

*Lakeside Plantation Community  
Development District*

*Agenda Package  
October 18, 2023*



# Lakeside Plantation

## Community Development District

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Alan Sabol, Chairman

Patrick Lavoy, Vice Chairman

Bonnie Benjamin, Assistant Secretary

María Chichelli, Assistant Secretary

Mary Martín, Assistant Secretary

October 18, 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  
October 18, 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. District Engineer
- V. Business Administration
  - A. Approval of Minutes of the September 20, 2023 Meeting
  - B. Approval of Check Register
  - C. Balance Sheet & Income Statement
  - D. Special Assessment Receipts Schedule
  - E. Budget Amendment, Resolution 2024-01
- VI. New Business Items
  - A. Consideration of Proposals to Perform a Reserve Study Update
    1. Reserve Advisors
    2. Custom Reserves
  - B. Consideration of Proposal from Innotech Construction Services, LLC to Replace 40 Light Fixtures & Bulbs along the Boulevard
  - C. Acceptance of Annual Audit Report for Fiscal Year 2022
- VII. General Audience Comments
- VIII. Staff Reports
  - A. Attorney
    1. Discussion of Pergola Insurance Reimbursement

- B. District Engineer
- C. District Manager
  - 1. District Property Insurance Schedule for Fiscal Year 2024
- D. Amenities Manager
  - 1. Report
  - 2. Surge Protection Options
  - 3. Proposals for Staking Magnolia Trees
- IX. Other Business
- X. Supervisors Requests
- XI. Next Scheduled Board Meeting is November 15, 2023 at 6:00 p.m. at Lakeside Plantation Clubhouse
- XII. 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 V

# 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, **September 20, 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 *(via Zoom)*  
Pina Chichelli  
Mary (Sue) Martin  
Bonnie Benjamin

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present:

Jordan Lansford  
Sarah Sandy *(via Zoom)*  
Brent Burford *(via Zoom)*  
Margie Gertsmann  
LMP Representative  
Residents

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

*The following is a summary of the discussions and actions taken at the September 20, 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.

- **District Manager**
  1. **Rules of Meeting Procedure**

Ms. Lansford provided a document on meeting decorum, at the request of the Board at the last meeting and provided a summary to the Board. During the public comment periods, each speaker should state their name and will have three minutes to address the Board. All remarks are to be addressed to the Board, not to any individual Board Member or staff. The public has a right to be heard, but the Board and staff are not required to respond to comments made during the public comment period. Mr. Sabol noted that this item was before the Board because at the last meeting, residents were loud and talking during the audience comments period.

**THIRD ORDER OF BUSINESS**

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

Ms. Lansford opened the audience comments period. Ms. Anna Shlossberg of 1539 Scarlett Avenue did not receive a response at the last meeting about the incompetent behavior and abuse by the manager. Mr. Gary Ronald of 2608 Peach Circle recalled that the meeting ended last month without any audience comments and questioned why a night watchman was hired when there were cameras around the pool area. Anyone could call 911 at no charge. Last year, Mr. Ronald offered his assistance, but it was denied by the Board. \$9,000 was spent to see if the pool was sinking, but by looking out the window, someone could see if the water was level in the pool. The pump system was sinking because water was being discharged right at the pool area. All residents were disappointed in how the Board was managing their money. There being no further comments, Ms. Lansford closed the audience comments period.

**FOURTH ORDER OF BUSINESS**

**Audience Comment Tracker**

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

**FIFTH ORDER OF BUSINESS**

**District Engineer**

Mr. Burford obtained a proposal for the sidewalk replacement near the pickleball courts, which was approximately \$9,200, but was not received in time to be included on the agenda. He would obtain additional proposals for comparison purposes. Ms. Gertsmann was having

difficulty obtaining proposals; however, she obtained proposals to repair three lakes. Mr. Burford asked that Ms. Gertsmann obtain unit costs. Two other vendors were providing prices. Mr. Sabol questioned why it was taking a long time to obtain prices. Mr. Burford explained that he had to handle several issues, such as the hurricane in North Florida and it was not a good time to make lake bank repairs and suggested waiting until they were past the rainy season. Mr. Sabol was tired of this excuse and would like for Mr. Burford to quickly obtain proposals.

## **SIXTH ORDER OF BUSINESS**

## **Business Administration**

### **A. Approval of Minutes**

#### **1. June 21, 2023 Meeting**

Ms. Lansford presented the minutes of the June 21, 2023 meeting. On Page 12 under the Eleventh Order of Business, “*beam*” should be “*tree*.” On Page 5, *Mr. Sabol* questioned if he was liable for any decision that the Board made, not *Mr. LaVoy*. On Page 6, Mr. Shlossberg’s address was *1539 Scarlett Avenue*, not *Pinckney Drive*. On Page 5, *Mr. Franzin* did not speak and *Mr. Sabol* questioned liability, not *Mr. LaVoy*. On Page 12, Ms. Chichelli requested *pictures*, not a *paint sample*. On Page 10, in the second paragraph, “*curb*” should be “*tree*.”

#### **2. August 16, 2023 Meeting**

Ms. Lansford presented the minutes of the August 16, 2023 Meeting. On the bottom of Page 14, Mr. LaVoy did not agree with Mr. Sabol, but agreed with Ms. Martin that Mr. Shlossberg should be reinstated and was treated unfairly.

On MOTION by Ms. Benjamin seconded by Ms. Chichelli with all in favor the Minutes of the June 21, 2023 and August 16, 2023 Meetings were approved as amended.

### **B. Approval of Check Registers**

#### **1. June 2023**

#### **2. July 2023**

#### **3. August 2023**

### **C. Balance Sheet & Income Statement**

### **D. Special Assessment Receipts Schedule**

Ms. Lansford recalled that the Check Registers for June and July were not approved at the last meeting.

On MOTION by Ms. Martin seconded by Ms. Chichelli with all in favor the June, July and August 2023 Check Registers were approved as presented.

Ms. Lansford would present a budget amendment at the next meeting, due to the hurricane expenses, assuming that all invoices were provided by September 30<sup>th</sup>.

## **SEVENTH ORDER OF BUSINESS**

### **New Business Items**

#### **B. Consideration of Proposal from Reserve Advisors to Perform a Reserve Study Update**

Ms. Lansford presented a proposal from Reserve Advisors for a Reserve Study update in the amount of \$5,300. The last Reserve Study was completed in 2017 and this proposal was for a Level 2 Reserve Study. Mr. Sabol requested that Ms. Lansford obtain additional proposals. Ms. Lansford pointed out that the proposals from other companies would be for a Level 1 Reserve Study, which would include an initial site visit. There was Board consensus for Ms. Lansford to present proposals at the October meeting.

## **EIGHTH ORDER OF BUSINESS**

### **General Audience Comments**

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

- Mr. Ronald Perry of 1663 Scarlett Avenue pointed out that residents wanted their \$9,000 to be returned for the Board hiring Martin Aquatics (Martin) to investigate the sinking of the pool, as Martin found nothing wrong. The only Supervisor that did not vote on the contract was Ms. Benjamin. The \$9,000 was for a few hours of visual inspection. Mr. Sabol recalled that Martin Engineering discovered issues with the pool and parts were on order as the feeders did not work properly. It was beyond the expertise of their current aquatic vendor. Mr. Perry felt if the current vendor could not handle it, they should get a new pool maintenance company versus spending \$9,000.
- Mr. Leon Shlossberg felt that the Board suspending him for eight months was unfair and unjust. Ms. Anna Shlossberg of 1539 Scarlett Avenue pointed out that her husband did not do what he was accused of and when asked by Mr. Sabol if

he ever had an offense, Mr. Sabol's answer was no, yet her husband was suspended for eight months. According to the District rules, for a first-time offense, there was only a one-day suspension. Mr. Sabol confirmed that they had proof that Mr. Shlossberg harassed the employee and the employee was willing to go to court and testify that Mr. Shlossberg took them by the arm and pushed them against the wall. Ms. Sandy pointed out Mr. Shlossberg's three minutes were over. Mr. Shlossberg continued to speak after his allotted time and was requested by Ms. Lansford to not continue to speak over others. Mr. Shlossberg did not comply with the requests and Ms. Lansford requested that Mr. Shlossberg leave the meeting as he was being disruptive.

- Mr. Peter Gardner of 2186 Boxwood Street thanked the Board for serving the community and requested that the Board discuss what was a priority as things that people loved were not getting repaired.
- Ms. Lisa Wells of 1050 Jonah Drive requested that the lake bank behind Jonah should be included on the list of lake banks to be repaired.
- Mr. Devon Poulos of 1255 Jonah Drive called Ms. Lansford after the last meeting regarding the operation and maintenance (O&M) assessment. He was in favor of it increasing, as long as the District Board was comprised of a representative from the townhomes, one from the single-family homes, one from the villas, one from the carriage homes and one member at large, but was informed by Ms. Lansford that the District was not set up this way. In the future, the Board should look at changing it as four residents from the single-family homes were making a decision that benefit the single-family homeowners. Mr. Poulos was happy that there were rules on meeting decorum, but disagreed with there being a night watchman, as the Board was pointing fingers and inciting people to get worked up. During the public comment period, the Board should hear comments, respond and make a decision. There were no fountains out front and grass in an island that was missed by LMP. In his opinion, the Board was not doing a good job of keeping residents' money safe as residents lost trust in the Board.
- Mr. Gary Ronald of 2608 Peach Circle questioned how Martin conducted their investigation to determine that the pool was not sinking. For \$300, a surveying

company could survey the depth of the pool and determine why the pump was failing and why the hot tub did not work. The hot tub was breaking because young kids were jumping in and out of the hot tub, playing with the switch and shorting it out. Mr. Ronald questioned what they were paying for the night watchman and what they did when witnessing suspicious activity.

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

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Sandy contacted EGIS regarding the District’s insurance policy on the entranceway pergolas. They were reviewing it and hoped to provide a response by the end of the week. The Board of Supervisor seats are elected on an at-large basis under Chapter 190 of the Florida Statutes and could not be changed. Any qualified elector was able to serve on the Board. Some changes were made in the past Legislative session, requiring the Board to undergo four hours of ethics training per year. The Commission on Ethics was still working on rulemaking in order to determine how it would be completed and reported, but the Commission on Ethics currently offers free online courses for other public officers and was hopeful that would be extended to CDD Supervisors. Additional information would be provided prior to the requirement going into effect starting on January 1, 2024.

