Eagle Falls Pl

Tampa, FL 33619

FEID #59-1173834

601-310-51300-31100

Project 20150050-000

Lakeside Plantation CDD

20150050-000

Lakeside Plantation CDD

Work Authorization #3, dated 3/24/15 - Change Order No. 1, dated 11/3/15

Work Authorization #4, dated 5/27/15

Work Authorization #5, dated 5/27/15

Work Authorization #7, dated 1/26/17

Work Authorization #8, dated 9/18/18

Professional Services through July 9, 2023

engineering

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.	General Engineering	84,844.26	T&M	101 %	85,359.26	84,844.26	515.00	-515.00
	Totals	84,844.26			85,359.26	84,844.26	515.00	-515.00

SUB-TOTAL PROFESSIONAL SERVICES:

515.00

INVOICE TOTAL:

515.00

Summary of professional services

Phase No. / Description		Bill Hours		Bill Rate	Billable Amount
1. - General Engineering					
Professional 3					
Burford, Brent	6/21/2023	.25	Hrs @	150.00	37.50
Prepare JEI staff for upcoming board meeting.					
Burford, Brent	6/22/2023	.25	Hrs @	150.00	37.50
Discuss results of last night board meeting.					

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

Project	20150050-000	Lakeside Plantation CDD			Invoice	92
Professional 4						
DeBono, Joseph	6/21/2023	2.00	Hrs @	160.00		320.00
Virtually attend Board meeting, prep for meeting						
DeBono, Joseph	6/29/2023	.25	Hrs @	160.00		40.00
Internal meeting						
DeBono, Joseph	7/5/2023	.50	Hrs @	160.00		80.00
Review and respond to						
1. - General Engineering Total		3.25				515.00

Outstanding Invoices

Number	Date	0 - 30	31 - 60	61 - 90	91 - 120	121 +	Balance
91	6/28/2023	572.50	0.00	0.00	0.00	0.00	572.50
	Total	572.50	0.00	0.00	0.00	0.00	572.50



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 PI Tampa, FL 33619

Property Information
landscape June

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Monthly Ground Maintenance	1	12,836.64	12,836.64
Effective 9-1-2022			
001-326-53800-46406			
		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	Balance Due
			\$0.00
			\$12,836.64

SERGEANT'S



ELECTRIC

CUSTOMER INVOICE

37204

LIC # EC1300SD43
1075 Innovation Ave., Unit 111
North Port, FL 34289
941.373.5658
SgtElect.com

HOME OWNER INFORMATION

Date 7/19/23 Technician Nicky / Cody
Name Lakeside Plantation Phone 520-994-2770 Email _____
Address 2200 Plantation Blvd City North Port State FL Zip 34289

DEVICES

		WAS THE WORK DONE?	
		YES	NO
LEVEL 1 DEVICE = 110v outlet, sp switch, tv plate, telephone plate, 4-way splitter, cs device, in use cover	\$49.00 x Qty _____ = \$ _____	☐	☐
LEVEL 2 DEVICE = 110v in wall timer, 3 or 4 way switch, gfi outlet, stack switch, 600 watt dimmer 30amp 240v switch, 110v smoke detector, cs fan remote kit, cs 1-stal, usb combo outlet, range/dryer outlet, photo eye	\$99.00 x Qty _____ = \$ _____	☐	☐
LEVEL 3 DEVICE = 1000 watt dimmer, Fan remote kit, 600w tv dimmer, 110v carbon smoke detector/specialty smoke detector photo eye Diff 2	\$158.00 x Qty _____ = \$ _____	☐	☐
LEVEL 4 DEVICE = 60amp disconnect, 240v pressure switch, 240v contactor	\$210.00 x Qty _____ = \$ _____	☐	☐

ASSESSMENTS

PANEL INSPECTION	\$99.00 x Qty _____ = \$ _____	☐	☐
HOME INSPECTION (up to 2800 sq ft)	\$210.00 x Qty _____ = \$ _____	☐	☐
SINGLE CIRCUIT ANALYSIS	\$210.00 x Qty _____ = \$ _____	☐	☐
<u>MULTIPLE CIRCUIT ANALYSIS</u>	\$319.00 x Qty <u>1</u> = \$ <u>319</u>	☒	☐
WHOLE HOUSE SURGE PROTECTOR	\$423.00 x Qty _____ = \$ _____	☐	☐

061-330-53800-48102

WIRING/BOXES

LEVEL 1 WIRING/BOX = small junction box, pancake box, direct burial splice kit, underground tv cct per 5', u.c. wiring per section	\$99.00 x Qty _____ = \$ _____	☐	☐
LEVEL 2 WIRING/BOX = Fan Brace Box, Medium junction box, 15-20amp underground cct per 5'	\$158.00 x Qty _____ = \$ _____	☐	☐
LEVEL 3 WIRING/BOX = Large junction box, 30-100amp underground cct per 5', speaker, tv, or phone wiring, 110v indoor outlet B2B	\$210.00 x Qty _____ = \$ _____	☐	☐
LEVEL 4 WIRING/BOX = 110v w.p. Gfi outlet B2B, wiring for a light/outlet	\$269.00 x Qty _____ = \$ _____	☐	☐
LEVEL 5 WIRING/BOX = wiring for a light/outlet-diff 2, 15-30amp cct within 15'	\$319.00 x Qty _____ = \$ _____	☐	☐
LEVEL 6 WIRING/BOX = 15-30 amp dedicated cct	\$497.00 x Qty _____ = \$ _____	☐	☐
LEVEL 7 WIRING/BOX = 15-30 amp dedicated cct-diff 2, 40-50 amp 240v dedicated cct	\$679.00 x Qty _____ = \$ _____	☐	☐
LEVEL 8 WIRING/BOX = 50-60 amp cct with disconnect	\$989.00 x Qty _____ = \$ _____	☐	☐

ADDITIONAL INSTALLATIONS

_____	\$ _____ x Qty _____ = \$ _____	☐	☐
_____	\$ _____ x Qty _____ = \$ _____	☐	☐
_____	\$ _____ x Qty _____ = \$ _____	☐	☐
_____	\$ _____ x Qty _____ = \$ _____	☐	☐
_____	\$ _____ x Qty _____ = \$ _____	☐	☐

FUSE PANEL YES ☐ NO ☐ PANEL MFG. _____ AGE _____

PAID CASH ☐ CHECK ☐ # _____

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

TOTAL INVESTMENT \$ 319.00

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

NOTES Today Cody & I performed a multi cct analysis for power outage. We found tripped 150A main in panel feeding sub panel. We inspected sub panel & took amp reading & determined breaker was functioning.

DEPOSIT \$ _____
PAID TODAY \$ _____
BALANCE \$ 319.00

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

Authorized on # 53800
All work has been performed to my satisfaction.

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

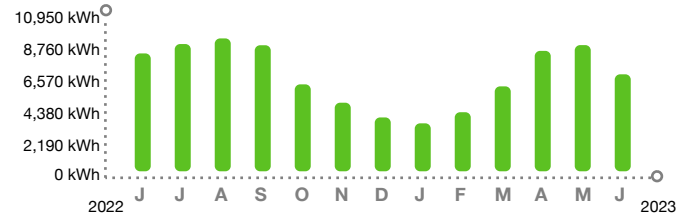
General Maint 330

**Electric Bill Statement****For:** May 24, 2023 to Jun 23, 2023 (30 days)**Statement Date:** Jun 23, 2023**Account Number:** 57421-67439**Service Address:**2800 PLANTATION BLVD # CLBHSE
NORTH PORT, FL 34289**LAKE SIDE PLANTATION COMM DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$820.46**

TOTAL AMOUNT YOU OWE

Jul 14, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	1,039.85
Payments received	-1,039.85
Additional Activity	-39.45
Balance before new charges	-39.45
Total new charges	859.91
Total amount you owe	\$820.46

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 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 July 04, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

The Florida Public Service Commission has approved a new fuel reduction effective July 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:

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

57421-67439

ACCOUNT NUMBER

\$820.46

TOTAL AMOUNT YOU OWE

Jul 14, 2023

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number: 57421-67439

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	1,039.85
Payment received - Thank you	-1,039.85
Additional activity	
Deposit Interest	-39.45
Balance before new charges	-39.45

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$29.98
Non-fuel: (\$0.034670 per kWh)	\$251.01
Fuel: (\$0.035360 per kWh)	\$256.01
Demand: (\$12.65 per KW)	\$253.00
Electric service amount	790.00
Gross receipts tax (State tax)	20.27
Franchise fee (Reqd local fee)	49.02
Taxes and charges	69.29
Regulatory fee (State fee)	0.62
Total new charges	\$859.91

Total amount you owe \$820.46

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	- Previous	x Const	= Usage
kWh used	89615	88891	10	7240
Demand KW	1.98		10.00	20

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 23, 2023	May 24, 2023	Jun 23, 2022
kWh Used	7240	9420	8800
Service days	30	29	30
kWh/day	241	324	293
Amount	\$859.91	\$1,039.85	\$1,231.40

KEEP IN MIND

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

Download the app

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

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Prepare your business

Keep your business safe and secure during a storm.

[See tips ›](#)

Watch savings add up

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

[See if you qualify ›](#)

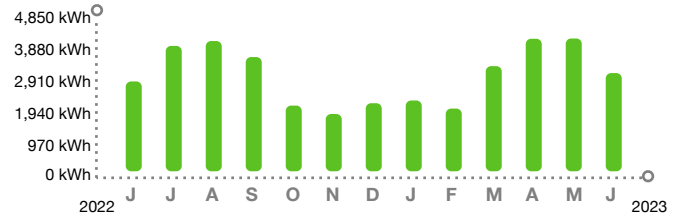
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not 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:** May 24, 2023 to Jun 23, 2023 (30 days)**Statement Date:** Jun 23, 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****\$473.89**

TOTAL AMOUNT YOU OWE

Jul 14, 2023

NEW CHARGES DUE BY

Pay \$432.76 instead
of \$473.89 by your
due date. Enroll in
FPL Budget Billing®.
FPL.com/BB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	636.01
Payments received	-636.01
Balance before new charges	0.00
Total new charges	473.89
Total amount you owe	\$473.89

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$432.76 instead of \$473.89 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at [FPL.com/AutoBB](https://www.fpl.com/AutoBB)
- Payment received after September 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 July 04, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

The Florida Public Service Commission has approved a new fuel reduction effective July 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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

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

04126-05586

ACCOUNT NUMBER

\$473.89

TOTAL AMOUNT YOU OWE

Jul 14, 2023

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMMUNITY
DEVELOPMENT DIST

Account Number: 04126-05586

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	636.01
Payment received - Thank you	-636.01
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) \$307.87

Fuel: (\$0.035360 per kWh) \$114.81

Electric service amount 435.36

Gross receipts tax (State tax) 11.17

Franchise fee (Reqd local fee) 27.02

Taxes and charges 38.19

Regulatory fee (State fee) 0.34

Total new charges \$473.89

Total amount you owe \$473.89

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	55350		52103		3247

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 23, 2023	May 24, 2023	Jun 23, 2022
kWh Used	3247	4391	2971
Service days	30	29	30
kWh/day	108	151	99
Amount	\$473.89	\$636.01	\$378.00

KEEP IN MIND

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

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Keep your business safe and secure during a storm.

[See tips ›](#)

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

[See if you qualify ›](#)

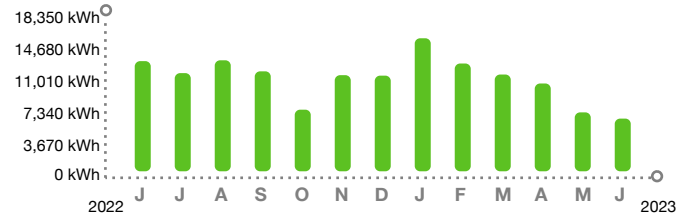
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not 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:** May 24, 2023 to Jun 23, 2023 (30 days)**Statement Date:** Jun 23, 2023**Account Number:** 84595-15071**Service Address:**2800 PLANTATION BLVD #POOL & TENNIS
NORTH PORT, FL 34289**LAKE SIDE PLANTATION COMM DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$989.44**

TOTAL AMOUNT YOU OWE

Jul 14, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	1,117.74
Payments received	-1,117.74
Balance before new charges	0.00

Total new charges 989.44

Total amount you owe \$989.44**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 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 July 04, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

The Florida Public Service Commission has approved a new fuel reduction effective July 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

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

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

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

84595-15071

ACCOUNT NUMBER

\$989.44

TOTAL AMOUNT YOU OWE

Jul 14, 2023

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number: 84595-15071

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	1,117.74
Payment received - Thank you	-1,117.74
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$29.98

Non-fuel: (\$0.034670 per kWh) \$228.51

Fuel: (\$0.035360 per kWh) \$233.06

Demand: (\$12.65 per KW) \$417.45

Electric service amount 909.00

Gross receipts tax (State tax) 23.32

Franchise fee (Reqd local fee) 56.41

Taxes and charges 79.73

Regulatory fee (State fee) 0.71

Total new charges \$989.44

Total amount you owe \$989.44

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	72196		65605		6591
Demand KW	33.12				33

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 23, 2023	May 24, 2023	Jun 23, 2022
kWh Used	6591	7371	13782
Service days	30	29	30
kWh/day	219	254	459
Amount	\$989.44	\$1,117.74	\$1,580.35

KEEP IN MIND

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

Download the app

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

[Download now ›](#)

Prepare your business

Keep your business safe and secure during a storm.

[See tips ›](#)

Watch savings add up

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

[See if you qualify ›](#)

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.



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

Statement Date: June 21, 2023

Amount Due: \$16.07

Due Date: July 12, 2023

Account #: 211014212750

DO NOT PAY. Your account will be drafted on July 12, 2023

Account Summary

Current Service Period: May 17, 2023 - June 16, 2023

Previous Amount Due	\$16.07
Payment(s) Received Since Last Statement	-\$16.07

Current Month's Charges	\$16.07
-------------------------	---------

Amount Due by July 12, 2023 \$16.07

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



Scan here to view
your account online.



**Simple changes can add up
to big savings**

Take our free 2-minute online energy audit

Learn more at PeoplesGas.com/OnlineAudit

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211014212750

Due Date: July 12, 2023



Pay your bill online at PeoplesGas.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit PeoplesGas.com/Paperless to enroll now.

Amount Due: \$16.07

Payment Amount: \$ _____

687186243830

Your account will be
drafted on July 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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 211014212750
Statement Date: June 21, 2023
Charges Due: July 12, 2023

Meter Read

Meter Location: *pool*

Service Period: May 17, 2023 - Jun 16, 2023

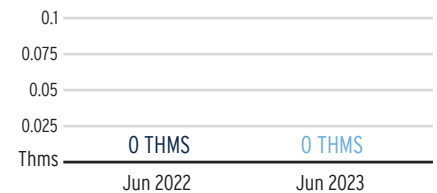
Rate Schedule: Residential Service RS-1

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
RHE73410	06/16/2023	405	405	0 CCF	1.037	1.0000	0.0 Therms	31 Days

Charge Details

	Natural Gas Charges	
	Customer Charge	\$15.10
	Natural Gas Service Cost	\$15.10
	Franchise Fee	\$0.97
	Total Natural Gas Cost, Local Fees and Taxes	\$16.07

Avg THMS Used Per Day



Total Current Month's Charges

\$16.07

Important Messages

Removing Your Envelope. 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.