**B. District Engineer**

There being none, the next item followed.

**C. District Manager**

Ms. Lansford recalled that a document was requested on the general differences between a CDD and HOA, which was posted to the website.

**1. Rules of Meeting Procedure**

Ms. Lansford presented the document on meeting decorum earlier in the meeting. Ms. Sandy reviewed it and there were changes to the version included in the agenda package.

## **2. Hurricane Analysis**

This item was discussed.

### **D. Amenities Manager**

#### **1. Report**

Ms. Gertsman presented the Monthly Summary Report. Welsh Tennis (Welsh) received the site plan for the electrical. It was in permitting. As soon as she heard from Welsh, the work would be scheduled. Some signs were still down, such as a speed limit sign on Scarlett Avenue and a twisted golf course sign up at the front. Ms. Gertsman was waiting for a proposal. Light bulbs for the street lights were pending. Regarding the sidewalk repairs, the \$9,200 proposal that Mr. Burford obtained, was just for the sidewalk behind the pickleball court. Another company quoted \$10,000 for the same area. It was estimated to cost \$100,000 to repair all sidewalks in the community. Another company could install a small ramp instead of grinding them, which was less costly, but they would only go to a certain size. They did not repair any lifted or raised sidewalks or ones that needed to be cut. They could be repaired in phases versus all at once. Ms. Gertsman would provide proposals to the Board in October. The chemical feeder for the pool and spa was ordered. They were looking for a new fitness equipment maintenance provider and Ms. Gertsman would provide a proposal at the October meeting. Regarding the air conditioner, the guy from Innotech was on vacation. As of last week, it was still being built. She would send out an email, once she received an update. The electrical panel on Plantation Boulevard, by the exit fountain, was in bad shape. Ms. Gertsman had a proposal from Sergeant's Electric and was waiting for Aqua Plumbing and Electrical to come out. To replace it could exceed over \$20,000. The treadmill was looked at today and a part was ordered. The exit fountain was not working. It would be drained and diagnosed. Solitude Lake Management estimated \$113,000 for the lake erosion repairs.

Mr. Sabol asked if the electrical panel that cost \$20,000 to replace, controlled the fountain. Ms. Gertsman explained that it controlled the irrigation and boulevard lighting and was a priority. They needed to request that Florida, Power & Light (FPL) turn off the electricity, due to the high voltage. Ms. Martin asked if the boulevard lights could be placed on a timer. Ms. Gertsman would look into it, once all of the poles were in place and the light bulbs were replaced. At this time, she could not turn on any more lights. Ms. Martin questioned why yellow tape was placed around equipment from North Port Water. Ms. Gertsman last spoke to the county six or seven months ago and this was not a high priority and would speak to them again.

**TENTH ORDER OF BUSINESS****Other Business**

A representative from LMP reported that the flowers should be installed on Friday. The Palm pruning was completed on Wednesday afternoon and the mulch installation was scheduled for November 27<sup>th</sup>. At the end of each month, a report and schedule would be emailed to Ms. Chichelli. There were some issues with the weeds the last couple of weeks. It was difficult to spray them on their mowing days, due to the heavy rains. An additional crew was in place for any tasks that needed to be completed. An online service request form could be filled out on LMPpro.com. Ms. Martin asked if their contract covered Palm tree fertilization. The LMP representative explained that they were still in the blackout period, which expired at the end of the month and would provide an information booklet on the type of fungus that killed the Medjool Palms. Ms. Martin questioned whether the Palms could have been fertilized so they did not get to this point. The LMP representative stated that injections were a way to protect the Palms and bring them to their upmost health.

**ELEVENTH ORDER OF BUSINESS****Supervisor's Requests****A. Supervisor LaVoy****1. Discussion of Spreadsheet of O&M Fees**

Mr. LaVoy provided a spreadsheet of O&M fees to illustrate the history of the taxes. He only had the records of the single-family homes. It was evident that CDD fees were fairly stagnant since inception, with no increase in 15 years, which was unfortunate as current residents were now paying for it. It should have increased slightly every year.

*Mr. LaVoy temporarily left the meeting.*

Mr. Sabol agreed that the fountains were a problem and asked if the \$5,000 pump that broke down was insured. Ms. Lansford stated according to EGIS, insurance only covered it if it was due to structural damage or a lightning strike. They believed that the issue was due to wear and tear. EGIS contacted the fountain vendor, Professional Fountain Services, to determine whether there was structural damage, but they could not determine that it was caused by structural damage and EGIS therefore, denied the claim. The District could file an appeal. Since fountain parts were on backorder, Ms. Lansford recommended that the Board order the parts after October 1<sup>st</sup> and deal with the insurance company in the meantime. Mr. Sabol indicated that no matter how much money was put into the fountain, they would have the same issue in a

couple of months, due to the components for the motor and pump being located in a pit filled with water. Mr. Sabol questioned whether the Board wanted to repair or remove the fountains.

*Mr. LaVoy returned to the meeting.*

Mr. LaVoy wanted to remove them as it was a waste of energy, water and chemicals. Once they had the money, the area could be cleaned up properly. Ms. Martin was in favor of removing the fountains, as \$62,242 was spent on them from 2019 until August of this year. Ms. Chichelli preferred to remove them as the fountains were 22 years old. Ms. Benjamin agreed, as she never cared about them. *There was Board consensus to obtain separate proposals to remove the fountains or remove the equipment for the fountains and leaving the actual structures in place.* Mr. Sabol recommended building up reserves as it would cost \$100,000 to resurface the tennis courts and \$100,000 for lake bank repairs. Ms. Chichelli recommended that the Board take action to terminate the contract for fountain services.

On MOTION by Ms. Chichelli seconded by Ms. Martin with all in favor terminating the Agreement for Fountain Maintenance with Professional Fountain Services LLC was approved.

Ms. Lansford would remove the fountains from the District's property insurance schedule.

## **TWELFTH ORDER OF BUSINESS**

### **Closed Security Session (Closed to the Public)**

*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 plan. The closed session is scheduled to occur at the end of the Regular Meeting, but may be held 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.*

Ms. Lansford requested that members of the audience leave the room in order for the District to hold a closed session on security, which was called to order at 7:05 p.m. At the conclusion, the regular meeting was called to order.

**THIRTEENTH ORDER OF BUSINESS**

**Next Scheduled Board Meeting is October 18, 2023 at 6:00 p.m. at Lakeside Plantation Clubhouse**

Ms. Lansford announced that the next meeting was scheduled for October 18, 2023 at 6:00 p.m. at this location.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Sabol seconded by Ms. Benjamin with all in favor the meeting was adjourned at 7:14 p.m.
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Secretary/Assistant Secretary

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Chair/Vice Chair

# SECTION B

# Lakeside Plantation Community Development District

## Summary of Invoices

SEPTEMBER 1, 2023 to SEPTEMBER 30, 2023

Fund	Date	Check No.'s	Amount
General Fund	9/11/23	3105	\$ 2,292.75
	9/13/23	3106-3127	\$ 55,658.71
	9/20/23	3128	\$ 300.00
			\$ 58,251.46
Capital Reserve Fund			\$ -
			\$ -
Automatic Drafts			
Florida Power & Light		2200 Plantation Blvd - Clubhouse	\$ 1,215.07
		2200 Plantation Blvd - Fountain	\$ 456.44
		2200 Plantation Blvd - Pool	\$ 545.36
North Port Utilities		2200 Plantation Blvd - Clubhouse	\$ 401.10
		2200 Plantation Blvd - Fountain	\$ 310.20
		2200 Plantation Blvd - Pool	\$ 152.22
		2200 Plantation Blvd - Garbage Collection	\$ 168.47
TECO Peoples Gas		2200 Plantation Blvd - Clubhouse Fireplace	\$ 16.07
Comcast		2200 Plantation Blvd - Clubhouse	\$ 411.59
ADT		2200 Plantation Blvd - Clubhouse	\$ 251.78
Marlin Business Bank		Copier Contract Payment	\$ 104.86
			\$ 4,033.16
			\$ 62,284.62

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/11/23	00412	8/07/23	5003	202308	320-53800-46500		TREE SERVICES JOSHUA TREE, INC	*	2,292.75	2,292.75	003105
9/13/23	00383	8/09/23	15169301	202308	330-53800-48400		SECURITY ADT COMMERCIAL	*	80.25	80.25	003106
9/13/23	00413	9/07/23	587344	202309	330-53800-51000		REPLACE POOL MOTOR AQUA PLUMBING & AIR	*	1,300.00	1,300.00	003107
9/13/23	00404	9/12/23	09202023	202309	330-53800-48000		TRIVIA 9/20/23 BARRY RIEBAU	*	550.00	550.00	003108
9/13/23	00353	8/16/23	BB081620	202308	310-51300-11000		BOS MEETING 8/16/23 BONNIE J BENJAMIN	*	200.00	200.00	003109
9/13/23	00415	9/01/23	23-01836	202309	310-51300-48000		BOS MEETING DATES	*	91.88		
		9/08/23	23-01876	202309	310-51300-48000		NOTICE OF BOS MEETING BUSINESS OBSERVER	*	107.19	199.07	003110
9/13/23	00009	8/07/23	12392434	202308	330-53800-51000		MAIN VALVE REPLACEMENT BABE'S PLUMBING INC.	*	332.73	332.73	003111
9/13/23	00200	8/16/23	BS081620	202308	310-51300-11000		BOS MEETING 8/16/23 ALAN SABOL	*	200.00	200.00	003112
9/13/23	00414	6/13/23	235917	202306	330-53800-51000		SPA CHEMICAL FEEDER	*	2,642.28		
		6/13/23	235924	202306	330-53800-51000		POOL CHEMICAL FEEDER COMMERCIAL ENERGY SPECIALISTS	*	2,642.28	5,284.56	003113
9/13/23	00014	8/31/23	1031597	202308	330-53800-48101		WATER CULLIGAN WATER	*	93.24	93.24	003114
9/13/23	00402	8/26/23	INV-2646	202308	300-13100-10400		SIGNS FASTSIGNS	*	52.42	52.42	003115

LKSD LAKESIDE PLANT HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/13/23	00104	8/10/23	114140	202308	330-53800-48700		QUARTERLY MAINT AUG23	*	145.00		
		8/11/23	114154	202308	330-53800-48700		ROLLER PAD	*	125.49		
FITNESS LOGIC										270.49	003116
9/13/23	00001	9/01/23	153	202309	310-51300-34000		MANAGEMENT FEES SEPT23	*	3,541.67		
		9/01/23	153	202309	310-51300-35200		WEBSITE ADMIN SEPT23	*	66.67		
		9/01/23	153	202309	310-51300-35100		INFORMATION TECH SEPT23	*	104.17		
		9/01/23	153	202309	310-51300-31300		DISSEMINATION SVC SEPT23	*	83.33		
		9/01/23	153	202309	310-51300-42000		POSTAGE	*	116.25		
GOVERNMENTAL MANAGEMENT SERVICES										3,912.09	003117
9/13/23	00061	8/22/23	WO-5394	202308	330-53800-48103		REPLACE 5HP MOTOR	*	3,420.00		
HOWARD'S POOL WORLD, INC.										3,420.00	003118
9/13/23	00388	8/25/23	178308	202308	320-53800-46700		IRRIGATION MAINT	*	1,460.00		
		9/01/23	178078	202309	320-53800-46400		LANDSCAPE MAINT SEPT23	*	12,836.64		
LANDSCAPE MAINTENANCE PROFESSIONALS										14,296.64	003119
9/13/23	00381	8/25/23	12022023	202309	300-15500-10000		DEPOSIT DJ 12/2/23	*	100.00		
LATE NIGHT ENTERTAINMENT LLC										100.00	003120
9/13/23	00348	8/16/23	MM081620	202308	310-51300-11000		BOS MEETING 8/16/23	*	200.00		
MARY MARTIN										200.00	003121
9/13/23	00401	8/16/23	PL081620	202308	310-51300-11000		BOS MEETING 8/16/23	*	200.00		
PATRICK LAVOY										200.00	003122
9/13/23	00282	8/16/23	MC081620	202308	310-51300-11000		BOS MEETING 8/16/23	*	200.00		
MARIA J CHICHELLI										200.00	003123
9/13/23	00041	8/11/23	283441	202308	330-53800-48400		MAINTENANCE	*	130.00		
SECURITY ALARM CORP.										130.00	003124
LKSD LAKESIDE PLANT HHENRY											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/13/23	00298	8/14/23 37440	202308 330-53800-51000	POOL PUMP MAINT SERGEANT'S ELECTRIC	*	210.00	210.00 003125
9/13/23	00106	9/07/23 3895752	202309 310-51300-48000	NOTICE SUN NEWSPAPERS	*	701.80	701.80 003126
9/13/23	00369	9/01/23 12378337	202309 330-53800-12000	MANAGEMENT FEES SEPT23 WTS INTERNATIONAL, LLC	*	23,725.42	23,725.42 003127
9/20/23	00400	9/20/23 09272023	202309 330-53800-48000	TRIVIA 9/27/23 MATTHEW GERBER	*	300.00	300.00 003128
TOTAL FOR BANK A						58,251.46	
TOTAL FOR REGISTER						58,251.46	



# INVOICE #5003

ISSUED:

Aug 07,  
2023

DUE:

Aug 21,  
2023

PAID:

Sep 13,  
2023

**RECIPIENT:**

**Lakeside Plantation**

2200 Plantation Boulevard  
North Port, Florida 34289

**SENDER:**

**Joshua Tree, INC**

2620 Brightside Court  
Cape Coral, Florida 33991

**SERVICE ADDRESS:**

2200 Plantation Boulevard  
North Port, Florida 34289

Email: [jtooffice@myjoshuatree.com](mailto:jtooffice@myjoshuatree.com)

Website: <https://myjoshuatree.com/>

**For Services Rendered**

Product/Service	Description	Qty.	Unit Price	Total
<b>Aug 04, 2023</b>				
Tree removal	<p>Please note that tree service usually involves the use of machinery and may result in some minor damage to the surrounding area, such as turf, plants, or landscaping.</p> <p>1501 Scarlett Ave. Remove and grind oak tree at corner of intersection.</p> <p>Disclaimer: Our stump grinding service takes all necessary precautions to ensure safe and efficient removal of tree stumps from your property. However, please note that stump grinding involves the use of heavy machinery and may result in some damage to the surrounding area, such as grass, plants, or landscaping. Additionally, we are not responsible for any hidden obstacles or underground utilities that may be present in the stump removal area, and it is the responsibility of the property owner to locate and mark any such obstacles prior to our arrival. By hiring our service, you acknowledge and accept the terms here in.</p>	1	\$850.00	\$850.00

Currently scheduling week of July 24th



# INVOICE #5003

ISSUED:

Aug 07,  
2023

DUE:

Aug 21,  
2023

PAID:

Sep 13,  
2023

Product/Service	Description	Qty.	Unit Price	Total
Tree removal	<p>Please note that tree service usually involves the use of machinery and may result in some minor damage to the surrounding area, such as turf, plants, or landscaping.</p> <p>Flush cut leaning pine tree behind 1534 Scarlett Ave.</p> <p>Climber. No bucket access. Leave all material from pine tree in the preserve where tree is.</p>	1	\$1,400.00	\$1,400.00

PAID

Thank you for your business. Please contact us with any questions regarding this invoice. Late charge of 1.5% shall be charged per month (18% per year) for all invoices outstanding after 30 days, client agrees to pay all attorney fees associated with collections if needed.

Subtotal	\$2,250.00
Service Fee (1.9%)	\$42.75
<b>Total</b>	<b>\$2,292.75</b>
Paid	- \$2,292.75
<b>Invoice balance</b>	<b>\$0.00</b>

**Attendance Confirmation**  
for  
**BOARD OF SUPERVISORS**

310513 11000

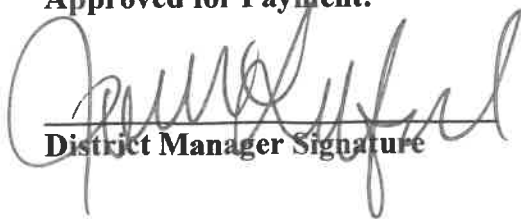
**District Name:** Lakeside Plantation CDD

**Board Meeting Date:** August 16, 2023

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

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

**Approved for Payment:**

  
District Manager Signature

8/16/23  
Date

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



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

**ENTERTAINMENT AGREEMENT**

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

Date Friday September 22, 2023

Event Name That Tune Trivia

Location Lakeside Plantation CDD

Hours 6:30 till 10:00

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

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

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

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

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

Agreed to and accepted by

Barry Riebau  
Performer(s)

Margie Gerstmann

Date

4-27-23

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

2800 Plantation Blvd  
Address

North Port, FL 34289  
City, State Zip code

941-423-5500  
Telephone

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



579



**ESTIMATE**  
Lakeside Plantation Community  
Spa - Chemical Controller

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

**Proposed To**

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

**Ship To**

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

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

001 330 538 51000

\$ 2642.28

spa chemical feeder

**Order Description**

MR2 Precision Chemical Controller for the Spa

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

**Order Items**

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





# ESTIMATE

Lakeside Plantation Community  
Spa - Chemical Controller

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

### Proposed To

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

### Ship To

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

Phone: (941) 423-5500

Fax:

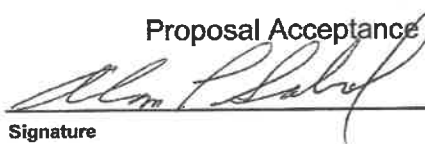
Courier Service  
FedEx Ground

### Additional Information

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

Please click link below to digitally accept this proposal

Proposal Acceptance



Signature \_\_\_\_\_ Date \_\_\_\_\_

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

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

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

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

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



Pool



# ESTIMATE

Lakeside Plantation Community  
Pool - Chemical Controller

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

### Proposed To

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

### Ship To

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

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

001 330 53800 51000

### Order Description

MR2 Precision Chemical Controller for the Pool

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

\$ 2647.28

Pool Chemical feeder

### Order Items

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





**ESTIMATE**  
Lakeside Plantation Community  
Pool - Chemical Controller

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

**Proposed To**

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

**Ship To**

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

Phone: (941) 423-5500

Fax:

Courier Service  
FedEx Ground

**Additional Information**

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

Please click link below to digitally accept this proposal

**Proposal Acceptance**



Signature

Date

Subtotal	2,598.00
Adjustment	0.00
Total	2,598.00
Shipping	44.28
Tax	<del>181.86</del>
Grand Total	2,824.14
Payments	0.00

\$ 2642.28

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

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

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

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





# Invoice

**Bill To**

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

Invoice Number: 12378337  
 Date: 9/1/2023  
 Terms Code: Due on receipt  
 Due Date: 9/1/2023  
 PO:

Invoice Description: Sep 2023 - Management

001 330 53800 12000

Item	Description	Quantity	Rate	Amount
<b>All In Accounts Monthly Management Fee</b>	September 2023	1		\$23,725.42

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



*Late Night Entertainment LLC*

EVENT PRODUCTION,  
PROFESSIONAL AUDIO, DJ &  
KARAOKE SERVICES

### Late Night Entertainment LLC Services Agreement

741 Red Bay Street, Port Charlotte, Florida 33948

latenightentertainment1459@gmail.com

941-600-3447

#### I. Client Information

Name	Lakeside Plantation CDD.	Cell Phone	
Address	2200 Plantation Blvd.	Work Phone	941-423-5500
Email 1	Lifestyle@lakesideplantationcdd.com		
City/State/Zip	North Port, FL 34289	Email 2	

#### II. Event Information

Event Info	Lakeside Plantation CDD Christmas Party				
Date of Event	December 2, 2023	From (time)	6:30PM	To (time)	9:30PM
Address of Venue	2200 Plantation Blvd. North Port, FL 34289				

#### III. Services and Payment

Price	\$400.00
Deposit	\$100.00
Remaining Balance	\$400.00

The Client wishes to engage Late Night Entertainment LLC for services which shall include providing Musical Entertainment for the Event at the address, date, and times specified in Section II. Should the Event continue beyond the time specified above, the Client shall pay Late Night Entertainment LLC a prorated rate of \$200 per hour for each hour the Event goes beyond the time stated above. The deposit must be paid within a day of this signed contract. Make all checks payable to Late Night Entertainment LLC. The remaining balance must be paid before the start of the Event.