For more information about your bill and understanding your charges, please visit [PeoplesGas.com](https://www.PeoplesGas.com)

Ways To Pay Your Bill



Bank Draft

Visit [PeoplesGas.com](https://www.PeoplesGas.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [PeoplesGas.com](https://www.PeoplesGas.com)



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [PeoplesGas.com](https://www.PeoplesGas.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:

Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Residential Customer Care:

813-223-0800 (Tampa)
863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All Other Counties)

Online:

[PeoplesGas.com](https://www.PeoplesGas.com)

Phone:

Commercial Customer Care:

866-832-6249

Hearing Impaired/TTY:

7-1-1

Natural Gas Outage:

877-832-6747

Natural Gas Energy

Conservation Rebates:

877-832-6747

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent at Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Hello Lakeside Plantation,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		\$410.37
EFT Payment - thank you	Jun 13	-\$410.37
Balance forward		\$0.00
Regular monthly charges	Page 3	\$376.50
Taxes, fees and other charges	Page 3	\$41.48
New charges		\$417.98

Amount due \$417.98

! Thanks for paying by Automatic Payment

Your automatic payment on Jul 12, 2023, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

Need help?

Visit business.comcast.com/help or see page 2 for other ways to contact us.

Your bill explained

- Taxes, fees & other charges have increased by \$7.81 on your account as a result of changes to your services.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

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

Account number **8535 10 055 0624394**

Automatic payment **Jul 12, 2023**

Please pay \$417.98

Electronic payment will be applied Jul 12, 2023

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

853510055062439400417980

Regular monthly charges

\$376.50

Comcast Business

\$282.90

Packaged services

\$344.00

Mobility Voice Line \$89.90
Business Voice.
Qty 2 @ \$44.95 each

📶 Data, SecurityEdge, \$294.00
Voice Package, Includes: Business Internet Advanced, 1
Mobility Voice Line, and SecurityEdge.

Voice Credit -\$39.90
Qty 2 @ -\$19.95 each

Discounts

-\$129.00

Bundle Discount -\$129.00

Comcast Business services

\$67.90

TV Select \$47.95
Business Video.

Wifi Pro \$14.95

Voice Mail Service \$5.00

Equipment & services

\$54.80

Equipment Fee \$19.95
Voice.

TV Box + Remote \$9.95

Service To Additional TV \$19.90
With TV Box and Remote.
Qty 2 @ \$9.95 each

Equipment Fee \$5.00
Access Point.

Service fees

\$38.80

Directory Listing Management Fee \$5.00

Voice Network Investment \$5.00

Broadcast TV Fee \$28.80

Taxes, fees and other charges

\$41.48

Other charges

\$6.49

Federal Universal Service Fund \$3.80

Regulatory Cost Recovery \$2.69

Taxes & government fees

\$34.99

Sales Tax \$2.83

State Communications Services Tax \$16.75

Local Communications Services Tax \$14.21

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 151015481

ADT.com/Commercial

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	6/20/2023	7/15/2023		\$245.03

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Services Provided (07/19/23-08/18/23) <i>Includes: Extended Service Protection, Secure Access</i> Sales Tax Sub Total			 \$229.00 \$16.03 \$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 151015481
Account Number 70180815
Invoice Date 6/20/2023
Payment Due Date 7/15/2023
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

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: 20618110
Invoice Date: 06/13/2023
Invoice Due Date: 07/05/2023
Total Due: **\$104.86**

Amount Paid: \$ _____

Use enclosed envelope and make check payable to:

MARLIN LEASING CORP
PO BOX 13604
PHILADELPHIA PA 19101-3604



00001002061811090000001048695

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		06/13/2023	20618110	07/05/2023		06/05/2023 Thank You	
CONTRACT NUMBER	DESCRIPTION	CURRENT	PAST DUE 30 DAYS	PAST DUE 60 DAYS	PAST DUE 90 DAYS	PAST DUE 120 DAYS	TOTAL DUE
401-1833219-001	Kyocera CS 308ci Copier						
	CONTRACT PAYMENT	98.00					98.00
	SALES/USE TAX	6.86					6.86
BALANCE DUE:		104.86					104.86

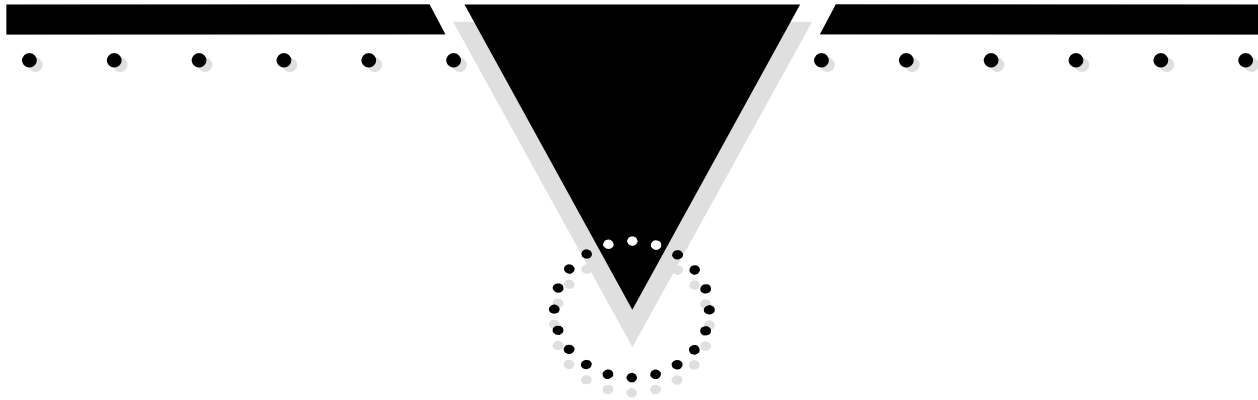
If utilizing your Bank's Online Bill Service, please enter each contract number and payment separately. If you do not, the payment will not be transmitted EFT. Your bank will cut and mail a check to our lock box for processing. We are not responsible for postal delays. Processing delays may result if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

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

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



SECTION D



Lakeside Plantation

Community Development District

Unaudited Financial Reporting
July 31, 2023



TABLE OF CONTENTS

1	Balance Sheet
2-3	General Fund Statement
4	Capital Reserve Statement
5	Debt Service Statement Series 1999
6-7	Month by Month- General Fund
8	Long Term Debt Report
9	Assessment Receipts Schedule

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

Governmental Fund Types

	<u>General</u>	<u>Capital Reserve</u>	<u>Debt Service</u>	<u>Totals</u> <u>(memorandum only)</u>
<i>Assets</i>				
Cash:				
Operating Account	\$218,606	\$32,652	----	\$251,258
Debit Card Account	\$1,189	----	----	\$1,189
Money Market Account	\$358,979	----	----	\$358,979
Petty Cash	\$3	----	----	\$3
Investments:				
Reserve	----	----	\$79,200	\$79,200
Revenue	----	----	\$38,007	\$38,007
SBA	\$532	\$235,533	----	\$236,065
Due from General Fund	----	\$137,003	\$11,915	\$148,918
Due from Other	\$2,137	----	----	\$2,137
Deposits	\$517	----	----	\$517
Prepaid Expenses	\$2,240	----	----	\$2,240
Total Assets	\$584,204	\$405,187	\$129,121	\$1,118,512
<i>Liabilities</i>				
Accounts Payable	\$8,746	----	----	\$8,746
Accrued Expenses	\$4,934	----	----	\$4,934
Due to Debt Service	\$11,915	----	----	\$11,915
Due to Capital Reserve	\$137,003	----	----	\$137,003
<i>Fund Equity</i>				
Net Assets	----	----	----	\$0
Fund Balances				
Unassigned	\$418,848	----	----	\$418,848
Assigned for Capital Reserve Fund	----	\$405,187	----	\$405,187
Nonspendable- Deposits	\$517	----	----	\$517
Restricted for Capital Projects	----	----	----	\$0
Restricted for Debt Service	----	----	\$129,121	\$129,121
Total Liabilities, Fund Equity, Other	\$584,204	\$405,187	\$129,121	\$1,118,512

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

	Adopted Budget	Prorated Budget 7/31/23	Actual 7/31/23	Variance
<u><i>Revenues</i></u>				
Operations and Maintenance Assessments- Tax Roll	\$899,836	\$899,836	\$920,724	\$20,888
Tennis Club	\$20,000	\$16,667	\$13,403	(\$3,264)
Activities	\$10,000	\$8,333	\$7,492	(\$841)
Clubhouse Rentals	\$5,000	\$4,167	\$1,815	(\$2,352)
Miscellaneous	\$1,500	\$1,250	\$1,952	\$702
Insurance Proceeds	\$0	\$0	\$132,739	\$132,739
Interest Earnings	\$50	\$42	\$74	\$32
Total Revenues	\$936,386	\$930,294	\$1,078,199	\$147,904
<u><i>Administrative Expenditures</i></u>				
Supervisor Fees	\$11,000	\$9,167	\$8,000	\$1,167
District Manager	\$42,500	\$35,417	\$35,417	(\$0)
District Counsel	\$25,750	\$21,458	\$26,020	(\$4,562)
District Engineer	\$14,000	\$11,667	\$15,209	(\$3,542)
Disclosure Report	\$1,000	\$833	\$833	\$0
Trustee Fees	\$4,771	\$3,976	\$4,701	(\$725)
Audit Fees	\$3,350	\$2,792	\$0	\$2,792
Postage, Phone, Faxes, Copies	\$1,500	\$1,250	\$2,311	(\$1,061)
General Liability Insurance	\$7,553	\$7,553	\$6,766	\$787
Legal Advertising	\$2,000	\$1,667	\$1,638	\$28
Dues, Licenses & Fees	\$175	\$175	\$175	\$0
Other Current Charges	\$2,500	\$2,083	\$4,694	(\$2,610)
Property Insurance	\$12,248	\$12,248	\$14,826	(\$2,578)
Information Technology	\$1,250	\$1,042	\$1,041	\$1
Website Administration	\$800	\$667	\$667	(\$0)
Total Administrative	\$130,397	\$111,993	\$122,298	(\$10,304)
<u><i>Field Expenditures</i></u>				
Road & Sidewalk Repairs & Maintenance	\$15,000	\$12,500	\$2,516	\$9,984
Common Area Renewal & Maintenance	\$10,000	\$8,333	\$0	\$8,333
Street Light/Decorative Light	\$1,000	\$833	\$0	\$833
Landscape Maintenance - Contract	\$155,000	\$129,167	\$128,366	\$800
Landscape Maintenance - Other	\$5,000	\$4,167	\$26,679	(\$22,512)
Landscape Maintenance - Hurricane	\$0	\$0	\$149,296	(\$149,296)
Lake Maintenance	\$13,000	\$10,833	\$9,660	\$1,173
Electric Utility Services - Entrance Feature	\$9,000	\$7,500	\$3,951	\$3,549
Water Utility Services - Entrance Feature	\$3,000	\$2,500	\$3,225	(\$725)
Repairs & Maintenance - Entrance Feature	\$3,000	\$2,500	\$6,699	(\$4,199)
Miscellaneous Tools & Equipment	\$1,000	\$833	\$0	\$833
Total Field	\$215,000	\$179,167	\$330,392	(\$151,225)

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

	Adopted Budget	Prorated Budget 7/31/23	Actual 7/31/23	Variance
<u>Clubhouse</u>				
Personnel Services (Management Contract)	\$282,449	\$235,374	\$234,995	\$379
Activities	\$20,000	\$16,667	\$16,830	(\$163)
License/Fees	\$2,000	\$1,667	\$931	\$735
General Supplies	\$7,500	\$6,250	\$14,525	(\$8,275)
Maintenance	\$14,000	\$11,667	\$13,840	(\$2,174)
Office Supplies	\$3,500	\$2,917	\$1,577	\$1,339
Pest Control	\$600	\$500	\$0	\$500
Security	\$1,500	\$1,250	\$4,532	(\$3,282)
AED	\$500	\$417	\$0	\$417
Telephone & Internet Services	\$5,000	\$4,167	\$4,602	(\$436)
Janitorial Supplies	\$3,250	\$2,708	\$450	\$2,259
Electric Utility Services - Clubhouse	\$14,000	\$11,667	\$8,655	\$3,012
Gas Utility	\$250	\$208	\$161	\$48
Garbage Collection	\$2,100	\$1,750	\$1,720	\$30
Water Utility Services - Clubhouse	\$4,400	\$3,667	\$4,526	(\$860)
Electric Utility Services - Pool	\$20,000	\$16,667	\$12,494	\$4,173
Pool Cleaning	\$10,200	\$8,500	\$11,650	(\$3,150)
Pool Maintenance - Other	\$10,000	\$8,333	\$12,795	(\$4,461)
Tennis Courts - Maintenance	\$5,000	\$4,167	\$1,746	\$2,421
Water Utility Services -Pool	\$7,500	\$6,250	\$3,707	\$2,543
Total Clubhouse	\$413,749	\$344,791	\$349,736	(\$4,945)
Total Revenues	\$936,386	\$930,294	\$1,078,199	\$147,904
Total Expenditures	\$759,146	\$635,951	\$802,425	(\$166,475)
Operating Income (Loss)	\$177,240	\$294,344	\$275,773	(\$18,570)
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		\$275,773	
Beginning Fund Balance	\$0		\$145,832	
Ending Fund Balance	\$0		\$421,606	

Lakeside Plantation

Community Development District

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

	Adopted Budget	Prorated Budget 7/31/23	Actual 7/31/23	Variance
--	---------------------------	------------------------------------	---------------------------	-----------------

Revenues

Transfer In - General Fund	\$177,240	\$0	\$0	\$0
Interest Income	\$0	\$0	\$10,111	\$10,111
Total Revenues	\$177,240	\$0	\$10,111	\$10,111

Expenditures

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)	(\$24,822)		
---------------------------------------	-------------------	-------------------	--	--

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

Ending Fund Balance	\$404,008	\$405,187		
----------------------------	------------------	------------------	--	--

Lakeside Plantation

Community Development District

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

	Adopted Budget	Prorated Budget 7/31/23	Actual 7/31/23	Variance
<u>Revenues</u>				
Special Assessments- Tax Roll	\$174,203	\$174,203	\$174,203	\$0
Special Assessments- Off Roll	\$8,842	\$8,842	\$8,842	\$0
Interest Income	\$0	\$0	\$4,402	\$4,402
Total Revenues	\$183,045	\$183,045	\$187,447	\$4,402
<u>Expenditures</u>				
<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)	(\$703)		\$3,699	
Beginning Fund Balance	\$44,299		\$125,422	
Ending Fund Balance	\$43,596		\$129,121	

Due from General Fund	\$	11,915
Reserve	\$	79,200
Revenue	\$	38,007
Prepayment	\$	0
Total	\$	129,121