#### IV. Termination

The Client may terminate this Agreement at any time prior to the Event by providing at least 14 days notice. Upon termination, the Client shall be entitled to a refund within 14 days of any monies paid less the Deposit. Late Night Entertainment LLC is entitled to and will retain the full deposit should this Agreement be terminated for any reason by the Client. Late Night Entertainment LLC may terminate this Agreement at any time prior to the event. If Late Night Entertainment LLC terminates, it shall refund all monies previously paid by the Client, including the Deposit.

Client Signature		Date	8/29/23
Print Name	Courtney Sears		

# HOWARD'S POOL WORLD, INC.

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

12419 SW COUNTY RD 769  
 LAKE SUZY, FL 34269

Bill To

LAKESIDE PLANTATION  
 2200 PLANTATION BLVD  
 NORTH PORT, FL 34289

## Invoice

Date

8/22/2023

*001 330  
 538 48103*

Work Done At:	Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289	WO-5394	NET 10	9/1/2023	SG
Quantity	Description	Serviced	Amount	
2	SERVICE CALL		220.00	
1	5HP MOTOR, SEALS & ORINGS (POOL CIRCULATION PUMP)		3,200.00	
	replaced 5hp motor on pentair eq500 pump.			
			<b>Total</b>	\$3,420.00
			Payments/Credits	\$0.00
			<b>Total Account Balance</b>	\$9,123.53

**YOU CAN NOW PAY YOUR BILL ONLINE! PARADISE AWAITS YOU IN ALL SEASONS, CALL US TODAY FOR AN ELECTRIC HEAT PUMP!**

LIC. # CPC 053310

**POOL MAINTENANCE & REPAIRS**

[www.howardspoolworld.com](http://www.howardspoolworld.com)



# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
8/25/2023	178308

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

Property Information
001 320 538 46700

Estimate #
85282

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Replace / Install 1 1/2 Inch scrubber valve	4	365.00	1,460.00
Replace 4 broken 1 1/2 inch irrigation control valves.			
Blvd. controller - zones 1, 2, 3 and 4.			<b>Total</b>
			\$1,460.00
Questions regarding this invoice? Please e-mail arpayments@lmpro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>
	Net 30	9/24/2023	\$0.00
			<b>Balance Due</b>

*Completed*



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

### Estimate

<b>Submitted To:</b>
Lakeside Plantation CDD c/o GMS -Tampa LLC 4530 Eagle Falls Pl Tampa, FL 33619

Date	8/22/2023
Estimate #	85282
LMP REPRESENTATIVE	
DR-SI	
PO #	
Work Order #	

Blvd. controller - zones 1, 2, 3 and 4.
---

DESCRIPTION	QTY	COST	TOTAL
Replace / Install 1 1/2 inch scrubber valve Replace 4 broken 1 1/2 inch irrigation control valves.	4	365.00	1,460.00

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$1,460.00</b>
--------------	-------------------

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 *8-28-2023*

SERGEANT'S



ELECTRIC

# CUSTOMER INVOICE

37440 *HW*

LIC # EC13308143

1075 Innovation Ave., Unit 111  
North Port, FL 34289

941.373.5658  
SgtElect.com

### HOME OWNER INFORMATION

Date 08/14/2023 Technician Mark Wiley

Name Lakeside Plantation CDD Phone 941-423-5500 Email manager@lakesideplantationcdd.com

Address 2800 Plantation Blvd City North Port State FL Zip 34289  
Frank 941-650-4374 Marge 570-974-2770

### DEVICES

DEVICES	PRICE	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	\$48.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 2 DEVICE = 110v in wall timer, 3 or 4 way switch, gfci outlet, stack switch, 600 watt dimmer 30amp 240v switch, 110v smoke detector, cs fan remote kit, cs f-stat, usb combo outlet, range/dryer outlet, photo eye	\$99.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 3 DEVICE = 1000 watt dimmer, Fan remote kit, 600w tv dimmer, 110v carbon smoke detector/specialty smoke detector photo eye Diff 2	\$158.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 4 DEVICE = 60amp disconnect, 240v pressure switch, 240v contactor	\$210.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>

*Approved CS*

### ASSESSMENTS

PANEL INSPECTION	\$99.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
HOME INSPECTION (up to 2800 sq ft)	\$210.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
SINGLE CIRCUIT ANALYSIS <u>Pool Pump Not working</u>	\$210.00 x Qty <u>1</u> = \$ <u>210</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MULTIPLE CIRCUIT ANALYSIS	\$319.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
WHOLE HOUSE SURGE PROTECTOR	\$423.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>

*330-53800-51000*

### 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	\$89.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 2 WIRING/BOX = Fan Brace Box, Medium junction box, 15-20amp underground cct per 5'	\$158.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 3 WIRING/BOX = Large junction box, 30-160amp underground cct per 5', speaker, tv, or phone wiring, 110v indoor outlet B2B	\$210.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 4 WIRING/BOX = 110v w.p. Gfci outlet B2B, wiring for a light/outlet	\$269.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 5 WIRING/BOX = wiring for a light/outlet-diff 2, 15-30amp cct within 15'	\$319.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 6 WIRING/BOX = 15-30 amp dedicated cct	\$497.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 7 WIRING/BOX = 15-30 amp dedicated cct-diff 2, 40-50 amp 240v dedicated cct	\$679.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 8 WIRING/BOX = 50-60 amp cct with disconnect	\$989.00 x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>

### ADDITIONAL INSTALLATIONS

_____	\$ _____ x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
_____	\$ _____ x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
_____	\$ _____ x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
_____	\$ _____ x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
_____	\$ _____ x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>

FUSE PANEL YES  NO  PANEL MFG \_\_\_\_\_ AGE \_\_\_\_\_

PAID CASH  CHECK  # \_\_\_\_\_  
CREDIT CARD  # \_\_\_\_\_ EXP / / AUTH # \_\_\_\_\_  
AMOUNT \$ \_\_\_\_\_

TOTAL INVESTMENT \$ 210

NOTES Pump motor was tripping breaker, now the breaker holds but the pump will not come on.

TOTAL FROM "NOTES" FORM \$ \_\_\_\_\_  
TOTAL \$ 210

Performed single circuit analysis. Disconnected the Pool Pump. Breaker holds when the pump wires are disconnected. Recommend company that replaces commercial pool pumps.

DEPOSIT \$ \_\_\_\_\_  
PAID TODAY \$ \_\_\_\_\_  
BALANCE \$ \_\_\_\_\_

I hereby authorize you to proceed with the above work at the quoted price of \$ 210  
Authorization Verbal over the phone (ie Marge)

All work has been performed to my satisfaction \_\_\_\_\_

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



# Fitness Logic

380 Scarlet Blvd.  
Oldsmar, FL 34677

Phone #  
727-784-4964

Fax #  
727-784-0223

E-mail  
fitlogic@aol.com

*Approved CS*

*330-53800-418700*

## Invoice

Date	Invoice #
8/10/2023	114140

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

Location/Contact/Phone
Lakeside Plantation Lakeside Plantation 2200 Plantation Blvd, Contact: Tamara North Port, FL 34289

P.O. Number	Terms	Rep	Work Order #	Completed
	Net 10	DU	115221	8/9/2023

Item Code	Description	Quantity	Price Each	Amount
Maintenance	Quarterly General Maintenance and cleaning of all equipment - Labor Only Maintenance completion during August	1	145.00	145.00

Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month	<b>Subtotal</b>	\$145.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$145.00



**better water. pure and simple.®**

P.O. BOX 61648  
FORT MYERS, FL 33906  
941-485-7526

LAKESIDE PLANTATION  
9145 NARCOOSSEE ROAD  
SUITE A206  
ORLANDO, FL 32827

Approved  
CS

330-  
53800-418101

IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT
CARD NUMBER		V. CODE	
SIGNATURE		EXP. DATE	
DATE	PAY THIS AMOUNT	ACCOUNT NUMBER	
08/31/2023	93.24	1017805	
Pay By Date: Sep 15		AMOUNT PAID \$	

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

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

Page: 1

InvDate	InvNum	Location	Billed	Tax	Balance
<b>Previous Balance: 07/31/2023</b>					<b>129.72</b>
<b>Location 1017805</b>					
<b>LAKESIDE PLANTATION</b>		<b>2200 PLANTATION BLVD</b>			
07/31/2023	1031597	1017805	PO#		<b>25.75</b>
2413	5 GALLON DRINKING WATER		3.000 @	7.75 23.25 0.00	
4201	DELIVERY FEE		1.000 @	2.50 2.50 0.00	
08/17/2023		1017805	PO#		<b>-129.72</b>
	PAYMENT		@		
08/29/2023	1058103	1017805	PO#		<b>64.50</b>
2413	5 GALLON DRINKING WATER		8.000 @	7.75 62.00 0.00	
4201	DELIVERY FEE		1.000 @	2.50 2.50 0.00	
08/31/2023	1064434	1017805	PO#		<b>2.99</b>
3005	6 BOTTLE RACK		1.000 @	2.99 2.99 0.00	
<b>Total Due by the 15th:</b>					<b>93.24</b>

**THIRTY DAYS OVERDUE**

Current	93.24	30day	0.00	60day	0.00	90day	0.00	Balance	93.24
---------	-------	-------	------	-------	------	-------	------	---------	-------

Pay your bill online using our secure payment page at [www.culligansarasota.com](http://www.culligansarasota.com)

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

**Babe's**  
**PLUMBING INC.**  
**CONTRACTING & REPAIRS**  
**FIRE SPRINKLERS**  
 "Good work is not cheap...cheap work is not good"  
 SINCE 1957  
**941-488-2402**  
 www.babesplumbing.com  
 Billing Address  
 Villas @ Lakeside Plantation HOA Inc c/o Lighthouse Property Management  
 333 South Tamiami Trail #217  
 Venice, FL 34285 USA

Approved  
CS

330-  
53800-51000

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

Invoice 123924342  
 Invoice Date 8/7/2023  
 Completed Date 8/7/2023  
 Customer PO  
 Payment Term Net 30  
 Due Date 9/6/2023

Job Address  
 Villas at lakeside Plantation  
 2200 Plantation Blvd.  
 North Port, FL 34289

Description of Work

Replace ball valve feeding a handicap chair for pool entry's pics and vids.

Task #	Description	Quantity	Your Price	Your Total
COP345	Copper 3/4" Main Valve Replacement	1.00	\$310.00	\$310.00

Materials

Material	Description	Quantity	Your Price	Your Total
34FBV	COPPER BALL VALVE FIP 3/4" LF	1.00	\$22.73	\$22.73

Sub-Total \$332.73  
 Tax \$0.00  
 Total Due \$332.73  
 Balance Due \$332.73

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

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

8/7/2023  
 I find and agree that all work performed by Babe's Plumbing, Inc & Fire Sprinklers has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

8/7/2023



# Fitness Logic

380 Scarlet Blvd.  
Oldsmar, FL 34677

330-53800-48700

Phone #  
727-784-4964

Fax #  
727-784-0223

E-mail  
fitlogic@aol.com

*Approved  
CS*

## Invoice

Date	Invoice #
8/11/2023	114154

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

Location/Contact/Phone
Lakeside Plantation Lakeside Plantation 2200 Plantation Blvd, Contact: Tamara North Port, FL 34289

P.O. Number	Terms	Rep	Work Order #	Completed
	Net 10	MM	115167	8/10/2023

Item Code	Description	Quantity	Price Each	Amount
Reupholstery	Roller Pad	1	75.99	75.99
Labor	Reupholster roller pad to fit end plug back in pad.	0.5	99.00	49.50

Thank you for your business.  
Invoices over 30 Days will incur 1.5% Interest per month

<b>Subtotal</b>	\$125.49
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$125.49

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



**Invoice Number**  
 Sale Date  
 Due Date

**283441**  
 8/11/2023  
 8/21/2023

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

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

**Service Address**  
 Lakeside Plantation  
 2200 Plantation Blvd.  
 North Port, FL 34289

Description	Qty	Price	Net	Tax	Total
Commercial Service Call - Per Labor Hour	1	\$130.00	\$130.00	\$0.00	\$130.00
<b>TOTALS</b>			<b>\$130.00</b>	<b>\$0.00</b>	<b>\$130.00</b>

For Service Provided As Per Work Order Number 111255

330 538 48400

Return Stub Below

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



Customer : Lakeside Plantation CDD

Acct. Bal. \$452.00 Amount Remitted

Payment Method  Check  Charge\*

Check Number  Date Remitted

Card Number  Billing Zipcode

Name On Card  Exp Date

Signature  Card ID

Invoice Number 283441  
 Bill Payer ID 11765  
 CSID

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

Please remit to : SAC - Corporate Headquarters, 17776 Toledo Blade Boulevard, Port Charlotte, FL 33948

Inv No. 283441



Invoice 151693016

adtcommercial.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	08/09/2023	09/03/2023		\$80.25

Take action now with eSuite

See reverse side for details.

Payment Options

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

Pay by phone 1.800.606.3535

Mail by check Include the section below

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

Questions?

adtcommercial.com Email: ComCare@adt.com 1.855.238.2666



Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD 2800 PLANTATION RD Job# 501459320			
Trip Charge	1	\$75.00	\$75.00
Total Tax			\$5.25
<b>Sub Total</b>			<b>\$80.25</b>
<b>INVOICE AMOUNT DUE</b>			<b>\$80.25</b>

Approved CS

001 3 30 53800 48400

Thank you for choosing ADT Commercial

You will be charged a \$25.00 fee for any payment returned. Make checks payable to ADT Commercial and please include your account number.

Please detach this portion and send with your payment.



P.O. Box 49292 | Wichita, KS 67201

Invoice Number 151693016
Account Number 70180815
Invoice Date 08/09/2023
Payment Due Date 09/03/2023
Amount Due \$80.25

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
LAKESIDE PLANTATION CDD
2200 PLANTATION BLVD
NORTH PORT FL 34289-9472

ADT COMMERCIAL
PO BOX 382109
PITTSBURGH PA 15251-8109



0000 01 070180815 00000008025 7 151693016 9

*Approved  
CS*

**INVOICE**  
**INV-26467**

fastsigns.com

Completed Date: 8/26/2023  
Payment Terms: COD Customer  
Payment Due Date: 8/26/2023

Created Date: 7/20/2023

*Hurricane*

**DESCRIPTION:** Final/Blade/Street Signs

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

**Pickup At:** FASTSIGNS 174101  
3050 N Washington  
Sarasota, FL 34234  
US

**Ordered By:** Margie Gerstmann  
Email: manager@lakesideplantationcdd.com  
Work Phone: (941) 423-5500  
Cell Phone: (570) 994-2770  
Tax ID: 85-8012611342C-1

**Salesperson:** Peter Tunberg  
Entered By: Peter Tunberg

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	<b>Name Fix</b>	14	\$16.60	\$0.00	\$232.45
1.1	<b>Vinyl -Standard-Digital Print -</b> Part Qty: 1 Width: 36.00" Height: 6.00" - Vinyl: Digital Print - Digital Vinyl Type: Standard Vinyl - Laminate Type: Calendered Gloss 8508 - Vinyl Type: Clear <b>Notes:</b> Plantation Blvd (6) Double Sided			Product Discount Applied: (50.00%) \$232.46	
1.2	<b>Installation -</b> - # of Hours: 2				
2	<b>Ball Final/Blade Replacement Plantation and Jonah</b>	1	\$376.50	\$0.00	\$376.50
2.1	<b>Hardware/Parts - Hardware</b> Part Qty: 1 Width: 1.00" Height: 1.00" <b>Notes:</b> (1) 6" x 36" Blade holder (Jonah/Plantation) (1) Ball Final Tara/Plantation (1) 0.80 Aluminum reflective blank				

*001300 13100 10400*



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

**09/07/23**

Ticket# 3895751-1  
 Public Hearings FY24  
 4 x 14.5  
 Submitted by: Amanda  
 Ferguson  
 Publish: July 3, 2023  
 297693 3895752

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

Acct#: 297693  <b>AMANDA FERGUSON          LAKESIDE PLANTATION CDD          GOVERNMENTAL MANAGEMENT SVCS          4530 EAGLE FALLS PLACE          TAMPA, FL 33619</b>  Telephone: (407) 841-5524	Date: 09/07/23 Ad Date: 07/03/23 Class: 3138 Ad ID: 3895752 Ad Taker: MPRESCOTT Sales Person: 200 Words: 18 Lines: 7 Agate Lines: 8 Depth: 0.833 Inserts: 1 Description: Public Hearings
--	---

Other Charges:	\$0.00	Gross:	\$701.80
Discount:	\$0.00	Paid Amount:	- \$0.00
Surcharge:	\$0.00	Amount Due:	\$701.80
Credits:	\$0.00		
Bill Depth:	0.833		

Publication	Start	Stop	Inserts	Cost
For Billing Only	07/03/23	07/03/23	1	\$701.80
001 310 51300 48000				

Ad Note:

Customer Note:

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

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

# Invoice

**Invoice #:** 153  
**Invoice Date:** 9/1/23  
**Due Date:** 9/1/23  
**Case:**  
**P.O. Number:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - September 2023 310 51300 34000		3,541.67	3,541.67
Website Administration - September 2023 310 51300 35200		66.67	66.67
Information Technology - September 2023 310 51300 35100		104.17	104.17
Dissemination Agent Services - September 2023 310 51300 31300		83.33	83.33
Postage 310 51300 42000		116.25	116.25

**Total** \$3,912.09

**Payments/Credits** \$0.00

**Balance Due** \$3,912.09



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

# Invoice

Date	Invoice #
9/1/2023	178078

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

Property Information
001 370 53800 40400

## Services for the month of September 2023

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE	1	12,836.64	12,836.64
EFFECTIVE SEPTEMBER 1, 2022			

			<b>Total</b>	<b>\$12,836.64</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>	<b>\$0.00</b>
	<b>Net 30</b>	<b>10/1/2023</b>	<b>Balance Due</b>	<b>\$12,836.64</b>

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 23-01876S

Date 09/08/2023

**Attn:**  
Governmental Management Services – Tampa, LLC  
4530 EAGLE FALLS PLACE  
TAMPA FL 33619

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

Description	Amount
Serial # 23-01876S <b>Notice of Regular Meeting</b> <b>RE:</b> Board of Supervisors and Notice of Closed Session; Lakeside Plantation Community Development District <b>Published:</b> 9/8/2023	\$107.19

001 310 51300 48000

Important Message		Paid	( )
Please include our Serial # on your check	Pay by credit card online: <a href="https://legals.businessobserverfl.com/send-payment/">https://legals. businessobserverfl. com/send-payment/</a>	<b>Total</b>	<b>\$107.19</b>

Payment is expected within 30 days of the first publication date of your notice.

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

### Legal Advertising

**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**

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 **September 20, 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 [lakesideplantationcdd.com](http://lakesideplantationcdd.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 [jlansford@gms-tamp.com](mailto:jlansford@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.

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

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jordan Lansford, District Manager  
Governmental Management Services - Tampa, LLC

September 8, 2023

23-01876S

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

#### NOTICE

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# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 23-01836S

Date 09/01/2023

**Attn:**  
Governmental Management Services – Tampa, LLC  
4530 EAGLE FALLS PLACE  
TAMPA FL 33619

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 23-01836S

\$91.88

### Board of Supervisors Meeting Dates

RE: Lakeside Plantation Community Development District Fiscal Year 2023-2024

Published: 9/1/2023

001 310 51300 48000

### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
<https://legals.businessobserverfl.com/send-payment/>

Paid  
Total

()

\$91.88

Payment is expected within 30 days of the first publication date of your notice.

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# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

### Legal Advertising

**BOARD OF SUPERVISORS MEETING DATES  
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023-24**

The Board of Supervisors of the Lakeside Plantation Community Development District will hold their regular meetings for Fiscal Year 2023-24 at on the third Wednesday of following months at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida 34289, at 6:00p.m. 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 provision of Florida Law for Community Development Districts.