Lakeside Plantation CDD- General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues</u>													
Operations and Maintenance Assessments- Tax Roll	\$0	\$200,284	\$505,804	\$54,595	\$26,070	\$12,539	\$22,557	\$16,440	\$52,083	\$30,351	\$0	\$0	\$920,724
Tennis Club	(\$69)	\$0	\$1,975	\$1,302	\$5,530	\$3,080	\$315	\$0	\$1,270	\$0	\$0	\$0	\$13,403
Activities	\$0	\$0	\$289	\$1,247	\$3,031	\$2,040	\$810	\$14	\$61	\$0	\$0	\$0	\$7,492
Clubhouse Rentals	(\$90)	\$0	\$0	\$405	\$200	\$0	\$900	\$700	(\$300)	\$0	\$0	\$0	\$1,815
Miscellaneous	\$0	\$0	\$252	\$491	\$155	\$50	\$245	\$40	\$721	\$0	\$0	\$0	\$1,952
Insurance Proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$128,595	(\$12,790)	(\$11,925)	\$28,859	\$0	\$0	\$132,739
Interest Earnings	\$37	\$2	\$3	\$6	\$4	\$4	\$2	\$7	\$5	\$5	\$0	\$0	\$74
Total Revenues	(\$122)	\$200,286	\$508,323	\$58,045	\$34,989	\$17,713	\$153,424	\$4,410	\$41,914	\$59,216	\$0	\$0	\$1,078,199
<u>Administrative Expenditures</u>													
Supervisor Fees	\$800	\$1,000	\$0	\$1,000	\$1,000	\$1,000	\$1,200	\$1,000	\$1,000	\$0	\$0	\$0	\$8,000
District Manager	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$0	\$0	\$35,417
District Counsel	\$4,474	\$2,368	\$0	\$3,924	\$2,242	\$1,833	\$2,094	\$5,064	\$4,023	\$0	\$0	\$0	\$26,020
District Engineer	\$416	\$2,275	\$525	\$300	\$225	\$0	\$6,225	\$1,125	\$4,118	\$0	\$0	\$0	\$15,209
Disclosure Report	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$833
Trustee Fees	\$1,520	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,180	\$0	\$0	\$0	\$4,701
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	\$244	\$976	\$0	\$0	\$2,311
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	\$321	\$547	\$69	\$0	\$0	\$1,638
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	\$402	\$299	\$0	\$0	\$4,694
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	\$104	\$104	\$0	\$0	\$1,041
Website Administration	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$0	\$0	\$667
Total Administrative	\$33,023	\$10,080	\$4,605	\$9,700	\$8,735	\$7,560	\$14,221	\$11,924	\$17,311	\$5,140	\$0	\$0	\$122,298
<u>Field Expenditures</u>													
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	\$12,837	\$12,837	\$0	\$0	\$128,366
Landscape Maintenance - Other	\$0	\$0	\$8,641	\$2,380	\$631	\$0	\$6,460	\$4,218	\$3,274	\$1,075	\$0	\$0	\$26,679
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	\$966	\$966	\$0	\$0	\$9,660
Electric Utility Services - Entrance Feature	\$477	\$102	\$246	\$290	\$312	\$287	\$472	\$655	\$636	\$474	\$0	\$0	\$3,951
Water Utility Services - Entrance Feature	\$85	\$280	\$33	\$57	\$157	\$64	\$92	\$153	\$167	\$2,137	\$0	\$0	\$3,225
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	\$17,879	\$17,489	\$0	\$0	\$330,392

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	\$23,725	\$23,725	\$0	\$0	\$234,995
Activities	\$817	\$783	\$3,111	\$2,337	\$2,421	\$3,848	\$900	\$877	\$1,137	\$598	\$0	\$0	\$16,830
License/Fees	\$0	\$53	\$0	\$0	\$0	\$0	\$203	\$0	\$675	\$0	\$0	\$0	\$931
General Supplies	\$353	\$2,892	\$2,049	\$686	\$1,666	\$904	\$2,290	\$1,403	\$1,888	\$395	\$0	\$0	\$14,525
Maintenance	\$5,421	\$370	\$1,411	\$74	\$145	\$1,797	\$2,010	\$1,205	\$974	\$433	\$0	\$0	\$13,840
Office Supplies	\$301	\$0	\$86	\$39	\$150	\$715	\$0	\$182	\$104	\$0	\$0	\$0	\$1,577
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	\$377	\$245	\$0	\$0	\$4,532
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	\$518	\$418	\$0	\$0	\$4,602
Janitorial Supplies	\$0	\$0	\$17	\$0	\$0	\$0	\$31	\$272	\$26	\$104	\$0	\$0	\$450
Electric Utility Services - Clubhouse	\$1,287	\$808	\$883	\$572	\$569	\$623	\$808	\$1,077	\$1,040	\$989	\$0	\$0	\$8,655
Gas Utility	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$0	\$0	\$161
Garbage Collection	\$168	\$168	\$168	\$179	\$188	\$168	\$174	\$168	\$168	\$168	\$0	\$0	\$1,720
Water Utility Services - Clubhouse	\$561	\$1,057	\$329	\$722	\$244	\$232	\$196	\$638	\$220	\$329	\$0	\$0	\$4,526
Electric Utility Services - Pool	\$1,322	\$592	\$1,289	\$1,180	\$1,738	\$1,573	\$1,430	\$1,431	\$1,118	\$820	\$0	\$0	\$12,494
Pool Cleaning	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$1,900	\$1,900	\$1,900	\$0	\$0	\$11,650
Pool Maintenance - Other	\$1,051	\$0	\$0	\$2,247	\$3,353	\$3,298	\$934	\$1,084	\$828	\$0	\$0	\$0	\$12,795
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	\$339	\$237	\$0	\$0	\$3,707
Total Clubhouse	\$36,131	\$31,979	\$37,174	\$33,542	\$36,639	\$38,763	\$34,493	\$35,584	\$35,054	\$30,378	\$0	\$0	\$349,736
Total Revenues	(\$122)	\$200,286	\$508,323	\$58,045	\$34,989	\$17,713	\$153,424	\$4,410	\$41,914	\$59,216	\$0	\$0	\$1,078,199
Total Expenditures	\$118,191	\$128,686	\$68,300	\$102,489	\$60,276	\$61,277	\$70,441	\$69,515	\$70,244	\$53,007	\$0	\$0	\$802,425
Operating Income/(Loss)	(\$118,313)	\$71,599	\$440,023	(\$44,444)	(\$25,287)	(\$43,563)	\$82,983	(\$65,105)	(\$28,330)	\$6,209	\$0	\$0	\$275,773
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	(\$65,105)	(\$28,330)	\$6,209	\$0	\$0	\$275,773

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	\$ 79,200
 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 E

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Receipts

Fiscal Year 2023

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

TOTAL ASSESSMENT LEVY

ASSESSED THROUGH COUNTY

83.78% 16.22% 100.00%

DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	S1999 DSF Portion	Total
11/25/22	P/E 11/14/22	\$113,281.97	(\$1,699.23)	\$0.00	\$0.00	\$111,582.74	\$93,484.63	\$18,098.11	\$111,582.74
11/30/22	P/E 11/25/22	\$129,416.12	(\$1,941.24)	\$0.00	\$0.00	\$127,474.88	\$106,799.15	\$20,675.73	\$127,474.88
12/30/22	P/E 11/30/22	\$550,817.74	(\$8,262.27)	\$0.00	\$0.00	\$542,555.47	\$454,555.94	\$87,999.53	\$542,555.47
12/30/22	P/E 12/05/22	\$62,101.38	(\$931.52)	\$0.00	\$0.00	\$61,169.86	\$51,248.44	\$9,921.42	\$61,169.86
01/31/23	P/E 12/31/22	\$66,156.46	(\$992.35)	\$0.00	\$0.00	\$65,164.11	\$54,594.85	\$10,569.26	\$65,164.11
02/28/23	P/E 1/31/23	\$29,255.38	(\$438.83)	\$0.00	\$2,299.99	\$31,116.54	\$26,069.61	\$5,046.93	\$31,116.54
03/31/23	P/E 2/28/23	\$15,194.96	(\$227.92)	\$0.00	\$0.00	\$14,967.04	\$12,539.47	\$2,427.57	\$14,967.04
04/28/23	P/E 3/31/23	\$26,934.38	(\$404.02)	\$0.00	\$394.13	\$26,924.49	\$22,557.48	\$4,367.01	\$26,924.49
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
06/30/23	P/E 5/31/24	\$63,113.26	(\$946.70)	\$0.00	\$0.00	\$62,166.56	\$52,083.48	\$10,083.08	\$62,166.56
07/31/23	P/E 6/30/25	\$31,806.64	(\$477.10)	\$0.00	\$853.80	\$32,183.34	\$30,351.27	\$1,832.07	\$32,183.34
TOTAL		\$1,107,999.21	(\$16,619.99)	\$0.00	\$3,547.92	\$1,094,927.14	\$920,723.83	\$174,203.31	\$1,094,927.14

102%	Net Percent Collected
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\$ -

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

SECTION VII

SECTION A

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT AMENDING THE AMENITY FACILITIES POLICIES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the Lakeside Plantation Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in the City of North Port, Florida; and

WHEREAS, the District previously adopted its Amenity Facilities Policies, as amended, from time to time ("**Amenity Rules**") and desires to adopt amended Rules for the efficient operation of the District and its amenities; and

WHEREAS, after providing notice pursuant to Florida law, and after a public hearing, the Board of Supervisors desires to amend its Amenity Rules to address certain revisions to the policies of the Amenity Facilities; and

WHEREAS, the Board of Supervisors finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution the Amenity Rules, as amended ("**Amended Amenity Rules**"), which are attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application.

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

SECTION 1. The attached Amended Amenity Rules are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. These Amended Amenity Rules shall stay in full force and effect until such time as the Board of Supervisors may amend these Amended Amenity Rules. The Board of Supervisors reserves the right to approve such amendments by motion.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ____ day of _____, 2023.

ATTEST:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

Exhibit A:
Amended Amenity Rules

LAKESIDE PLANTATION COMMUNITY

DEVELOPMENT DISTRICT

AMENITY FACILITIES POLICIES

(Revised Adopted August 17, 2022)

Lakeside Plantation Clubhouse Office
2200 Plantation Drive
North Port, FL 34289

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DEFINITIONS

“Amenity Facilities” – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Lakeside Plantation Clubhouse, together with its appurtenant facilities and areas.

“Amenity Facilities Policies” or **“Policies”** – shall mean these Amenity Facilities Policies of Lakeside Plantation Community Development District, as amended from time to time.

“Board of Supervisors” or **“Board”** – shall mean the Lakeside Plantation Community Development District’s Board of Supervisors.

“Community Club” – shall mean a group of two (2) or more self-organized Residents, Renters and/or Non-Resident Members with a common hobby or recreational, social, service and/or cultural interest that has applied for and received such designation from the District’s Board.

“District” – shall mean the Lakeside Plantation Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Facility Manager” – shall mean the management company, including its employees, staff and agents, contracted by the District to manage all Amenity Facilities within the District, which facilities include, but are not limited to, the Clubhouse and its peripheral facilities and amenities.

“Guest” – shall mean any individual that is invited to use the Amenity Facilities by a Resident, Non-Resident Member, Tennis Member, or Renter pursuant to these Policies and possesses a valid guest fob issued by the Facility Manager.

“Homeowners Association” – shall mean any entity having jurisdiction over lands located within the District, either now or in the future, which exists to aid in the enforcement of deed restrictions and covenants.

“Non-Resident” – shall mean any person or persons that do not own property within the District.

“Non-Resident Annual User Fee” – shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Non-Resident Member” – shall mean any individual not owning property in the District who is paying the Non-Resident Annual User Fee to the District for use of all Amenity Facilities

“Patron” or “Patrons” – shall mean Residents, Non-Resident Members, Tennis Members, and Renters who are eighteen (18) years of age and older.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

“Resident” – shall mean any person, spouse or registered domestic partner of a person or family owning property within the Lakeside Plantation Community Development District.

“Tennis Guest” – shall mean a Guest as referred to in section 1 of the Tennis Facility Policies – Guest Policies herein.

“Tennis Member” – shall mean any individual not owning property in the District who is paying the Tennis Member Annual User Fee to the District for use of the District’s Tennis Facilities.

“Tennis Member Annual User Fee” - shall mean the fee established by the District for any person that is not a Resident or a Non-Resident Member and wishes to become a Tennis Member. The amount of the Tennis Member Annual User Fee is set forth herein, and that amount is subject to change based on Board action. Payment of the Tennis Member Annual User Fee shall entitle the individual to use the Tennis Facilities only. Use of the pool, clubhouse, or other Amenity Facilities is not included in the Tennis Member Annual User Fee.

IDENTIFICATION FOBS

1. Fobs (or similar access devices) may be issued to all members of each Resident’s or Renter’s household and/or Non-Resident Members. There is a charge to replace lost or stolen Fobs and/or for additional fobs above two (2) fobs. Residents or Renters can request temporary guest fobs in the office.
2. All Patrons will be required to sign a waiver of liability before using the District amenities.
3. Patrons may be required to use their assigned fobs or guest fobs at any Amenity Facility.

NON-RESIDENT ANNUAL USER FEE

The Annual User Fee for any person not owning real property within the District is 1 ½ times the highest operating and maintenance and debt service rates added together, and this fee shall include privileges for up to two (2) people total. This payment must be paid in full at the time of completion of the Non-Resident application and the corresponding agreement. This fee will cover membership to all Amenity Facilities for one (1) fiscal year, October 1st through September 30th of following year, prorated if applicable. Each subsequent annual membership fee shall be paid

in full by October 1st. Such fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the amenity facilities. This membership is not available for commercial purposes.

HOMEOWNERS ASSOCIATION USE OF FACILITIES

1. Each Homeowners Association may use the Amenity Facilities without being required to pay an Annual User Fee and/or a room rental fee. The District may limit or terminate a Homeowners Association's use of the Amenity Facilities at any time.
2. Any Homeowners Association that uses the Amenity Facilities shall be responsible for the cost of repairing any damage to the Amenity Facilities occurring during Homeowners' Association events.

COMMUNITY CLUB USE OF FACILITIES

1. Each Community Club may use the Amenity Facilities for a function without being required to pay an Annual User Fee and/or a room rental fee. The District may limit or terminate a Community Club's use of the Amenity Facilities at any time, including but not limited to circumstances in which the Community Club proposes to host an event or function in which the primary attendance at such event or function is not Residents, Renters and/or Non-Resident Members (i.e. a wedding, birthday party, etc.).
2. Any Community Club that uses the Amenity Facilities shall be responsible for the cost of repairing any damage to the Amenity Facilities occurring during the Community Club's events.
3. The District may revoke an organization's status under these policies as a Community Club at any time.

GUEST POLICIES

1. Each household/dwelling unit will be permitted to bring up to five (5) guests per day to the clubhouse. In no event shall the number of guests per household/dwelling unit exceed five (5) per day.
2. All Guests, regardless of age, must register with the office of the Facility Manager prior to using the Amenity Facilities. In the event the Guest is under eighteen (18) years of age, the Resident, Non-Resident Member or Renter inviting the Guest must be present upon registration, unless other arrangements have been made with the Amenity Manager's office. Except as otherwise provided in these Policies, all Guests under fifteen (15) years of age must also be accompanied at all times while using the Amenity Facilities by a parent

or adult over eighteen (18) years of age unless previously authorized by the Amenity Manager. Guests over the age of eighteen (18) must register and may use the Amenity Facilities unaccompanied by Patron.

3. All Guests over the age of eighteen (18) must sign a waiver of liability upon registration at the Amenity Manager's office.
4. All Guests using the Amenity Facilities and entering District property are responsible for compliance with, and shall comply with these Amenity Facility Policies in the same manner as Patrons hereunder. Patrons who have registered a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Patron's privileges and/or membership.

RENTER'S PRIVILEGES

1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter may be required to acquire a membership with respect to the residence which is being rented or leased as well as obtain a fob. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
4. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
5. Renters shall be subject to rules and regulations as the Board may adopt from time to time.

GENERAL FACILITY PROVISIONS

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.