The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, or by calling (813) 344-4844.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least 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 Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jordan Lansford, District Manager  
Governmental Management Services - Tampa, LLC  
September 1, 2023

23-01836S

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

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**Electric Bill Statement**

**For:** Jul 25, 2023 to Aug 24, 2023 (30 days)

**Statement Date:** Aug 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**

**\$1,215.07**

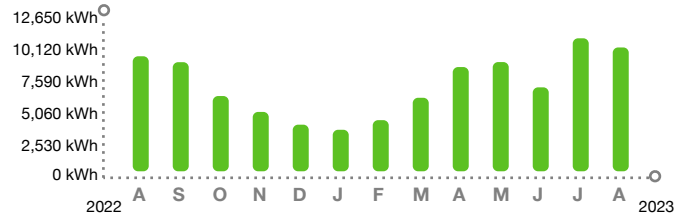
TOTAL AMOUNT YOU OWE

**Sep 14, 2023**

NEW CHARGES DUE BY

Pay \$929.27 instead of \$1,215.07 by your due date. Enroll in FPL Budget Billing®. [FPL.com/BB](http://FPL.com/BB)

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	1,161.82
Payments received	-1,161.82
Balance before new charges	0.00
Total new charges	1,215.07
<b>Total amount you owe</b>	<b>\$1,215.07</b>

**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 \$929.27 instead of \$1,215.07 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at [FPL.com/AutoBB](http://FPL.com/AutoBB)
- Payment received after November 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 September 04, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

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



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

The amount enclosed includes the following donation:  
**FPL Care To Share:** \_\_\_\_\_

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

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](http://FPL.com/PayBill) for ways to pay.

57421-67439

ACCOUNT NUMBER

\$1,215.07

TOTAL AMOUNT YOU OWE

Sep 14, 2023

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



**Customer Name:** LAKESIDE PLANTATION  
 COMM DEVELOPMENT  
 DIST

**Account Number:** 57421-67439

**BILL DETAILS**

Amount of your last bill	1,161.82
Payment received - Thank you	-1,161.82
Balance before new charges	\$0.00

**New Charges**

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$29.98
Non-fuel: <small>(\$0.034670 per kWh)</small>	\$370.28
Fuel: <small>(\$0.031510 per kWh)</small>	\$336.53
Demand: <small>(\$12.65 per KW)</small>	\$379.50
Electric service amount	1,116.29
Gross receipts tax (State tax)	28.64
Franchise fee (Reqd local fee)	69.27
Taxes and charges	97.91
Regulatory fee (State fee)	0.87
Total new charges	\$1,215.07
<b>Total amount you owe</b>	<b>\$1,215.07</b>

FPL automatic bill pay - DO NOT PAY

**METER SUMMARY**

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

Usage Type	Current	- Previous	x Const	= Usage
kWh used	91830	90762	10	10680
Demand KW	2.99		10.00	30

**ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Aug 24, 2023	Jul 25, 2023	Aug 24, 2022
kWh Used	10680	11470	9920
Service days	30	32	30
kWh/day	356	358	330
Amount	\$1,215.07	\$1,161.82	\$1,335.82

**KEEP IN MIND**

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

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



**Electric Bill Statement**

**For:** Jul 25, 2023 to Aug 24, 2023 (30 days)

**Statement Date:** Aug 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**

**\$456.44**

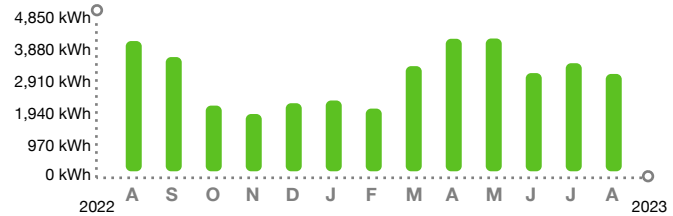
TOTAL AMOUNT YOU OWE

**Sep 14, 2023**

NEW CHARGES DUE BY

Pay \$424.19 instead of \$456.44 by your due date. Enroll in FPL Budget Billing®. [FPL.com/BB](http://FPL.com/BB)

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	505.26
Payments received	-505.26
Balance before new charges	0.00
Total new charges	456.44
<b>Total amount you owe</b>	<b>\$456.44</b>

**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 \$424.19 instead of \$456.44 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at [FPL.com/AutoBB](http://FPL.com/AutoBB)
- Payment received after November 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 September 04, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

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



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

The amount enclosed includes the following donation:  
**FPL Care To Share:** \_\_\_\_\_

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

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](http://FPL.com/PayBill) for ways to pay.

04126-05586  
ACCOUNT NUMBER

\$456.44  
TOTAL AMOUNT YOU OWE

Sep 14, 2023  
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY  
AMOUNT ENCLOSED



**Customer Name:** LAKESIDE PLANTATION  
COMMUNITY  
DEVELOPMENT DIST

**Account Number:** 04126-05586

**BILL DETAILS**

Amount of your last bill	505.26
Payment received - Thank you	-505.26
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)	\$305.22
Fuel: (\$0.031510 per kWh)	\$101.43
Electric service amount	419.33
Gross receipts tax (State tax)	10.76
Franchise fee (Reqd local fee)	26.02
Taxes and charges	36.78
Regulatory fee (State fee)	0.33
<b>Total new charges</b>	<b>\$456.44</b>
<b>Total amount you owe</b>	<b>\$456.44</b>

**FPL automatic bill pay - DO NOT PAY**

**METER SUMMARY**

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

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	62143		58924		3219

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Aug 24, 2023	Jul 25, 2023	Aug 24, 2022
kWh Used	3219	3574	4307
Service days	30	32	30
kWh/day	107	111	143
Amount	\$456.44	\$505.26	\$542.15

**KEEP IN MIND**

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**Electric Bill Statement**

**For:** Jul 25, 2023 to Aug 24, 2023 (30 days)

**Statement Date:** Aug 24, 2023

**Account Number:** 84595-15071

**Service Address:**

2800 PLANTATION BLVD #POOL & TENNIS  
NORTH PORT, FL 34289

**LAKESIDE PLANTATION COMM DEVELOPMENT DIST,**  
Here's what you owe for this billing period.

**CURRENT BILL**

**\$545.36**

TOTAL AMOUNT YOU OWE

**Sep 14, 2023**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	888.58
Payments received	-888.58
Balance before new charges	0.00
<hr/>	
Total new charges	545.36
<b>Total amount you owe</b>	<b>\$545.36</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

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

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

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



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

The amount enclosed includes the following donation:  
**FPL Care To Share:** \_\_\_\_\_

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

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

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

84595-15071  
ACCOUNT NUMBER

\$545.36  
TOTAL AMOUNT YOU OWE

Sep 14, 2023  
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY  
AMOUNT ENCLOSED



**Customer Name:** LAKESIDE PLANTATION  
COMM DEVELOPMENT  
DIST

**Account Number:** 84595-15071

### BILL DETAILS

Amount of your last bill	888.58
Payment received - Thank you	-888.58
Balance before new charges	\$0.00

#### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$29.98
Non-fuel: (\$0.034670 per kWh)	\$127.48
Fuel: (\$0.031510 per kWh)	\$115.86
Demand: (\$12.65 per KW)	\$227.70

Electric service amount 501.02

Gross receipts tax (State tax) 12.86

Franchise fee (Reqd local fee) 31.09

Taxes and charges 43.95

Regulatory fee (State fee) 0.39

Total new charges \$545.36

**Total amount you owe \$545.36**

**FPL automatic bill pay - DO NOT PAY**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	81256		77579		3677
Demand KW	17.99				18

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 24, 2023	Jul 25, 2023	Aug 24, 2022
kWh Used	3677	5383	13886
Service days	30	32	30
kWh/day	122	168	462
Amount	\$545.36	\$888.58	\$1,522.71

### 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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# City of North Port Utilities

4970 City Hall Blvd  
North Port, FL 34286-4100  
Phone: (941) 429-7122

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	08/26/2023	09/16/2023

Total Current Charges	\$401.10
Balance Forward	\$0.00
Total Amount Due	\$401.10



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

000043123000156052000000401108

1.0 LAKE Please return this portion with payment. **Thank You.**

**SERVICE ADDRESS** 2800 PLANTATION BLVD

\*\*\* CYCLE BILL - AUTO PA \*\*\*

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	08/26/2023	09/16/2023

Last Bill Amount	\$183.68
Payments	-\$183.68
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$183.68 08/18/2023

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
07/20/2023 - 08/18/2023	29.0	54830746	1.0000	TGAL	318.00	298.00	20.00
<b>Previous year Usage</b>						08/22	22.00

Service	Consumption	Charge	Total
WA Base facility chg		\$53.11	
WA Usage block 1	10.00	\$48.60	
WA Usage block 2	10.00	\$72.90	
TOTAL WATER			\$174.61
SE Base facility chg		\$82.29	
SE Consumption	20.00	\$144.20	
TOTAL SEWER			\$226.49
Total Current Charges			\$401.10
Balance Forward			\$0.00
Total Amount Due			\$401.10

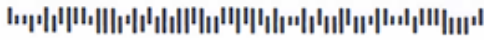


# City of North Port Utilities

4970 City Hall Blvd  
North Port, FL 34286-4100  
Phone: (941) 429-7122

SERVICE ADDRESS			
2021 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	08/26/2023	09/16/2023

Total Current Charges	\$310.20
Balance Forward	\$0.00
Total Amount Due	\$310.20



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

000043123000154658000000310202

1.0 LAKE Please return this portion with payment. **Thank You.**

**SERVICE ADDRESS** 2021 PLANTATION BLVD FICT

\*\*\* CYCLE BILL - AUTO PA \*\*\*

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	08/26/2023	09/16/2023

Last Bill Amount	\$237.12
Payments	-\$237.12
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$237.12 08/18/2023

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
07/20/2023 - 08/18/2023	29.0	36607560	1.0000	TGAL	1523.00	1500.00	23.00
<b>Previous year Usage</b>						08/22	7.00

Service	Consumption	Charge	Total
WA Base facility chg		\$22.80	
WA Usage block 1	4.00	\$19.44	
WA Usage block 2	4.00	\$29.16	
WA Usage block 3	4.00	\$40.96	
WA Usage block 4	4.00	\$54.64	
WA Usage block 5	4.00	\$70.12	
WA Usage block 6	3.00	\$73.08	
TOTAL WATER			\$310.20

Total Current Charges	\$310.20
Balance Forward	\$0.00
Total Amount Due	\$310.20

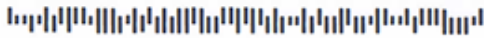


# City of North Port Utilities

4970 City Hall Blvd  
North Port, FL 34286-4100  
Phone: (941) 429-7122

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	08/26/2023	09/16/2023

Total Current Charges	\$152.22
Balance Forward	\$0.00
Total Amount Due	\$152.22



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

000043123000154656000000152225

1.0 LAKE Please return this portion with payment. **Thank You.**

**SERVICE ADDRESS** 2800 PLANTATION BLVD

\*\*\* CYCLE BILL - AUTO PA \*\*\*

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	08/26/2023	09/16/2023

Last Bill Amount	\$176.52
Payments	-\$176.52
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$176.52 08/18/2023

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
07/20/2023 - 08/18/2023	29.0	80005382	1.0000	TGAL	5575.00	5565.00	10.00
<b>Previous year Usage</b>						08/22	58.00

Service	Consumption	Charge	Total
WA Base facility chg		\$103.62	
WA Usage block 1	10.00	\$48.60	
TOTAL WATER			\$152.22

Total Current Charges	\$152.22
Balance Forward	\$0.00
Total Amount Due	\$152.22



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

Statement Date: August 21, 2023

Amount Due: \$16.07

Due Date: September 11, 2023


Account #: 211014212750

**DO NOT PAY. Your account will be drafted on September 11, 2023**

**Account Summary**

<b>Current Service Period:</b> July 20, 2023 - August 16, 2023	
Previous Amount Due	\$16.07
Payment(s) Received Since Last Statement	-\$16.07
<b>Current Month's Charges</b>	<b>\$16.07</b>
<b>Amount Due by September 11, 2023</b>	<b>\$16.07</b>

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



Scan here to view your account online.

**One Less Worry :)**

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



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

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 211014212750

Due Date: September 11, 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](https://PeoplesGas.com/Paperless) to enroll now.

Amount Due:	\$16.07
Payment Amount: \$	_____

682248039710

Your account will be drafted on September 11, 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:** August 21, 2023  
**Charges Due:** September 11, 2023

## Meter Read

**Meter Location:** \*pool\*

**Service Period:** Jul 20, 2023 - Aug 16, 2023

**Rate Schedule:** Residential Service RS-1

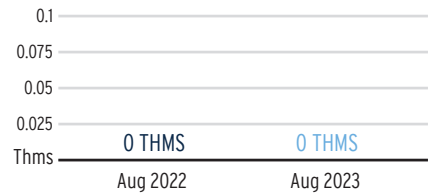
Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
RHE73410	08/16/2023	405	405	0 CCF	1.041	1.0000	0.0 Therms	28 Days

## Charge Details

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

**Total Current Month's Charges \$16.07**

## Avg THMS Used Per Day



## 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](http://PeoplesGas.com)

## Ways To Pay Your Bill

- Bank Draft**  
 Visit [PeoplesGas.com](http://PeoplesGas.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
 Find list of Payment Agents at [PeoplesGas.com](http://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](http://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](http://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		\$402.08
EFT Payment - thank you	Aug 13	-\$402.08
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$376.50
Taxes, fees and other charges	Page 3	\$35.09
<b>New charges</b>		<b>\$411.59</b>

**Amount due \$411.59**

### ! Thanks for paying by Automatic Payment

Your automatic payment on Sep 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](https://business.comcast.com/help) or see page 2 for other ways to contact us.

## Your bill explained

- Taxes, fees & other charges have increased by \$1.68 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 **Sep 12, 2023**


**Please pay \$411.59**

**Electronic payment will be applied Sep 12, 2023**

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

853510055062439400411595

## Regular monthly charges \$376.50

<b>Comcast Business</b>	<b>\$282.90</b>
<b>Packaged services</b>	<b>\$344.00</b>
 Data, SecurityEdge, Voice Package, Includes: Business Internet Advanced, 1 Mobility Voice Line, and SecurityEdge.	\$294.00
Mobility Voice Line Business Voice. Qty 2 @ \$44.95 each	\$89.90
Voice Credit Qty 2 @ -\$19.95 each	-\$39.90
<b>Discounts</b>	<b>-\$129.00</b>
Bundle Discount	-\$129.00
<b>Comcast Business services</b>	<b>\$67.90</b>
TV Select Business Video.	\$47.95
Wifi Pro	\$14.95
Voice Mail Service	\$5.00

## Equipment & services \$54.80

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

## Service fees \$38.80

Directory Listing Management Fee	\$5.00
Voice Network Investment	\$5.00
Broadcast TV Fee	\$28.80

## Taxes, fees and other charges \$35.09

### Other charges \$5.68

Federal Universal Service Fund	\$2.57
Regulatory Cost Recovery	\$3.11

### Taxes & government fees \$29.41

Sales Tax	\$2.83
State Communications Services Tax	\$13.73
Local Communications Services Tax	\$11.65
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](https://business.comcast.com/myaccount) for more details

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



# Invoice 151834944

adtcommercial.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	8/21/2023	9/15/2023		\$251.78

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Services Provided (09/19/23-10/18/23) <i>Includes: Extended Service Protection, Secure Access</i>			\$235.30
Sales Tax			\$16.48
<b>Sub Total</b>			<b>\$251.78</b>

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Invoice Number	151834944
Account Number	70180815
Invoice Date	8/21/2023
Payment Due Date	9/15/2023
Amount Due	\$251.78

Amount Enclosed: \$

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NORTH PORT FL 34289-9472

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**Remittance Section**

**Customer Account Number:** 1833219  
**Invoice Number:** 20728554  
**Invoice Date:** 08/14/2023  
**Invoice Due Date:** 09/05/2023  
**Total Due:** **\$104.86**

**Amount Paid:** \$ \_\_\_\_\_

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CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE	LAST PAYMENT RECEIVED			
1833219	08/14/2023	20728554	09/05/2023	08/05/2023 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
	<b>BALANCE DUE:</b>	<b>104.86</b>					<b>104.86</b>

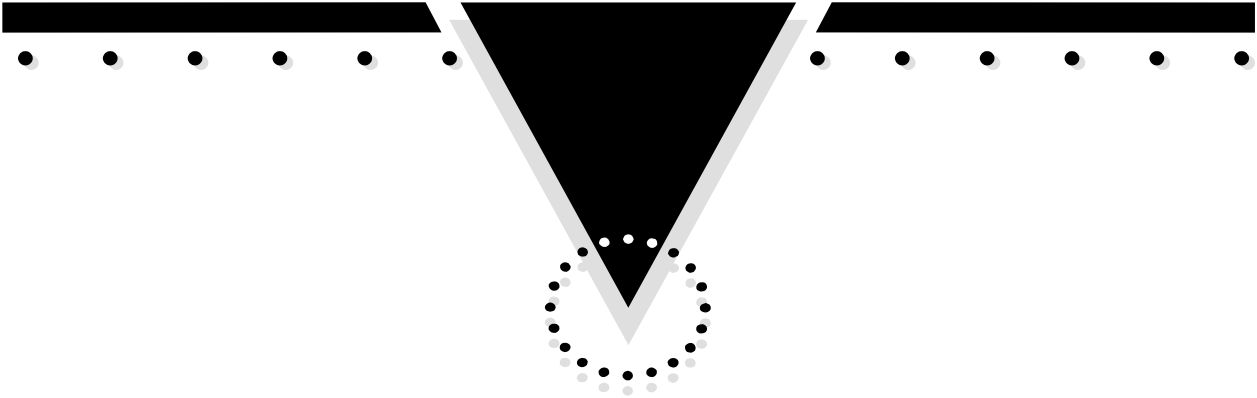
If utilizing your Bank's Online Bill Service, please enter each contract number and payment separately. If you do not, the payment will not be transmitted EFT. Your bank will cut and mail a check to our lock box for processing. We are not responsible for postal delays. Processing delays may result if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

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# SECTION C



# Lakeside Plantation

## Community Development District

Unaudited Financial Reporting  
September 30, 2023



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**Lakeside Plantation**  
**Community Development District**

Combined Balance Sheet  
September 30, 2023

***Governmental Fund Types***

	<i><b>General</b></i>	<i><b>Capital Reserve</b></i>	<i><b>Debt Service</b></i>	<i><b>Totals</b></i> <i><b>(memorandum only)</b></i>
<i>Assets</i>				
<b>Cash:</b>				
Operating Account	\$228,940	\$169,632	---	\$398,572
Debit Card Account	\$1,364	---	---	\$1,364
Money Market Account	\$74,004	---	---	\$74,004
<b>Investments:</b>				
Reserve	---	---	\$79,851	\$79,851
Revenue	---	---	\$38,319	\$38,319
SBA	\$537	\$238,825	---	\$239,362
Due from General Fund	---	---	\$11,915	\$11,915
Due from Other	\$2,137	---	---	\$2,137
Deposits	\$517	---	---	\$517
Prepaid Expenses	\$1,790	---	---	\$1,790
<b>Total Assets</b>	<b>\$309,289</b>	<b>\$408,457</b>	<b>\$130,086</b>	<b>\$847,831</b>
<i>Liabilities</i>				
Accounts Payable	\$10,075	---	---	\$10,075
Accrued Expenses	\$168	---	---	\$168
Due to Debt Service	\$11,915	---	---	\$11,915
<i>Fund Equity</i>				
Net Assets	---	---	---	\$0
<b>Fund Balances</b>				
Unassigned	\$284,822	---	---	\$284,822
Assigned for Capital Reserve Fund	---	\$408,457	---	\$408,457
Nonspendable- Deposits	\$517	---	---	\$517
Restricted for Capital Projects	---	---	---	\$0
Restricted for Debt Service	---	---	\$130,086	\$130,086
<b>Total Liabilities, Fund Equity, Other</b>	<b>\$309,289</b>	<b>\$408,457</b>	<b>\$130,086</b>	<b>\$847,831</b>