2. Amenity facilities are for Patrons and their Guests only. All Patrons and Guests may be required to use their assigned fobs or guest fobs in order to gain access to the Amenity Facilities. Patrons and Guests must also present their fobs upon request by staff while at any Amenity Facility.
3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District and Facility Manager.
4. Dogs and all other pets (with the exception of service dogs) are not permitted in the Amenity Facilities. In the event a special event is held, as previously approved by the Facility Manager, and dogs are permitted at the Amenity Facilities as part of the special event, they must be leashed. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to residents.
5. Vehicles must be parked in designated areas. Vehicles and golf carts should not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The Facility Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.
6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
7. Only District employees or employees of the Facility Manager are allowed in the service areas of the Amenity Facilities.
8. The Board of Supervisors (as an entity), the Facility Manager and its staff shall have full authority to enforce these policies. However, the Facility Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of any policy by the Facility Manager shall not constitute a continuous, ongoing waiver of said policy, and the Facility Manager reserves the right to enforce all of these policies at any time he or she sees fit.
9. All lost or stolen fobs should be reported immediately to the Facility Manager's office. A fee will be assessed for any replacement fobs as set forth herein.
10. Smoking and or vaping is not permitted at any of the Lakeside Plantation Amenity Facilities except within smoking areas designated by the Facility Manager. The main entrance to the Clubhouse is not a designated smoking area.

11. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facilities privileges in accordance with the procedures set forth herein.
12. Pool and spa rules that are posted in the appropriate area must be observed.
13. Patrons and their Guests shall treat all staff members with courtesy and respect.
14. Off-road motorbikes/vehicles, excluding golf carts, are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities.
15. The District will not offer childcare services to Patrons or Guests at any of the Amenity Facilities.
16. Skateboarding is not allowed on the Amenity Facilities property at any time.
17. Performances at any Amenity Facility, including those by outside entertainers, must be approved in advance by the Facility Manager.
18. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Facility Manager.
19. The Amenity Facilities shall not be used for commercial purposes without written permission from the Facility Manager and the District Manager. The term “commercial purposes” shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising.
20. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in the Amenity Facilities in accordance with Florida law.
21. The Facility Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and rental fees that have been established by the Board. The Facility Manager also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Facility Manager will be required to compensate the District accordingly.
22. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and

reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.

23. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
24. There shall be no overnight parking in the Amenity Facility parking lot unless owner of vehicle notifies Facility Manager and obtains a 24-hour parking pass for the Amenity Center Parking Lot Only.
25. Public displays of affection, which in the discretion of the Facility Manager are inconsistent with the family-oriented nature of the Amenity Facilities, are prohibited.
26. All Patrons acknowledge that the Amenity Facility is in close proximity to private homes within the District. In order to ensure that Patrons' use of Amenity Facility does not interfere with the surrounding homeowners' right to use or quiet enjoyment of their homes, Patrons further acknowledge that they will refrain from all behaviors that may constitute nuisance to the homeowners, such as making loud noises. This policy shall be in effect during all hours of the Amenity Facility operation.
27. The Amenity Manager's office shall not print or make copies for users of the Amenity Facilities, except in the following instances:
 - a. Homeowners Associations: max 25 pages (black & white ink; white paper only) per Homeowners Association meeting

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

1. Each Patron and Guest assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.
2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's Guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury caused by a Patron or the Patron's Guest or family member(s).
3. Any Patron or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and

shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees, representatives, contractors or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, supervisors, employees, representatives, contractors, and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.

GENERAL LAKESIDE PLANTATION AMENITY FACILITY USAGE POLICY

All persons using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or their Guest in accordance with District Policies.

Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Facility Manager.

Emergencies: After contacting 911 if required, all emergencies and injuries must be reported to the Facility Manager (phone number 941-423-5500) and to the office of the District Manager (phone number 813-344-4844). If immediate attention to the facilities is required and the Facility Manager is not present, please contact one of the office attendants employed by the District.

District Equipment: Any Patron utilizing District equipment is responsible for said equipment. Should the equipment be returned to the District with damaged, missing pieces or in worse condition than when it was when usage began, that Patron will be responsible to the District for any cost associated with repair or replacement of the equipment.

Please note that the Amenity Facilities are unattended facilities. Persons using the Amenity Facilities do so at their own risk. Facility Manager's staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

GENERAL SWIMMING POOL RULES

NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK

1. All Patrons and Guests must use their assigned fob, guest fob or verification of registration while in the swimming pool area. All Patrons must also provide verification of registration when requested by staff.
2. No diving, pushing, running, throwing any item or other horseplay is allowed in the pool or on the pool deck area.
3. Diving is prohibited.
4. Radios, tape players, CD players, MP3 players and televisions are not permitted unless they are personal units equipped with headphones or for scheduled activities such as water aerobics classes.
5. Swimming is permitted only during designated hours as posted at the pool, and such hours are subject to change at the discretion of Facility Manager. Patrons swim at their own risk and must adhere to swimming pool rules at all times.
6. Showers are required before entering the pool.
7. Glass containers are prohibited. No food or beverages are permitted on the wet deck area which is 4' around the perimeter of the pool and spa.
8. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
9. Play equipment, such as floats, rafts, snorkels, dive sticks, flotation devices and other recreational items such as balls and pool toys must meet with staff approval. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern or annoyance to other users of the facility.
10. Swimming pool hours will be posted. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
11. Pets (except service dogs), bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area inside any Amenity Center gates at any time.
12. The Facility Manager reserves the right to authorize all programs and activities (including the number of participants, equipment and supplies usage, etc.) conducted at the pool, including swim lessons and aquatic/recreational programs.
13. Any person swimming during non-posted swimming hours may be suspended from using the facility.
14. Proper swim attire (no cutoffs) must be worn in the pool.
15. No chewing gum is permitted in the pool or on the pool deck area.
16. For the comfort of others, the changing of diapers or clothes is not allowed poolside.
17. No one shall pollute the pool. Anyone who pollutes the pool will be liable for any costs incurred in treating and reopening the pool.
18. Radio controlled watercraft are not allowed in the pool area.
19. Pool entrances must be kept clear at all times.
20. No swinging on ladders, fences, or railings is allowed.
21. Pool furniture is not to be removed from the pool area.
22. Loud, profane, or abusive language is prohibited.

23. No physical or verbal abuse will be tolerated.
24. Tobacco products are not allowed in the pool/spa area.
25. Illegal drugs are not permitted.
26. Smoking or vaping on pool deck is prohibited.
27. The District is not responsible for lost or stolen items.
28. Chemicals used in the pool/spa may affect certain hair or fabric colors. The District is not responsible for these effects.
29. The Clubhouse pool, spa and deck area may not be rented at any time; however, access may be limited at certain times for various District functions, as approved by the Board and/or Facility Manager.

SPA RULES

NO LIFEGUARD ON DUTY -- BATHE AT YOUR OWN RISK

1. All previous safety issues under pool rules apply to the spa.
2. All Children under the age of fifteen (15) must be accompanied by a responsible adult. No children under the age of five (5) may use the spa.
3. Maximum capacity: Seven (7) people.
4. No food or drinks are allowed to be consumed while in the pool/spa or at the wet deck which is 4' around the perimeter of the pool and spa.
5. Tobacco products are not allowed in the spa.
6. No aquatic apparatus or toys allowed at any time in spa.
7. Avoid drinking alcohol before using spa.
8. Do not use spa if ill. Pregnant women should consult a physician before using the spa.

SWIMMING POOL: THUNDERSTORM POLICY

The Facility Manager will control whether swimming is permitted in inclement weather, and the pool facility may be closed or opened at his or her discretion.

FITNESS CENTER POLICIES

Eligible Users: Patrons and Guests fifteen (15) years of age and older are permitted to use the fitness center during designated operating hours. No one under the age of fifteen (15) is allowed in the fitness center at any time without direct adult supervision.

Food and Beverage: Food is not permitted within the fitness centers. Beverages, however, are permitted in the fitness center if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted. Smoking is not permitted in the fitness center.

1. Appropriate attire and footwear (Example: Fitness Footwear) must be worn at all times in the fitness center. Appropriate attire includes t-shirts, tank tops, shorts, and/or athletic wear (no swimsuits).
2. Each individual is responsible for wiping off fitness equipment after use using antiseptic wipes provided by the District.
3. All personal trainers must be certified and employed by the Amenity Management Company.
4. Hand chalk is not permitted to be used in the fitness center.
5. Radios, tape players, MP3 players and CD players are not permitted unless they are personal units equipped with headphones.
6. No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment use hooks provided by the Amenity Center.
7. Fitness equipment may not be removed from the fitness center. Weights must remain in the designated free weights area.
8. Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
9. Please be respectful of others. Allow other Patrons and Guests to also use equipment, especially the cardiovascular equipment.
10. Please replace weights to their proper location after use.
11. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights and must be kept in designated area.
12. Any fitness program operated, established and run by the Facility Manager may have priority over other users of the District fitness centers.
13. Vaping in the fitness center is prohibited.

GENERAL FACILITY RESERVATION POLICY

1. The Amenity Facilities may be rented by the following individuals/groups:
 - A. Lakeside Plantation Residents (includes both events held by the Resident and events sponsored by the Resident).
 - B. Lakeside Plantation Renters.
 - C. Non-Resident Members.
 - D. Lakeside Plantation Homeowners Associations.
 - E. Lakeside Plantation Community Clubs.
2. Staff will take reservations in advance for the Amenity Facilities. Reservations are on a first come, first served basis and can be made only in person at the Clubhouse by filling out a reservation form. Reservations must be made at least thirty (30) days in advance.
3. Reservations are available for up to six (6) hours for all facilities listed in the reservation policy. After the initial six (6) hours, reservations may continue in thirty (30) minute increments.

4. Late arrivals or no shows: we will hold your reservation for fifteen (15) minutes past your scheduled start time before re-assigning the reservation time slot.
5. There are no personal “standing” reservations allowed for the facilities listed in the reservation policy.

TENNIS FACILITY POLICIES

As a courtesy to other Patrons, we ask that all players please recognize and abide by these policies. Remember, not only is tennis a lifetime sport, it is also a game of sportsmanship, proper etiquette and fair play

GENERAL POLICIES

1. The use of profanity, yelling or loud/disruptive behavior is prohibited.
2. Proper tennis shoes and clothing attire are always required while at the tennis facility.
3. Following the rules of use of the courts, players are reminded to discard any used/unwanted balls, trash, paper cups, plastic bottles, etc. into receptacles provided on the courts. Remember to take any/all personal belongings (i.e., iPhone, tennis equipment, clothing, etc.)
4. Court hazards or damages, such as popped line nails, need to be reported to the Clubhouse office staff as soon as possible.
5. Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited at the tennis facility.
6. Beverages are permitted at the tennis facility if they are contained in non-breakable containers and remain off tennis courts
7. Only chairs provided by the District can be used at the tennis courts and are to be used in the gathering area, and near the exit/entry gates of courts one and four.
8. Children under the age of fifteen (15) are not allowed to use the tennis facility unless accompanied by an adult eighteen (18) years of age or older.
9. The tennis courts may be reserved by the District for District-sponsored events or functions.
10. If nearing the end of your court time and other players are expected to start playing on your court at a designated time, your court must be brushed, re-lined and be available for others by the beginning of their starting time.

GUEST POLICY

1. Patrons may invite Guests to play tennis (“Tennis Guests”). All Tennis Guests must be registered in the office and always accompanied by the Patron.
 - a. Residents, Non-Resident Members, and Renters: May invite up to three (3) Tennis Guests per day to a single court.

- b. Tennis Members: Tennis Members may invite one (1) Tennis Guest per day, and the Tennis Guest must purchase a Daily Guest Pass.
2. A fee of \$10.00 per Tennis Guest will be collected from the Patron or Tennis Guest at the time of registration. Patrons must always accompany their Tennis Guest.
3. Tennis Guests that play more than twice a week must either become a Tennis Member or purchase a Daily Guest Pass.
4. This Pay to Play policy and the limitation on Tennis Guests does not apply to registered Guests staying in a Resident or Renter's home located within the District for a period of time.
5. Smoking and vaping is prohibited anywhere in the tennis facility.
6. The facility manager will control whether tennis is permitted in inclement weather, and the tennis courts may be closed or opened at their discretion.

TENNIS COURTS: THUNDERSTORM POLICY

The Facility Manager will control whether tennis is permitted in inclement weather, and the tennis courts may be closed or opened at their discretion.

BASKETBALL FACILITY POLICIES

1. Basketballs, if available, may be obtained from the Clubhouse office.
2. Proper basketball etiquette shall be always adhered to. The use of profanity or disruptive behavior is prohibited.
3. Proper basketball or athletic shoes and attire are required at all times while on the courts. Shirts must be worn.
4. The basketball facility is for the play of approved sports only. Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited from use at the facility.
5. Beverages are permitted at the basketball facility if they are contained in non-breakable containers with screw top or sealed lids.
6. No chairs are permitted on the basketball courts.
7. Please clean up court after use.
8. Smoking or vaping on basketball courts is prohibited.
9. Children under fifteen (15) years of age must be supervised by an adult.

PICKLEBALL FACILITY POLICIES

When not subject to a reservation, the pickleball courts are available on a first come, first served basis. It is recommended that Patrons desiring to use the pickleball courts check with the staff to verify availability. Use of a pickleball court is limited to one hour when others are waiting. If no one is waiting, play may continue. As a courtesy to other Patrons, we ask that all players please recognize and abide by these rules and guidelines. Remember, not only is pickleball a lifetime sport, it is also a game of sportsmanship, proper etiquette and fair play.

1. Proper pickleball etiquette shall be adhered to at all times. The use of profanity, yelling or loud/disruptive behavior is prohibited.
2. Proper court shoes and attire, as determined by the Amenity Manager, are required at all times while on the courts. Shirts must be worn at all times.
3. Pickleball courts are for Patrons and Guests only. Patrons may invite Guests to play pickleball subject to the following limitations:
 - a. Patrons may invite up to three (3) Tennis Guests per day to a single court.
 - b. Each Guest may not play more than twice a week.
 - c. All Guests must be registered in the office and always accompanied by the Patron.
4. No jumping over nets.
5. Players must clean up after play. This includes “dead” balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
6. Court hazards or damages need to be reported to the Amenity Manager for repair.
7. No smoking or vaping on pickleball courts.
8. Persons using the pickleball facility must supply their own equipment except for a limited supply of rackets, balls, etc.
9. The pickleball facility is for the play of approved sports only. Pets, roller blades, bikes, skates, skateboards and scooters are prohibited at the pickleball facility.
10. No permanent boundary markers or lines may be placed on the courts, other than the existing lines.
11. Beverages are permitted at the facility if they are contained in non-breakable containers with screw top or sealed lids. No food or glass containers are permitted on the tennis courts.
12. No chairs, other than those provided by the District, are permitted on the pickleball courts.
13. Children under the age of fifteen (15) are not allowed to use the pickleball facility unless supervised by a Patron eighteen (18) years of age or older.

BOCCE POLICIES

1. Bocce equipment, if available, may be checked-out from the Clubhouse office.
2. Appropriate dress is required on the court; this includes no bare feet and cover-ups for swimwear.
3. Bocce balls should not be tossed or thrown outside of the court.
4. Players on the opposite end of the playing or thrower’s end should stand outside of the court walls. Sitting on the walls is permissible provided one’s legs are on the outside of the walls. Please report any loose boards, protruding nails, etc., to the staff.
5. Children under fifteen (15) years of age must be supervised by an adult who understands the rules of the game.
6. The bocce courts may be reserved by the District for District-sponsored events or functions.

CARD ROOM AND BILLIARDS ROOM POLICIES

1. Reservations for the card/billiards room can be made through the Facility Manager's office.
2. Many different card and billiard games are held at regularly scheduled times. Please contact the Clubhouse office for a list of scheduled activities. When group activities are scheduled, please be courteous of others. Random play is acceptable when the rooms are not scheduled for group activities.
3. The card/billiards room may be reserved by the District for District-sponsored events or functions.
4. Children under fifteen (15) years of age must be supervised by an adult.

FISHING POLICY

Residents may fish from any District owned lake/retention pond within the Lakeside Plantation Community Development District. Please check with the Facility Manager for rules and regulations pertaining to fishing and for proper access points to these bodies of water. The District has a "catch and release" policy for all fish caught in these waters. No watercrafts of any kind are allowed in these bodies of water. Swimming is also prohibited in any of the waters.

WILDLIFE POLICY

When using the Amenity Facilities, including especially outdoor areas and open spaces, please adhere to the following guidelines in regards to non-domesticated animals ("Wildlife"):

1. Wildlife encountered within the Amenity Facilities should never be approached.
2. Never leave small children unattended.
3. Never feed Wildlife, or leave food/garbage unattended.
4. Wildlife is likely to be present in all natural waters or wetlands. Please take caution and be vigilant when close to such areas.

Please visit the Florida Fish and Wildlife Conservation Commission's website for more information regarding interaction with Wildlife common to Florida, found here: <https://myfwc.com/conservation/you- conserve/wildlife/>

SUSPENSION AND TERMINATION OF PRIVILEGES

1. Privileges at the Amenity Facilities can be subject to suspension or termination by the Board of Supervisors if a Patron or a Patron's family member or Guest:
 - Submits false information on the application for a fob.
 - Permits unauthorized use of a fob.
 - Exhibits unsatisfactory behavior, deportment or appearance.

- Fails to abide by the District's rules or policies established for the use of District's facilities, including the Amenity Facilities Policies.
 - Treats the District's personnel or employees in an unreasonable or abusive manner.
 - Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the District or its management.
2. The District shall follow the following process for suspending or terminating the Amenity Facilities privileges of a Patron or a Patron's family member or Guest:
- a. First Offense: Verbal and Written warning by the Facility Manager and Suspension from the Amenity Facilities for the remainder of the day on which the violation occurs.
 - b. Second Offense: Automatic suspension of all Amenity Facilities privileges for one (1) week from the commencement of the suspension, with the preparation by the Facility Manager of a written report to be signed by the Patron and filed in the Amenity Facilities office.
 - c. Third Offense: Suspension of all Amenity Facilities privileges from the time the violation occurs to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of suspension of the Patron's privileges for one (1) calendar year. The length of the suspension or termination is in the discretion of the Board and may be for less than one year.
3. Each offense shall expire one (1) year after such offense was committed, at which time the number of offenses on record for the Patron or Patron's family member or Guest shall be reduced by one (1). For example, if a Patron commits a first offense on February 1 and second offense on August 1, the Patron will have two (2) offenses on record until February 1 of the following year, at which time the first offense will expire and the second offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph 3 shall not at any time serve to reduce any suspensions or terminations pursuant to Paragraph 2.c, above or Paragraph 4, below, which may have been imposed prior to the expiration of any offenses.
4. Notwithstanding the foregoing, any time a Patron, or Patron's family member or Guest, is arrested for an act committed, or allegedly committed, while on the premises of the Amenity Facilities, or violates these Policies in a manner that, in the discretion of the District Manager and/or Facility Manager upon consultation with one (1) Board member, justifies suspension beyond the guidelines set forth above, such Patron shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of

the Patron's privileges, which suspension or termination may include members of the Patron's household.

5. Any suspension or termination of Amenity Center privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final.

Lakeside Plantation CDD
Amenities Rates, Deposits & Fees

Law Implemented: ss. 190.011, 190.035, Fla. Stat.
Effective Date: August 17, 2022

In accordance with Chapter 190 of the Florida Statutes, and on August 17, 2022, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Lakeside Plantation Community Development District adopted the following rules. All prior rules / policies of the District governing this subject matter are hereby rescinded.

1. Introduction. This rule addresses various rates, fees and charges associated with the Amenities Facilities owned and managed by the Lakeside Plantation Community Development District. All capitalized terms not otherwise defined herein have the definitions ascribed to them in the District's Amenity Facilities Policies.

2. Annual User Fee. Any non-resident that pays the Non-Resident Annual User Fee shall be entitled to use the Amenity Facilities as set forth in the Amenity Facilities Policies. The Non-Resident Annual User Fee is equal to one-and-one-half times the highest operating and maintenance and debt service assessments added together, and such Non-Resident Annual User Fee shall include privileges for up to two people total. This payment must be paid in full at the time of completion of the Non-Resident application and the corresponding agreement. The Non-Resident Annual User Fee will cover membership to all Amenity Facilities for one (1) fiscal year, October 1st through September 30th of the following year (pro-rated if applicable). Each subsequent annual Non-Resident Annual User Fee shall be paid in full by October 1st. Such Non-Resident Annual User Fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the Amenity Facilities. This membership is not available for commercial purposes.

3. General Rates. The following rates apply to usage of the Amenity Facilities:

Access Key Fobs	Adopted Fee
First Two Fobs	Complimentary
Each Additional or Replacement Fob	\$25.00
Guest Fob	\$50.00 (refundable deposit only)
Tennis Guest Fee	\$10.00 per Tennis Guest per day

Rental Rates	Adopted Fee	Deposit
Standard Rental of Great Room (maximum of 6 hours)	\$300.00	\$300.00
Standard Rental of Multi-Purpose Room / Library (minimum of 1 hour; maximum of 6 hours)	\$30.00/hour	\$50.00
Additional "Closing Charge" (if renter requires additional clean-up time after rental expires, or for events after 8 p.m.)	\$50/half hour	N/A
Fee for Access to Set-Up Rented Room before start of rental time	\$30.00/hour	N/A
Rental of Tables/Chairs without room rental	\$10.00/day for 1 table and 6 chair	\$50.00

Tennis Membership Rates						
	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	Fee Maximum
Singles						
1 Month	\$75	\$77	\$80	\$82	\$84	\$111
3 Month	\$165	\$170	\$175	\$180	\$186	\$334
6 Month	\$320	\$330	\$339	\$350	\$360	\$790
12 Month	\$640	\$659	\$679	\$699	\$720	\$989
Daily Guest Pass	\$10	\$10	\$10	\$10	\$10	\$10
Family						
1 Month	\$150	\$155	\$159	\$164	\$169	\$1,004
3 Month	\$315	\$324	\$334	\$344	\$355	\$1,004
6 Month	\$630	\$649	\$668	\$688	\$709	\$1,101
12 Month	\$1,200	\$1,236	\$1,273	\$1,311	\$1,351	\$2,000

*Allots for an annual 3% increase effective October 1 each year shown; Board may revise rates in its discretion up to the Fee Maximum; Fee Maximum reflects maximum rate adopted by the Board on 9/15/2021.

4. Resident Programs, Activities, Services and Goods Fees. A wide variety of programs, activities, services and goods are offered by the District. The fees will be based on market rates, taking into account the nature of the program, activity, service or good, as well as the costs to the District in providing the same, all as determined by the Facility Manager in his or her sole discretion.

5. Non-Resident Programs, Activities, Services and Goods Fees. As set forth in more detail in the District's Amenity Facilities Policies, and as a general rule, only Patrons and Guests

are authorized to use the District's Amenity Facilities and enroll in community programming. That said, where authorized by the District, Non-Residents may attend certain events or programs and purchase goods and services of the District. Non- Residents participating in a program will pay the price of the program plus an additional 15%; however, they will not be required to pay the Non-Resident Annual User Fee. Non-Residents will pay for goods at the same prices as Patrons.

6. Special Provisions for Rental Events. The District may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service. Unless identified herein, no other amenities or facilities of the District may be rented.

7. Rental by Homeowner's Associations. Each Homeowner's Association serving the community within the District may be allowed to reserve the Great Room at no charge up to once per month (as space permits, and in the sole discretion of the Facilities Manager) and up to 12 months in advance, for the purpose of holding meetings of the Homeowner's Association. The District may limit or terminate a Homeowner's Association's right to use the Amenity Facilities at any time. Each Homeowner's Association shall execute any applicable rental forms and be responsible for, among other things, any damage to the Amenity Facilities occurring during any rental by the Homeowner's Association.

8. Adjustment of Rates. The Facility Manager has authority to establish fees within any ranges set forth herein. Further, the Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth herein by not more than ten percent per year to reflect actual costs of operation of the amenities, to promote use of the Amenity Facilities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts.

9. Prior Rules. Any prior rules setting amenities rates are hereby rescinded to the extent such rules are in conflict with the rules set forth herein.

10. Severability. The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

Exhibit A:
Amended Rules

Exhibit B:
Amended Rates

SECTION B

SECTION 1

RESOLUTION 2023-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“Board”) of the Lakeside Plantation Community Development District (“District”) proposed budgets (“Proposed Budget”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“Fiscal Year 2023/2024”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Lakeside Plantation Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
CAPITAL RESERVE FUND	\$_____
DEBT SERVICE FUND (SERIES 1999)	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if

the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 16TH DAY OF AUGUST 2023.

ATTEST:

LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2023/2024 Budget

SECTION 2

RESOLUTION 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in the City of North Port, Sarasota County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A,"** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B;"** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

- B. **Direct Bill Assessments.** The previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2023. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 16th day of August 2023.

ATTEST:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

Lakeside Plantation

Community Development District

Approved 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 FY2022	Actuals as of 09/30/22	Adopted Budget FY2023	Actuals as of 07/31/23	Projected Next 2 Months	Total Projected 9/30/23	Approved Budget FY2024
Revenues:							
Tennis Club	\$ 20,000	\$ 19,369	\$ 20,000	\$ 13,403	\$ 2,681	\$ 16,084	\$ 20,000
Activities	\$ 10,000	\$ 6,282	\$ 10,000	\$ 7,492	\$ 1,498	\$ 8,990	\$ 10,000
Clubhouse Rentals	\$ 5,000	\$ 1,398	\$ 5,000	\$ 1,815	\$ 363	\$ 2,178	\$ 5,000
Miscellaneous	\$ 1,500	\$ 878	\$ 1,500	\$ 1,952	\$ 390	\$ 2,342	\$ 1,500
Interest Earnings	\$ 50	\$ 21	\$ 50	\$ 74	\$ 15	\$ 88	\$ 50
Insurance Proceeds	\$ -	\$ -	\$ -	\$ 132,739	\$ -	\$ 132,739	\$ -
Operation & Maintenance Assessments	\$ 751,261	\$ 783,108	\$ 899,836	\$ 920,724	\$ -	\$ 920,724	\$ 1,199,840
Total Revenues	\$ 787,811	\$ 811,056	\$ 936,386	\$ 1,078,199	\$ 4,947	\$ 1,083,146	\$ 1,236,390
Administrative:							
Supervisor Fees	\$ 11,000	\$ 10,800	\$ 11,000	\$ 8,000	\$ 2,000	\$ 10,000	\$ 12,000
District Manager	\$ 39,393	\$ 39,393	\$ 42,500	\$ 35,417	\$ 7,083	\$ 42,500	\$ 45,900
District Counsel	\$ 25,750	\$ 31,465	\$ 25,750	\$ 26,020	\$ 5,204	\$ 31,224	\$ 25,750
District Engineer	\$ 14,000	\$ 15,701	\$ 14,000	\$ 15,209	\$ 3,042	\$ 18,251	\$ 14,000
Disclosure Report	\$ 1,000	\$ 1,000	\$ 1,000	\$ 833	\$ 167	\$ 1,000	\$ 1,000
Trustee Fees	\$ 4,771	\$ 3,180	\$ 4,771	\$ 4,701	\$ -	\$ 4,701	\$ 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	\$ 2,311	\$ 462	\$ 2,774	\$ 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	\$ 1,638	\$ 328	\$ 1,966	\$ 2,000
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Other Current Charges	\$ 1,900	\$ 2,771	\$ 2,500	\$ 4,694	\$ 939	\$ 5,633	\$ 3,000
Property Insurance	\$ 10,849	\$ 10,207	\$ 12,248	\$ 14,826	\$ -	\$ 14,826	\$ 16,309
Information Technology	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,041	\$ 208	\$ 1,249	\$ 1,350
Website Administration	\$ 800	\$ 800	\$ 800	\$ 667	\$ 133	\$ 800	\$ 864
Total Administrative	\$ 124,427	\$ 130,051	\$ 130,397	\$ 122,298	\$ 22,916	\$ 144,414	\$ 139,506
Operations:							
Road & Sidewalk Repairs & Maintenance	\$ 2,500	\$ 13,800	\$ 15,000	\$ 2,516	\$ 1,500	\$ 4,016	\$ 15,000
Common Area Renewal & Maintenance	\$ 5,000	\$ 8,745	\$ 10,000	\$ -	\$ 2,500	\$ 2,500	\$ 10,000
Street Light/Decorative Light	\$ 5,000	\$ -	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Landscape Maintenance - Contract	\$ 114,500	\$ 97,042	\$ 155,000	\$ 128,366	\$ 25,673	\$ 154,040	\$ 155,000
Landscape Maintenance - Other	\$ 5,000	\$ 3,972	\$ 5,000	\$ 26,679	\$ 2,500	\$ 29,179	\$ 10,000
Landscape Maintenance - Hurricane	\$ -	\$ -	\$ -	\$ 149,296	\$ -	\$ 149,296	\$ -
Mulch	\$ 10,740	\$ 9,200	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Maintenance	\$ 4,500	\$ 5,695	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 15,000	\$ 11,592	\$ 13,000	\$ 9,660	\$ 1,932	\$ 11,592	\$ 13,000
Electric Utility Services - Entrance Feature	\$ 9,000	\$ 5,930	\$ 9,000	\$ 3,951	\$ 790	\$ 4,741	\$ 7,500
Water Utility Services - Entrance Feature	\$ 1,600	\$ 5,461	\$ 3,000	\$ 3,225	\$ 645	\$ 3,870	\$ 3,000
Repairs & Maintenance - Entrance Feature	\$ 3,000	\$ 4,431	\$ 3,000	\$ 6,699	\$ 1,340	\$ 8,038	\$ 5,000
Miscellaneous Tools & Equipment	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -
Total Operations	\$ 176,840	\$ 165,868	\$ 215,000	\$ 330,392	\$ 37,380	\$ 367,772	\$ 219,500

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

Description	Adopted Budget		Actuals as of 09/30/22	Adopted Budget		Actuals as of 07/31/23	Projected Next 2 Months	Total Projected		Approved Budget FY2024
	FY2022			FY2023				9/30/23		
Clubhouse:										
Personnel Services (Management Contract)	\$ 196,544	\$ 259,874	\$ 282,449	\$ 234,995	\$ 71,176	\$ 306,171	\$ 296,600			
Activities	\$ 20,000	\$ 18,099	\$ 20,000	\$ 16,830	\$ 3,366	\$ 20,196	\$ 22,000			
License/Fees	\$ 1,200	\$ 2,254	\$ 2,000	\$ 931	\$ 186	\$ 1,118	\$ 2,000			
General Supplies	\$ 10,000	\$ 8,470	\$ 7,500	\$ 14,525	\$ 2,905	\$ 17,429	\$ 10,000			
Maintenance	\$ 14,000	\$ 6,444	\$ 14,000	\$ 13,840	\$ 2,768	\$ 16,608	\$ 15,000			
Office Supplies	\$ 3,500	\$ 3,728	\$ 3,500	\$ 1,577	\$ 315	\$ 1,893	\$ 3,500			
Public Communication	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Pest Control	\$ 600	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -			
Security	\$ 1,500	\$ 2,783	\$ 1,500	\$ 4,532	\$ 906	\$ 5,439	\$ 3,000			
Security Patrol	\$ 25,000	\$ 15,867	\$ -	\$ -	\$ -	\$ -	\$ -			
AED	\$ 500	\$ 996	\$ 500	\$ -	\$ 500	\$ 500	\$ 500			
Telephone & Internet Services	\$ 5,500	\$ 4,195	\$ 5,000	\$ 4,602	\$ 920	\$ 5,523	\$ 6,000			
Janitorial Supplies	\$ 3,250	\$ 1,033	\$ 3,250	\$ 450	\$ 150	\$ 600	\$ 2,500			
Electric Utility Services - Clubhouse	\$ 14,000	\$ 13,174	\$ 14,000	\$ 8,655	\$ 1,731	\$ 10,386	\$ 14,000			
Gas Utility	\$ 250	\$ 193	\$ 250	\$ 161	\$ 32	\$ 193	\$ 250			
Garbage Collection	\$ 2,100	\$ 2,060	\$ 2,100	\$ 1,720	\$ 344	\$ 2,064	\$ 2,100			
Water Utility Services - Clubhouse	\$ 4,400	\$ 3,343	\$ 4,400	\$ 4,526	\$ 905	\$ 5,432	\$ 6,000			
Electric Utility Services - Tennis Courts/Pool	\$ 16,000	\$ 18,400	\$ 20,000	\$ 12,494	\$ 2,499	\$ 14,993	\$ 20,000			
Pool Cleaning	\$ 10,200	\$ 10,657	\$ 10,200	\$ 11,650	\$ 3,800	\$ 15,450	\$ 10,200			
Pool Maintenance - Other	\$ 10,000	\$ 2,066	\$ 10,000	\$ 12,795	\$ 1,000	\$ 13,795	\$ 10,000			
Tennis Courts - Maintenance	\$ 5,000	\$ 2,731	\$ 5,000	\$ 1,746	\$ 349	\$ 2,095	\$ 5,000			
Water Utility Services - Tennis Courts/Pool	\$ 6,000	\$ 7,603	\$ 7,500	\$ 3,707	\$ 741	\$ 4,448	\$ 7,500			
Total Clubhouse	\$ 351,044	\$ 383,970	\$ 413,749	\$ 349,736	\$ 94,596	\$ 444,332	\$ 436,150			
Other Expenditures:										
Transfer Out - Capital Reserve Fund (CY)	\$ 135,500	\$ 135,500	\$ 177,240	\$ -	\$ 126,629	\$ 126,629	\$ 441,234			
Total Other Expenditures	\$ 135,500	\$ 135,500	\$ 177,240	\$ -	\$ 126,629	\$ 126,629	\$ 441,234			
Total Expenditures	\$ 787,811	\$ 815,389	\$ 936,386	\$ 802,425	\$ 281,520	\$ 1,083,146	\$ 1,236,390			
Excess Revenue (Expenditures)	\$ (0)	\$ (4,334)	\$ -	\$ 275,773	\$ (276,573)	\$ (0)	\$ 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%)				\$ (76,583)
Net Annual Assessment	681			\$ 1,199,840

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2024

REVENUES:

Tennis Club

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

Activities

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

Clubhouse Rentals

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

Miscellaneous

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

Interest Earnings

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

Operation & Maintenance Assessments

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

EXPENDITURES:

Administrative:

Supervisors Fees

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

District Manager

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

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2024

District Counsel

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

District Engineer

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

Disclosure Report

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

Trustee Fees

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

Audit Fees

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

Postage, Phone, Faxes, Copies

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

General Liability Insurance

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

Legal Advertising

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

Dues, Licenses & Fees

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

Other Current Charges

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

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2024

Property Insurance

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

Information Technology

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

Website Administration

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

Operations:

Road & Sidewalk Repairs & Maintenance

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

Common Area Renewal & Maintenance

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

Street Light/Decorative Light

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

Landscape Maintenance - Contract

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

Landscape Maintenance - Other

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

Lake Maintenance

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

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

Lakeside Plantation
Community Development District
General Fund Budget
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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.

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2024

Security

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

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

AED

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

Telephone & Internet Services

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

Janitorial Supplies

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

Electric Utility Services - Clubhouse

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

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

Gas Utility

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

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

Lakeside Plantation
Community Development District
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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
Fiscal Year 2024

Other Expenditures:

Transfer Out - Capital Reserve Fund (Current Year)

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

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

Description	Adopted Budget FY2023	Actuals as of 07/31/23	Projected Next 2 Months	Total Projected 9/30/23	Approved Budget FY2024
Revenues:					
Transfer In - Capital Reserve Fund (CY)	\$ 177,240	\$ -	\$ 126,629	\$ 126,629	\$ 441,234
Interest Earnings	-	10,111	1,000	11,111	-
Carry Forward Surplus	437,355	430,009	-	430,009	532,815
Total Revenues	\$ 614,595	\$ 440,120	\$ 127,629	\$ 567,748	\$ 974,049
Expenditures:					
Property Site Elements	\$ 135,587	\$ 34,933	\$ -	\$ 34,933	\$ 87,400
Clubhouse Renewal/Replacement	-	-	-	-	-
Tax Certificate Sale Process	75,000	-	-	-	-
Total Expenditures	\$ 210,587	\$ 34,933	\$ -	\$ 34,933	\$ 87,400
Excess Revenue (Expenditures)	\$ 404,008	\$ 405,187	\$ 127,629	\$ 532,815	\$ 886,649

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	886,649	227,603
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 07/31/23	Projected Next 2 Months	Total Projected 9/30/23	Approved Budget FY2024
Revenues:					
Assessments - On Roll	\$ 175,905	\$ 174,203	\$ 1,702	\$ 175,905	\$ 174,203
Assessments - Direct	\$ 8,842	\$ 8,842	\$ -	\$ 8,842	\$ 8,842
Interest Income	\$ -	\$ 4,402	\$ 750	\$ 5,152	\$ -
Beginning Fund Balance (1)	\$ 44,299	\$ 47,116	\$ -	\$ 47,116	\$ 53,267
Total Revenues	\$ 229,047	\$ 234,563	\$ 2,452	\$ 237,015	\$ 236,312
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	\$ 183,748	\$ -	\$ 183,748	\$ 181,798
Excess Revenue (Expenditures)	\$ 45,299	\$ 50,815	\$ 2,452	\$ 53,267	\$ 54,515
(1) Beginning Fund Balance is net of reserve funds of \$78,306			Interest Payment 11/1/2024		\$ 34,750

Debt Service Assessments				
<u>Product Type</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>Increase / (Decrease)</u>
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	\$ 16,085.95	\$ 12,080.95	\$4,005.00	33%
	Total	\$ 16,085.95	\$ 12,080.95	\$4,005.00	33%

Lakeside Plantation CDD FY 24 Assessment Roll
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ID	Units	Type	O&M	Debt	Total
1114011001	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114011002	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114011003	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114011004	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114011005	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114011006	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114011007	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114011008	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114011101	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114011102	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114011103	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114031201	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114031202	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114031203	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114031204	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114031205	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114031206	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114031207	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114031208	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114031209	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114031210	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114031301	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114031302	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114031303	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114031304	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114031305	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114031306	1	SF	\$1,988.37	\$0.00	\$1,988.37
1114031307	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114031401	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114031402	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114031403	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114031404	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114031405	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114031406	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114031407	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114031408	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114031409	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114031410	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114031411	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114031412	1	SF	\$1,988.37	\$410.00	\$2,398.37
1114031413	1	SF	\$1,988.37	\$410.00	\$2,398.37
1115020131			\$0.00		\$0.00
1116010101	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010102	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010103	1	Villa	\$1,590.70	\$328.00	\$1,918.70

ID	Units	Type	O&M	Debt	Total
1116010104	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010105	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010106	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010107	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010108	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010109	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010110	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010111	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010112	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010113	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010114	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010115	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010116	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010201	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010202	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010203	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010204	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010205	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010206	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010207	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010208	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010209	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010210	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010211	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010212	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010213	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010214	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010215	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010216	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010217	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010218	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010219	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010220	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010221	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010222	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010223	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010224	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010225	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010226	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010227	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010228	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010301	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010302	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010303	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010304	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010305	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010306	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010307	1	Villa	\$1,590.70	\$328.00	\$1,918.70

ID	Units	Type	O&M	Debt	Total
1116010308	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010309	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010310	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010311	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010312	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010313	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010314	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010315	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010316	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010317	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010318	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010401	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010402	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010403	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010404	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010405	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010406	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010407	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010408	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010409	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010410	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010411	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010412	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010413	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010414	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010415	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010416	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010417	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010418	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010419	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010420	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010421	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010422	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010423	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010424	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010425	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010426	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010427	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010428	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010429	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010430	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116010433			\$0.00		\$0.00
1116010438			\$0.00		\$0.00
1116010441			\$0.00		\$0.00
1116011422	1	SF	\$1,988.37	\$0.00	\$1,988.37
1116011504	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011505	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011506	1	SF	\$1,988.37	\$410.00	\$2,398.37

ID	Units	Type	O&M	Debt	Total
1116011507	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011508	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011509	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011510	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011511	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011512	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011513	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011514	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011515	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011516	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011517	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011518	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011519	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011520	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011521	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011522	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011523	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011524	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011525	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011526	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011527	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011528	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011529	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011530	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011531	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011532	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011533	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011601	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011602	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011603	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011604	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011605	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011606	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011607	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011608	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011609	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011610	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011611	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011612	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011613	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011614	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011615	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011616	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011617	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011618	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011619	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011620	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011621	1	SF	\$1,988.37	\$410.00	\$2,398.37

ID	Units	Type	O&M	Debt	Total
1116011622	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011623	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011624	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011625	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011626	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011627	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011628	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011629	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011630	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011701	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011702	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011703	1	SF	\$1,988.37	\$0.00	\$1,988.37
1116011704	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011705	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011706	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011707	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011708	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011709	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011710	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011711	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011712	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011713	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011714	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011715	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011716	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011717	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011718	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011719	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011720	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011721	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011801	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011802	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011803	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011804	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011805	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011806	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011807	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011808	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011809	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011810	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011811	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011812	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011813	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011814	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011815	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011816	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011817	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011818	1	SF	\$1,988.37	\$410.00	\$2,398.37

ID	Units	Type	O&M	Debt	Total
1116011819	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011820	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011821	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011822	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011823	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011824	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011901	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011902	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011903	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011904	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011905	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011906	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011907	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011908	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116011909	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021009	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021010	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021011	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021012	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021013	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021014	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021015	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021016	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021017	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021018	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021019	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021020	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021021	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021022	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021023	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021024	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021025	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021026	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021027	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021028	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021029	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021030	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021031	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021032	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021033	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021034	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021035	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021036	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021037	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021038	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021039	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021040	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021104	1	SF	\$1,988.37	\$410.00	\$2,398.37

ID	Units	Type	O&M	Debt	Total
1116021105	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021106	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021107	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021108	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021109	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021110	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021111	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021112	1	SF	\$1,988.37	\$0.00	\$1,988.37
1116021113	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021114	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021115	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021116	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021117	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021118	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021119	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021120	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021121	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021122	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021123	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021124	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021125	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021126	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021127	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021128	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021129	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021130	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021131	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021132	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021133	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021134	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021135	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021136	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021137	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021138	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021139	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021140	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021141	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021142	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021143	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021144	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021145	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021146	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116021147	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116030010	1.54	Comm	\$24,772.33	\$5,061.98	\$29,834.31
1116030020	1.54	Comm	\$24,772.33	\$0.00	\$24,772.33
1116030030	1.54	Comm	\$24,772.33	\$0.00	\$24,772.33
1116030040	1.89	Comm	\$30,402.41	\$6,212.43	\$36,614.84
1116030050	2.03	Comm	\$32,654.44	\$6,672.61	\$39,327.05

ID	Units	Type	O&M	Debt	Total
1116030060	1.95	Comm	\$31,367.56	\$6,409.65	\$37,777.21
1116030070			\$0.00		\$0.00
1116040010	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040020	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040030	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040040	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040050	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040060	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040070	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040080	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040090	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040100	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040110	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040120	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040130	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040140	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040150	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040160	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040170	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040180	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040190	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040200	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040210	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040220	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040230	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040840	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040850	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040860	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040870	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040880	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040890	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040900	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040910	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040920	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040930	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040940	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040950	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040960	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040970	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040980	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116040990	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116041000	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116061414	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116061415	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116061416	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116061417	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116061418	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116061419	1	SF	\$1,988.37	\$410.00	\$2,398.37

ID	Units	Type	O&M	Debt	Total
1116061420	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116061421	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116061501	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116061502	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116061503	1	SF	\$1,988.37	\$410.00	\$2,398.37
1116070001	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070002	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070003	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070004	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070005	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070006	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070007	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070008	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070009	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070010	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070011	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070012	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070013	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070014	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070015	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070016	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070017	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070018	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070019	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070020	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070021	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070022	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070023	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070024	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070025	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070026	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070027	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070028	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070029	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070030	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070031	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070032	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070033	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070034	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070035	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070036	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070037	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070038	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070039	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070040	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070041	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070042	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070043	1	MF	\$1,352.10	\$0.00	\$1,352.10

ID	Units	Type	O&M	Debt	Total
1116070044	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070045	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070046	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070047	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070048	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070049	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070050	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070051	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070052	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070053	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070054	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070055	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070056	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070057	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070058	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070059	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070060	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070061	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070062	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070063	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070064	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070065	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070066	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070067	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070068	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070069	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070070	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070071	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070072	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070073	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070074	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070075	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070076	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070077	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070078	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070079	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070080	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070081	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070082	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070083	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070084	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070085	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070086	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070087	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070088	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070089	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070090	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070091	1	MF	\$1,352.10	\$0.00	\$1,352.10

ID	Units	Type	O&M	Debt	Total
1116070092	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070093	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070094	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070095	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070096	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070097	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070098	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070099	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070100	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070101	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070102	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070103	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070104	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070105	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070106	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070107	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070108	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070109	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070110	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070111	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070112	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070113	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070114	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070115	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070116	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070117	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070118	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070119	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070120	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070121	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070122	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070123	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070124	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070125	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070126	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070127	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070128	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070129	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070130	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070131	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070132	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070133	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070134	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070135	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070136	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070137	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070138	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070139	1	MF	\$1,352.10	\$0.00	\$1,352.10

ID	Units	Type	O&M	Debt	Total
1116070140	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070141	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070142	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070143	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070144	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070145	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070146	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070147	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070148	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070149	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070150	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070151	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070152	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070153	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070154	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070155	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070156	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070157	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070158	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070159	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070160	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070161	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070162	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070163	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070164	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070165	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070166	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070167	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070168	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070169	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070170	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070171	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070172	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070173	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070174	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070175	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070176	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070177	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070178	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070179	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070180	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070181	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070182	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070183	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070184	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070185	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070186	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070187	1	MF	\$1,352.10	\$0.00	\$1,352.10

ID	Units	Type	O&M	Debt	Total
1116070188	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070189	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070190	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070191	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070192	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070193	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070194	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070195	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070196	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070197	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070198	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070199	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070200	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070201	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070202	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070203	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070204	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070205	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070206	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070207	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070208	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070209	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070210	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070211	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070212	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070213	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070214	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070215	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070216	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070217	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070218	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070219	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070220	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070221	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070222	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070223	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070224	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070225	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070226	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070227	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070228	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070229	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070230	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070231	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070232	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070233	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070234	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116070235	1	MF	\$1,352.10	\$0.00	\$1,352.10

ID	Units	Type	O&M	Debt	Total
1116070236	1	MF	\$1,352.10	\$0.00	\$1,352.10
1116080240	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080250	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080260	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080270	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080280	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080290	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080300	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080310	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080320	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080330	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080340	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080350	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080360	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080370	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080380	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080390	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080400	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080410	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080420	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080430	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080440	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080450	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080460	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080470	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080480	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080490	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080500	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080510	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080520	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080530	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080540	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080550	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080560	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080570	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080580	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080590	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080600	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080610	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080620	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080630	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080640	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080650	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080660	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080670	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080680	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080690	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080700	1	Villa	\$1,590.70	\$328.00	\$1,918.70

ID	Units	Type	O&M	Debt	Total
1116080710	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080720	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080730	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080740	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080750	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080760	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080770	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080780	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080790	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080800	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080810	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080820	1	Villa	\$1,590.70	\$328.00	\$1,918.70
1116080830	1	Villa	\$1,590.70	\$328.00	\$1,918.70
Total Gross Onroll	681.49		\$1,276,425.32	\$185,322.67	\$1,461,747.99
Total Net Onroll			\$1,199,839.80	\$174,203.31	\$1,374,043.11
<u>Direct Billing</u>					
1116030070			\$0.00	\$9,406.41	\$9,406.41
Total Gross Direct Billing			\$0.00	\$9,406.41	\$9,406.41
Total Net Direct Billing			\$0.00	\$8,842.03	\$8,842.03
Total Gross Assessments			\$1,276,425.32	\$194,729.08	\$1,471,154.40
Total Net Assessments			\$1,199,839.80	\$183,045.34	\$1,382,885.13

SECTION C



CommunityXS is a web content management system designed and developed for neighborhoods, communities, development districts, special purpose districts and homeowners' associations that enables managers, staff, and even board members, to create, modify, and remove content from the web. We realize there are some great commercial content management systems out there, but we think they're a little too complicated and our goal is to provide a simple, purpose-driven product specifically designed to meet the needs of a community.

The Back-End

A simple, easy-to-use web content management system.

If we were forced to say only one thing about CommunityXS, we'd say it's simple. A simple solution is easy to learn and easy to use. Purpose-driven solutions start with the user in mind. CommunityXS was built with input from dozens of Managers, and we continue to welcome the input.

With their help, we make a great product with awesome features.

- **Simple** - The content management system is everything you need and nothing more. The interface is clean and consistent.
- **Easy** - We know you're not a developer. There are no short codes, plugins, modules, or add-ons. Most tasks take a few clicks.
- **Efficient** - Manage more than one site! That's right; if you manage more than one site, log in and make changes to all of them.
- **Intuitive** - Although we're happy to provide training, you're probably not going to need it. You'll know what to do within minutes.

The Back-End interface allow users to log on, add, edit and remove web content and documents that appear on the public facing interface.

The Front-End

The content management system is only half of the solution. The public facing web site is just as important to the overall experience. The public facing interface is awesome!

- **It has a history of success.** CommunityXS is in use by many communities and the origins of the application framework date back to 2012. The application has served hundreds of communities over the years.
- **The design is clean and professional.** Presenting critical information is the primary mission of a CommunityXS site. A simple, straightforward, intuitive interface allows visitors to find what they need quickly.
- **The site is “Responsive”.** This is a term used to describe a web interface that’s capable of adapting to the size of the device being used to view the page. With limited display space, like on a phone, certain aspects of the site will change to accommodate the device.
- **It works without dependencies.** There are no client-side dependencies. All aspects of the site work regardless of the hardware or software on the device.
- **It’s highly accessible.** The public facing interface of a CommunityXS site is the most “Accessible” interface. Relative to competing technology, CommunityXS is superior. You won’t find an interface that works as well or goes to the extent to which a CommunityXS site accommodates users with assistive technology.
- **It’s maintained.** The public facing interface is routinely evaluated, with consideration for improved technology, implementation methods and best practices. All sites running on the CommunityXS platform benefit from the updates and improvements to the underlying code and presentation layer of the interface.
- **It’s customizable.** Custom Colors and imagery are unique to each site. While the presentation of the public facing site is structured, many aspects of the site can be configured to provide visitors with a unique experience.

Service Level Options:

Select from a suite of services. There are five services offered in different combinations.

Option:	A	B	C	D	E	F	G	H
	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting
		Site Evaluation	Site Evaluation	Site Evaluation	Site Evaluation	Email (5)	Email (5)	Email (5)
			Email (5)	Email (5)	Email (5)	Email Archive (5)	Email Archive (5)	
				Email Archive (5)	Email Archive (5)	Archive Management		
					Archive Management			
Monthly Total:	\$80	\$120	\$170	\$220	\$240	\$200	\$180	\$130

- Site Hosting – The monthly service fee that cover access to the application and hosting of the website.
- Site Evaluation – The monthly fee that pays for a quarterly accessibility evaluation of the website.
- Email – The monthly cost of a mailbox; typically for a Board of five people. The cost of a mailbox is \$10 a month. Email services are not sold separately and require Site Hosting.
- Email Archive – The monthly cost of email archive. The cost of an archive is \$10.00 month in addition to the mailbox. Archive services are not sold separately and if the service is utilized, all mailboxes must have an archive.
- Email Archive Management – The monthly cost of having an archive manager. The cost of an archive manager is \$20 per month. Archive Management services are not sold separately and require the purchase of Email Archive services.

Transition to CommunityXS:

We typically create a site in less than four hours!

If you're worried about the transition, don't be. It's very simple. It doesn't take too much time and we do it all for you. In most cases, the community has an existing site from which we gather all the content, contacts and documents. We'll move the three most recent years of historical data.

The final step is to transfer and/or point the web address to the CommunityXS servers. This is a technical step and we're happy to handle it too.

APPLICATION HOSTING AGREEMENT

CommunityXS

IMPORTANT - READ CAREFULLY: This Application Hosting Agreement ("Agreement") is a legal Agreement between you, the organization or entity, ("Customer") and VenturesIn.com, Inc. ("Provider") which covers the hosting by Provider of the CommunityXS Content Management System. Provider agrees to provide Service to Customer and Customer agrees to pay Provider for Service subject to the following terms and conditions:

1) Service Term:

- a) The effective date of this Agreement shall be the earlier of either: (i) the date on which Customer is first notified by Provider of Service availability or (ii) the date on which Customer first logs on to Service. This Agreement shall remain in effect until unless terminated by either party by giving forty-five (45) days written notice to the other party. Upon termination, Customer shall advise Provider as to the disposition of any Customer data that is stored as part of Service. A service charge may apply. In the event no disposition instructions are provided, or payment of the service charge is not made, any Customer data shall be deleted by Provider.

2) Fees and Payments

- a) Setup Fee: Not to exceed \$320.00.
- b) Service Fee: \$80.00 per month.
- c) Domain Name Registration: \$29.99 per year.
- d) Fees for the Service term and any associated services shall be invoiced in advance and shall be payable on receipt or in accordance with any payment terms that are included on the invoice.
- e) If payment is not made according to the terms of the invoice, Provider reserves the right to terminate service.

3) Services:

- a) Provider shall host a web content management system and delivery platform ("Software").
- b) Provider shall provide Customer with application-level access to Software via an internet Uniform Resource Locator (URL) together with a User ID and password. No direct access to server hardware, operating system, database management system or other system resources shall be provided.
- c) Provider shall store all Customer data created and managed by Software, including files, text and parameters; data shall be backed-up on a separate storage system at regular intervals. The amount of storage and monthly network data transfer available to Customer shall not exceed two gigabytes (2GB) and one gigabyte (1GB) respectively, unless otherwise agreed in writing by Provider.

4) Authorized Usage:

- a) Customer agrees that access to Service shall be restricted to authorized agents.
- b) Customer shall use commercially reasonable efforts to protect User IDs and passwords.
- c) Customer agrees that authorized Provider support personnel may access system as required to diagnose and resolve technical issues.

5) Service Level:

- a) Service shall be always available to Customer unless maintenance or upgrades require the system to be unavailable.

6) Limited Warranty:

- a) Provider warrants that the Service will conform substantially with the Service Level for the term of the Service. Customer acknowledges that Provider does not warrant that the Service shall be uninterrupted or error-free.

7) Customer Remedies:

- a) Provider's entire liability and Customer's exclusive remedy shall be as defined in this Agreement. No other remedies are provided to Customer under this Agreement.

8) No Other Warranties:

- a) Except for the Limited Warranty stated above, and to the maximum extent permitted by law, Provider disclaims all other warranties whether express or implied.

9) Limited Liability:

- a) It is expressly agreed that in no event shall Provider be liable for any damages whatsoever. The total liability of Provider to Customer, and anyone claiming by, through, or under Customer for any claims, losses, costs, or damages whatsoever arising out of, or resulting from use or inability to use the Service, from any cause or causes, including but not limited to loss of data, service interruption, negligence, professional errors and omissions, strict liability, breach of contract, or failure to perform, shall not exceed the total compensation received by Provider for Services.

10) Other Agreements:

- a) This Agreement overrides all prior written and oral communications regarding the Service and sets out the entire agreement between Provider and the Customer.
- b) Supplemental Agreements for Consulting Service may extend the Services related to hosting the Software. Other agreements attached hereto include specific terms relating to other services and only apply during the term of this agreement.

11) No Waiver:

- a) Any failure by either party to exercise an option or right conferred by this Agreement shall not of itself constitute or be deemed a waiver of such option or right.

12) Severability:

- a) If any provision in this Agreement is declared void or unenforceable by any judicial or administrative authority this shall not nullify the remaining provisions of this Agreement which shall remain in full force and effect.

13) Law:

- a) This Agreement shall be governed by the laws of the State of Florida and the parties agree to submit to the exclusive jurisdiction and venue of the Court of Hillsborough County, Florida in connection with any legal actions hereunder.

14) General:

- a) Should you have any questions concerning this Agreement, or if you desire to contact Provider for any reason, please write: VenturesIn.com, Inc., P.O. Box 272855, Tampa, Florida 33688.

I agree to the terms and conditions of this Hosting Agreement.

Customer Signature

Organization/Community/CDD/HOA

Print Name and Title

Sign

Date

www.communityxs.com

SUPPLEMENTAL AGREEMENT FOR WEBSITE ACCESSIBILITY CONSULTING SERVICE

CommunityXS

IMPORTANT - READ CAREFULLY: This Supplemental Agreement for Website Accessibility Consulting Service ("Agreement") is a legal Agreement between you, the organization or entity, ("Customer") and VenturesIn.com, Inc. ("Consultant") which covers the service by Consultant to perform a website accessibility audit and remediation. Consultant agrees to provide Service to Customer and Customer agrees to pay Consultant for Service subject to the following terms and conditions:

15) Engagement:

- a) Customer desires that Consultant conduct a website accessibility evaluation of a CommunityXS application-based web site.
- b) Customer desires that Consultant remedy issues found during a website accessibility evaluation.
- c) This Agreement shall remain in effect until unless terminated by either party by giving forty-five (45) days written notice to the other party.

16) Fees and Payments

- a) Service Fee: \$40.00 per month.
- b) Fees for the Services and any associated services shall be invoiced in advance and shall be payable on receipt or in accordance with any payment terms that are included on the invoice.
- c) If payment is not made according to the terms of the invoice, VenturesIn reserves the right to terminate Services.

17) Services:

- a) Consultant shall, pursuant to the terms of this Agreement perform a comprehensive website accessibility evaluation (the "Services") with respect to the Web Content Accessibility Guidelines (WCAG) set forth by the World Wide Web Consortium (W3C) Web Accessibility Initiative (WAI). The consultant shall use a variety of tools and software products to facilitate the website accessibility evaluation. The Consultant shall evaluate all website content using automated testing tools and shall manually evaluate each page by reading or otherwise visually inspecting all elements.
- b) Consultant shall, pursuant to the terms of this Agreement, modify website code and content (the "Services") to conform to the Web Content Accessibility Guidelines (WCAG) set forth by the World Wide Web Consortium (W3C) Web Accessibility Initiative (WAI).

18) Performance:

- a) Conformance to the Web Content Accessibility Guidelines (WCAG) shall be measured and scored by automated accessibility audits generated by Lighthouse, an open-source website auditing suite developed and maintained by Google.
- b) Consultant agrees to modify web code and content to reach an Accessibility score of one hundred (100); indicating all applicable automated audits are "Passed".

19) Service Frequency:

- a) Service shall be performed once per calendar quarter within five (5) days of the previous date of Service.

20) Authorized Usage:

- a) Customer agrees that authorized VenturesIn support personnel may access system as required to facilitate Services.

21) Errors and Omissions:

- a) Subject to the terms of this Agreement, the Customer shall not be prejudiced in any way by inadvertent errors or omissions made by Consultant in connection with this Agreement provided such errors and omissions are corrected promptly following discovery thereof. Upon the discovery of an inadvertent error or omission, Consultant shall make all appropriate adjustments as soon as practicable to correct such inadvertent error or omission.

22) Limitation of Liability

- a) It is expressly agreed that in no event shall Consultant be liable for any damages whatsoever. The total liability of Consultant to Customer, and anyone claiming by, through, or under Customer for any claims, losses, costs, or damages whatsoever arising out of, resulting from or in any way related to this Service or Agreement from any cause or causes, including but not limited to negligence, professional errors and omissions, strict liability, breach of contract, or failure to perform, shall not exceed the total compensation received by Consultant for Services.

23) Customer Remedies:

- a) Consultant's entire liability and Customer's exclusive remedy shall be as defined in this Agreement. No other remedies are provided to Customer under this Agreement.

24) Supplemental Agreement:

- a) This Agreement supplements, and is automatically terminated upon termination of, the Application Hosting Agreement CommunityXS.

25) No Waiver:

- a) Any failure by either party to exercise an option or right conferred by this Agreement shall not of itself constitute or be deemed a waiver of such option or right.

26) Severability:

- a) If any provision in this Agreement is declared void or unenforceable by any judicial or administrative authority this shall not nullify the remaining provisions of this Agreement which shall remain in full force and effect.

27) Law:

- a) This Agreement shall be governed by the laws of the State of Florida and the parties agree to submit to the exclusive jurisdiction and venue of the Court of Hillsborough County, Florida in connection with any legal actions hereunder.

28) General:

- a) Should you have any questions concerning this Agreement, or if you desire to contact VenturesIn for any reason, please write:
VenturesIn.com, Inc., P.O. Box 272855, Tampa, Florida 33688.

I agree to the terms and conditions of this Consultant Service Agreement.

Customer Signature

Organization/Community/CDD/HOA

Print Name and Title

Sign

Date

SECTION D

**AGREEMENT BETWEEN LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT AND SOLITUDE LAKE MANAGEMENT, LLC
FOR POND MAINTENANCE SERVICES**

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

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing address is 4530 Eagle Falls Place, Tampa, Florida 33619 (“District”); and

SOLITUDE LAKE MANAGEMENT, LLC, a Virginia limited liability company, whose address is 5869 Enterprise Parkway, Ft. Myers, Florida 33905 (the “Contractor,” together with District, the “Parties”).

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, including but not limited to, stormwater management improvements; and

WHEREAS, the District currently owns, operates, and maintains nineteen (19) stormwater management facilities, including littoral areas, within the boundary of the District as shown on **Exhibit A**, attached hereto and incorporated herein by reference (collectively referred to as the “Ponds”); and

WHEREAS, the District desires to retain an independent contractor to provide maintenance services for the Ponds, including inspection and treatment for control of nuisance vegetation in and around the Ponds; and

WHEREAS, the Contractor represents that it is capable, willing, and able to provide the pond maintenance services, and desires to contract with the District to do so in accordance with the terms of this Agreement; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

- A.** The Contractor agrees to provide the labor, materials, and services necessary for the provision of the pond maintenance services described in the attached **Exhibit B**, which is incorporated herein by reference (the “Services”).
- B.** Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. Contractor shall use industry best practices and procedures when carrying out the Services. Any additional compensation for additional services shall be paid only as negotiated between the parties and upon the written authorization of the District.
- C.** This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.
- D.** The Contractor shall report directly to the District’s Designee who shall be the District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage and shall follow and be responsible for the provision of the Services. Contractor agrees to repair any damage resulting from Contractor’s activities and work within twenty-four (24) hours.

SECTION 3. COMPENSATION; TERM.

- A.** As compensation for the completion of the Services, the District agrees to pay the Contractor One Thousand Five Hundred Sixty-Six Dollars (\$1,566.00) per month for a not-to-exceed annual total of Eighteen Thousand Seven Hundred Ninety-Two Dollars (\$18,792.00), which amount includes all labor, materials and services necessary to complete the Services, as more specifically set forth in **Exhibit B**. In addition to the amount set forth in the prior sentence, Contractor reserves the right to add a fuel surcharge to the District’s invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.
- B.** The term of this Agreement shall be for one (1) year beginning on August 1, 2023, unless terminated earlier in accordance with the terms of this Agreement. Thereafter, the Agreement shall automatically renew for four (4) consecutive one-year terms with a four percent (4%) escalation in the annual contract price each year unless otherwise terminated pursuant to the terms hereof.
- C.** If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful

negotiations, the parties shall agree in writing to a work order, addendum, addenda, or change order to this Agreement.

- D.** The District may require, as a condition precedent to making any payment to the Contractor that all material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.
- E.** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render an invoice to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. This invoice is due and payable within thirty (30) days of receipt by the District. The invoice shall include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 4. INSURANCE.

- A.** Contractor shall, at its own expense, maintain insurance during the performance of its Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000
Automobile Liability	
<i>Bodily Injury and Property Damage</i>	\$1,000,000
Pollution Liability	\$2,000,000

- B.** The District, its staff, consultants, agents, employees, and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

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

SECTION 5. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of the District and at all times entirely under Contractor's supervision, direction and control.

In particular, District will not: i) Withhold FICA (Social Security) from Contractor's payments; ii) Make state or federal unemployment insurance contributions on Contractor's behalf; iii) Withhold state or federal income tax from payment to Contractor; iv) Make disability insurance contributions on behalf of Contractor; or v) Obtain workers' compensation insurance on behalf of Contractor.

SECTION 6. COMPLIANCE WITH LAWS, ORDINANCES AND REGULATIONS. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

SECTION 7. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law

or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 8. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 9. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

SECTION 10. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

SECTION 11. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to Contractor: SOLitude Lake Management, LLC
5869 Enterprise Parkway
Ft. Myers, Florida 33905
Attn: _____

B. If to District: Lakeside Plantation Community
Development District
4530 Eagle Falls Place
Tampa, Florida 33619
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and

legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 12. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Contractor.

SECTION 13. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

SECTION 14. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 15. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Sarasota County, Florida.

SECTION 16. INDEMNIFICATION.

- A.** Contractor, its employees, agents and assigns shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, employees, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder.
- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

SECTION 17. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 18. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing thirty (30) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all services rendered up until the effective termination of this Agreement, subject to whatever claims or off sets the District may have against the Contractor as the sole means of recovery for termination.

SECTION 19. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jordan Lansford** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 4530 EAGLE FALLS PLACE, TAMPA, FLORIDA 33619, (813) 344-4844 EXT. 106, JLANSFORD@GMS-TAMPA.COM.

SECTION 20. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 21. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 22. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 23. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 24. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 25. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*; (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Contract.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

Attest:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Witness:

SOLITUDE LAKE MANAGEMENT, LLC

Signature of Witness

By: _____

Print Name

Print Name: _____

Title: _____

Exhibit A: Map of District Ponds

Exhibit B: Scope of Services

EXHIBIT A
Maps of District Ponds

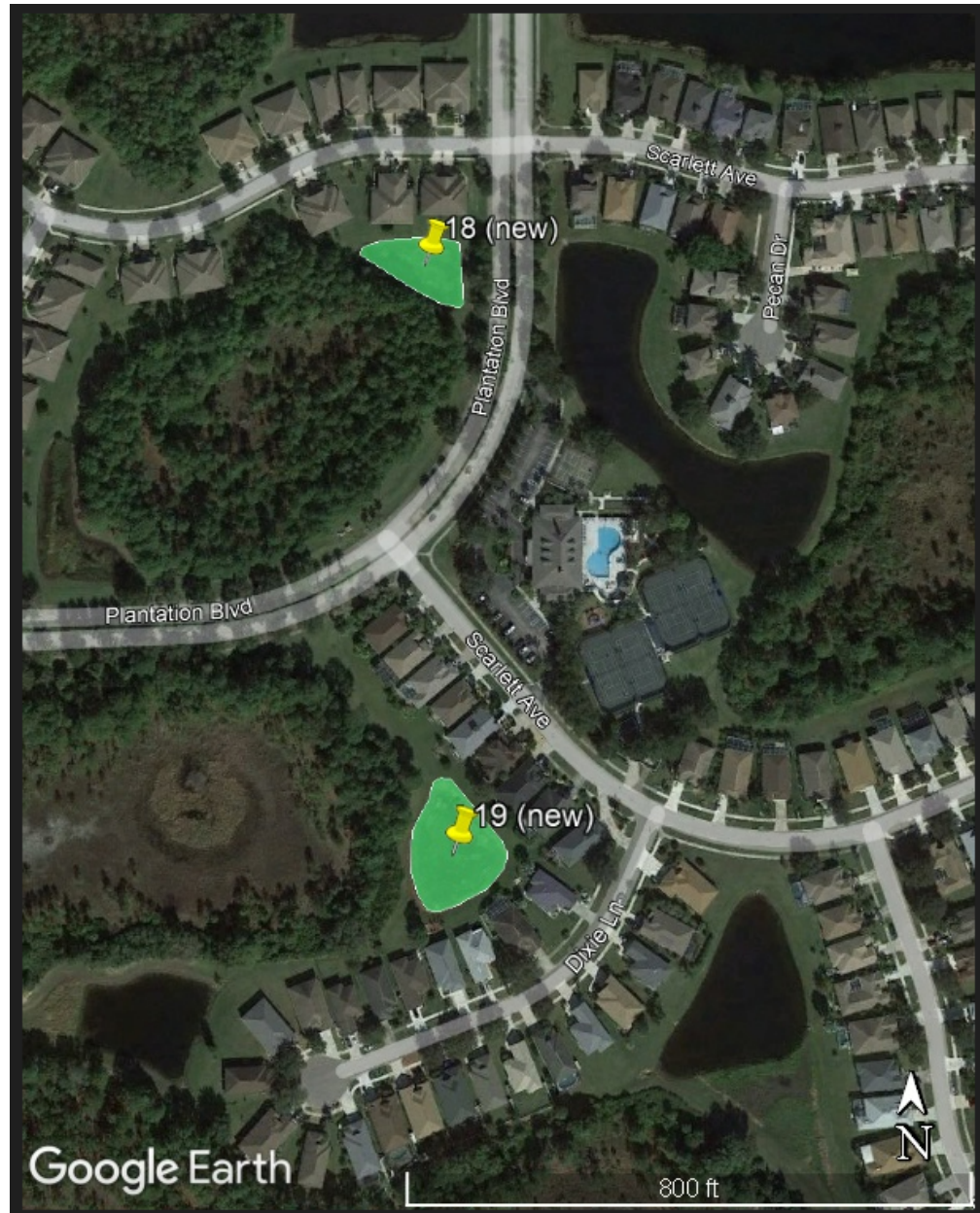


EXHIBIT B

Scope of Services

Lakeside Plantation CDD
Services Contract
Page 5 of 7



SCHEDULE A - ANNUAL POND MANAGEMENT SERVICES

Aquatic Weed Control:

1. Pond(s) will be inspected **three (3) times per month** basis.
2. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the pond at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected on a **three (3) times per month** basis.
2. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Pond Algae Control:

1. Ponds will be inspected on a **three (3) times per month** basis.
2. Any algae found in the pond with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Littoral Shelf Control:

1. Littoral areas will be inspected and treated on an as-needed basis to maintain compliance with governing agencies for the management of all nuisance and exotic species.
2. Maintenance of future littoral plantings may necessitate an increased service level at an additional cost.
3. All Species will be killed in place with an approved herbicide.

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4. This proposal does **not** include debris removal or disposal.

Pond Dye:

1. **Pond Dye** may be applied to the ponds on an as needed basis, at the discretion of the technician. A combination of blue and/or black dye will be used as required to maintain a dark natural water color.

Trash Removal:

1. Trash and light debris will be removed from the pond(s) with each service and disposed off-site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Service Reporting:

1. Customer will be provided with a monthly service report detailing all of the work performed as part of this contract.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
 - c. Compliance with any other special requirements or conditions required by the local municipality.
 - d. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an

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integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.

4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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SUPERSEDE ANNUAL MAINTENANCE CONTRACT

CUSTOMER NAME: Lakeside Plantation CDD

SUBMITTED TO: Margie Gerstmann, manager@lakesideplantationcdd.com

CONTRACT EFFECTIVE DATE: August 1, 2023 through July 31, 2024

SUBMITTED BY: Liz Rocque, Business Development Consultant

SERVICES: Annual Pond Maintenance for ponds 1-19 including Littoral Areas, Three (3) visits per month

This agreement (the "Agreement") is made as of the date indicated above and is by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. PAYMENT TERMS. The Annual Contract Price is **\$18,792.00**. SOLitude shall invoice Customer **\$1,566.00 per month**. for the Services to be provided under this Agreement. The term of this agreement is for a period of twelve (12) months, with payment invoiced on the first day of each month, reminding them that a contract payment is due by the end of that same month. The customer is obligated to pay each monthly contract payment per the terms of this contract, without any obligation on the part of SOLitude to invoice or send any other sort of reminder or notice. Due to the seasonality of these services, and the disproportionate amount of time and materials dedicated to providing these services during some times of the year as compared to others, based on the season, weather patterns, and other natural factors, the amount billed and paid to date is not necessarily equivalent to the amount of work performed to date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees above. SOLitude shall be reimbursed by the customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the customer that are not covered specifically by the written specifications of this contract.
3. TERM AND EXPIRATION. This Agreement is for an annual management program as described in the Schedule A attached. Any additional services will be provided only upon additional terms as agreed to by the parties in writing. Contract will automatically renew annually at the end of the contract effective

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date for subsequent one (1) year terms, with a four percent (4%) escalation in the Annual Contract Price each year, under the same terms, specifications, and conditions as set forth by this contract, unless either party gives written notice of cancellation thirty (30) days prior to the termination date of this contract, or subsequent renewal contracts.

4. PRICING. The Company reserves the right to annually increase the amount charged for the services beyond the escalation percentage stated in the TERM AND EXPIRATION above, which shall be communicated by written notice to the Customer, which notice may be by invoice.

5. TERMINATION. If SOLitude terminates your service for nonpayment or other default before the end of the Services Contract, if the Customer terminates this Services Contract for any reason other than in accordance with the cancellation policy outlined above, or in the event this Contract does not automatically renew and the customer terminates it before the termination date, Customer agrees to pay SOLitude, in addition to all other amounts owed, an Early Termination Fee in the amount specified below ("Early Termination Fee"). The Customer's Early Termination Fee will be 50% of the remaining value of the Contracted Price. The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Services Contract on which the Customer's rate plan is based.

6. INSURANCE AND LIMITATION OF LIABILITY. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

7. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

8. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

9. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

10. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or

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otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

11. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

12. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customers understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or

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other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

15. NONPERFORMANCE. In the case of any default on the part of the Company with respect to any of the terms of this Agreement, the Customer shall give written notice thereof, and if said default is not made good within (30) Thirty Days, the Customer shall notify the Company in writing that there has been a breach of the Agreement. The Company in case of such breach shall be entitled to receive payment only for work completed prior to said breach, so long as the total paid hereunder does not exceed the Contract sum.

16. E-Verify. Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Lakeside Plantation CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

Liz.rocque@solitudelake.com

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SCHEDULE A - ANNUAL POND MANAGEMENT SERVICES

Aquatic Weed Control:

1. Pond(s) will be inspected **three (3) times per month** basis.
2. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the pond at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected on a **three (3) times per month** basis.
2. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Pond Algae Control:

1. Ponds will be inspected on a **three (3) times per month** basis.
2. Any algae found in the pond with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Littoral Shelf Control:

1. Littoral areas will be inspected and treated on an as-needed basis to maintain compliance with governing agencies for the management of all nuisance and exotic species.
2. Maintenance of future littoral plantings may necessitate an increased service level at an additional cost.
3. All Species will be killed in place with an approved herbicide.

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4. This proposal does **not** include debris removal or disposal.

Pond Dye:

1. **Pond Dye** may be applied to the ponds on an as needed basis, at the discretion of the technician. A combination of blue and/or black dye will be used as required to maintain a dark natural water color.

Trash Removal:

1. Trash and light debris will be removed from the pond(s) with each service and disposed off-site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Service Reporting:

1. Customer will be provided with a monthly service report detailing all of the work performed as part of this contract.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
 - c. Compliance with any other special requirements or conditions required by the local municipality.
 - d. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an

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integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.

4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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SECTION IX

SECTION C

SECTION 1

RESOLUTION 2023-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE
FOR FISCAL YEAR 2023-2024; AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Lakeside Plantation Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Sarasota County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt annual meeting schedule for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024 (“Fiscal Year 2023-2024”), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2023-2024 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** are hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 16th day of August 2023.

ATTEST:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairman

Exhibit A: Fiscal Year 2023-2024 Annual Meeting Schedule

Exhibit A

**NOTICE OF MEETINGS
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Lakeside Plantation Community Development District** will hold their meetings for **Fiscal Year 2023-2024 on the third Wednesday of every month at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, FL 34289**, unless otherwise indicated as follows:

October 18, 2023
November 15, 2023
January 17, 2024
February 21, 2024
March 20, 2024
April 17, 2024
May 15, 2024
June 19, 2024
August 21, 2024
September 18, 2024

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619.

A meeting may be continued to a date, time and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of proceedings and that accordantly, 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.

Jordan Lansford, District Manager
Lakeside Plantation Community Development District

SECTION D

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
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Estimate

ADDRESS

Lakeside Plantation
2800 Plantation Blvd
North Port, FL 33948

ESTIMATE # 2033

DATE 06/06/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sales	Main Social Hall Walls - 2064 Sq Ft Area - 1840 Sq Ft 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. Includes content and furniture manipulation and protective barriers for floors and surfaces not being painted. **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. 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.	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
any wall +
paint
pg 2

TOTAL

\$19,500.00

Accepted By

Accepted Date

MAIN ROOM 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 # 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
	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.	2,116	4.00	8,464.00
	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

\$16,284.00

**Innotech Construction
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Estimate

ADDRESS

Lakeside Plantation
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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
		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.	579.60	4.00	2,318.40
		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

\$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
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Estimate

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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