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

	<b>Adopted Budget</b>	<b>Prorated Budget 9/30/23</b>	<b>Actual 9/30/23</b>	<b>Variance</b>
<i><u>Revenues</u></i>				
Operations and Maintenance Assessments- Tax Roll	\$899,836	\$899,836	\$926,246	\$26,410
Tennis Club	\$20,000	\$20,000	\$13,723	(\$6,277)
Activities	\$10,000	\$10,000	\$7,670	(\$2,330)
Clubhouse Rentals	\$5,000	\$5,000	\$1,815	(\$3,185)
Miscellaneous	\$1,500	\$1,500	\$2,966	\$1,466
Insurance Proceeds	\$0	\$0	\$126,104	\$126,104
Interest Earnings	\$50	\$50	\$84	\$34
<b>Total Revenues</b>	<b>\$936,386</b>	<b>\$936,386</b>	<b>\$1,078,607</b>	<b>\$142,221</b>
<i><u>Administrative Expenditures</u></i>				
Supervisor Fees	\$11,000	\$11,000	\$10,000	\$1,000
District Manager	\$42,500	\$42,500	\$42,500	(\$0)
District Counsel	\$25,750	\$25,750	\$29,799	(\$4,049)
District Engineer	\$14,000	\$14,000	\$23,176	(\$9,176)
Disclosure Report	\$1,000	\$1,000	\$1,000	\$0
Trustee Fees	\$4,771	\$4,771	\$4,701	\$70
Audit Fees	\$3,350	\$3,350	\$0	\$3,350
Postage, Phone, Faxes, Copies	\$1,500	\$1,500	\$2,671	(\$1,171)
General Liability Insurance	\$7,553	\$7,553	\$6,766	\$787
Legal Advertising	\$2,000	\$2,000	\$2,678	(\$678)
Dues, Licenses & Fees	\$175	\$175	\$175	\$0
Other Current Charges	\$2,500	\$2,500	\$5,310	(\$2,810)
Property Insurance	\$12,248	\$12,248	\$14,826	(\$2,578)
Information Technology	\$1,250	\$1,250	\$1,250	\$1
Website Administration	\$800	\$800	\$800	(\$0)
<b>Total Administrative</b>	<b>\$130,397</b>	<b>\$130,397</b>	<b>\$145,652</b>	<b>(\$15,255)</b>
<i><u>Field Expenditures</u></i>				
Road & Sidewalk Repairs & Maintenance	\$15,000	\$15,000	\$0	\$15,000
Common Area Renewal & Maintenance	\$10,000	\$10,000	\$0	\$10,000
Street Light/Decorative Light	\$1,000	\$1,000	\$0	\$1,000
Landscape Maintenance - Contract	\$155,000	\$155,000	\$154,040	\$960
Landscape Maintenance - Other	\$5,000	\$5,000	\$30,601	(\$25,601)
Landscape Maintenance - Hurricane	\$0	\$0	\$149,296	(\$149,296)
Lake Maintenance	\$13,000	\$13,000	\$11,592	\$1,408
Electric Utility Services - Entrance Feature	\$9,000	\$9,000	\$4,913	\$4,087
Water Utility Services - Entrance Feature	\$3,000	\$3,000	\$3,772	(\$772)
Repairs & Maintenance - Entrance Feature	\$3,000	\$3,000	\$7,199	(\$4,199)
Miscellaneous Tools & Equipment	\$1,000	\$1,000	\$0	\$1,000
<b>Total Field</b>	<b>\$215,000</b>	<b>\$215,000</b>	<b>\$361,412</b>	<b>(\$146,412)</b>

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

	<b>Adopted Budget</b>	<b>Prorated Budget 9/30/23</b>	<b>Actual 9/30/23</b>	<b>Variance</b>
<i>Clubhouse</i>				
Personnel Services (Management Contract)	\$282,449	\$282,449	\$282,446	\$3
Activities	\$20,000	\$20,000	\$19,918	\$82
License/Fees	\$2,000	\$2,000	\$1,912	\$88
General Supplies	\$7,500	\$7,500	\$15,312	(\$7,812)
Maintenance	\$14,000	\$14,000	\$23,062	(\$9,062)
Office Supplies	\$3,500	\$3,500	\$1,884	\$1,616
Pest Control	\$600	\$600	\$0	\$600
Security	\$1,500	\$1,500	\$5,700	(\$4,200)
AED	\$500	\$500	\$0	\$500
Telephone & Internet Services	\$5,000	\$5,000	\$5,416	(\$416)
Janitorial Supplies	\$3,250	\$3,250	\$590	\$2,660
Electric Utility Services - Clubhouse	\$14,000	\$14,000	\$11,032	\$2,968
Gas Utility	\$250	\$250	\$193	\$57
Garbage Collection	\$2,100	\$2,100	\$2,182	(\$82)
Water Utility Services - Clubhouse	\$4,400	\$4,400	\$5,111	(\$711)
Electric Utility Services - Pool	\$20,000	\$20,000	\$13,928	\$6,072
Pool Cleaning	\$10,200	\$10,200	\$15,450	(\$5,250)
Pool Maintenance - Other	\$10,000	\$10,000	\$20,329	(\$10,329)
Tennis Courts - Maintenance	\$5,000	\$5,000	\$1,746	\$3,254
Water Utility Services -Pool	\$7,500	\$7,500	\$4,036	\$3,464
<b>Total Clubhouse</b>	<b>\$413,749</b>	<b>\$413,749</b>	<b>\$430,246</b>	<b>(\$16,497)</b>
<b>Total Revenues</b>	<b>\$936,386</b>	<b>\$936,386</b>	<b>\$1,078,607</b>	<b>\$142,221</b>
<b>Total Expenditures</b>	<b>\$759,146</b>	<b>\$759,146</b>	<b>\$937,310</b>	<b>(\$178,164)</b>
<b>Operating Income (Loss)</b>	<b>\$177,240</b>	<b>\$177,240</b>	<b>\$141,297</b>	<b>(\$35,943)</b>
<b>Other Sources/(Uses)</b>				
Interfund Transfer Out- Capital Reserve	(\$177,240)	(\$177,240)	\$0	\$177,240
<b>Total Other Sources/(Uses)</b>	<b>(\$177,240)</b>	<b>(\$177,240)</b>	<b>\$0</b>	<b>\$177,240</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$0</b>		<b>\$141,297</b>	
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$145,832</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$287,130</b>	

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

	<b>Adopted Budget</b>	<b>Prorated Budget 9/30/23</b>	<b>Actual 9/30/23</b>	<b>Variance</b>
<b><u>Revenues</u></b>				
Transfer In - General Fund	\$177,240	\$177,240	\$0	(\$177,240)
Interest Income	\$0	\$0	\$13,381	\$13,381
<b>Total Revenues</b>	<b>\$177,240</b>	<b>\$177,240</b>	<b>\$13,381</b>	<b>(\$163,859)</b>
<b><u>Expenditures</u></b>				
Property Site Elements	\$135,587	\$135,587	\$34,933	\$100,654
Tax Certificate Sale Process	\$75,000	\$75,000	\$0	\$75,000
<b>Total Expenditures</b>	<b>\$210,587</b>	<b>\$210,587</b>	<b>\$34,933</b>	<b>\$100,654</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$33,347)</b>		<b>(\$21,552)</b>	
<b>Beginning Fund Balance</b>	<b>\$437,355</b>		<b>\$430,009</b>	
<b>Ending Fund Balance</b>	<b>\$404,008</b>		<b>\$408,457</b>	

# Lakeside Plantation

## Community Development District

Debt Service Fund Series 1999  
Statement of Revenues & Expenditures  
For Period Ending September 30, 2023

	Adopted Budget	Prorated Budget 9/30/23	Actual 9/30/23	Variance
<b>Revenues</b>				
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	\$5,366	\$5,366
<b>Total Revenues</b>	<b>\$183,045</b>	<b>\$183,045</b>	<b>\$188,411</b>	<b>\$5,366</b>
<b>Expenditures</b>				
<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
<b>Total Expenditures</b>	<b>\$183,748</b>	<b>\$183,748</b>	<b>\$183,748</b>	<b>\$1</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$703)</b>		<b>\$4,664</b>	
<b>Beginning Fund Balance</b>	<b>\$44,299</b>		<b>\$125,422</b>	
<b>Ending Fund Balance</b>	<b>\$43,596</b>		<b>\$130,086</b>	

Due from General Fund	\$	11,915
Reserve	\$	79,851
Revenue	\$	38,319
Prepayment	\$	0
<b>Total</b>	<b>\$</b>	<b>130,086</b>

Lakeside Plantation CDD- General Fund  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Revenues</b>													
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	\$5,522	\$926,246
Tennis Club	(\$69)	\$0	\$1,975	\$1,302	\$5,530	\$3,080	\$315	\$0	\$1,270	\$0	\$320	\$0	\$13,723
Activities	\$0	\$0	\$289	\$1,247	\$3,031	\$2,040	\$810	\$14	\$61	\$0	\$8	\$170	\$7,670
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	\$50	\$964	\$2,966
Insurance Proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$126,153	(\$50)	\$126,104
Interest Earnings	\$37	\$2	\$3	\$6	\$4	\$4	\$2	\$7	\$5	\$5	\$6	\$5	\$84
<b>Total Revenues</b>	<b>(\$122)</b>	<b>\$200,286</b>	<b>\$508,323</b>	<b>\$58,045</b>	<b>\$34,989</b>	<b>\$17,713</b>	<b>\$24,829</b>	<b>\$17,200</b>	<b>\$53,839</b>	<b>\$30,356</b>	<b>\$126,537</b>	<b>\$6,611</b>	<b>\$1,078,607</b>
<b>Administrative Expenditures</b>													
Supervisor Fees	\$800	\$1,000	\$0	\$1,000	\$1,000	\$1,000	\$1,200	\$1,000	\$1,000	\$0	\$1,000	\$1,000	\$10,000
District Manager	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$3,542	\$42,500
District Counsel	\$4,474	\$2,368	\$0	\$3,924	\$2,242	\$1,833	\$2,094	\$5,064	\$4,023	\$564	\$3,215	\$0	\$29,799
District Engineer	\$416	\$2,275	\$525	\$300	\$225	\$0	\$6,225	\$1,125	\$4,118	\$0	\$7,348	\$620	\$23,176
Disclosure Report	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$1,000
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	\$243	\$116	\$2,671
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	\$69	\$970	\$2,678
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	\$288	\$328	\$5,310
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	\$104	\$104	\$1,250
Website Administration	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$800
<b>Total Administrative</b>	<b>\$33,023</b>	<b>\$10,080</b>	<b>\$4,605</b>	<b>\$9,700</b>	<b>\$8,735</b>	<b>\$7,560</b>	<b>\$14,221</b>	<b>\$11,924</b>	<b>\$17,311</b>	<b>\$5,704</b>	<b>\$15,960</b>	<b>\$6,830</b>	<b>\$145,652</b>
<b>Field Expenditures</b>													
Road & Sidewalk Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,516	\$0	\$0	\$0	(\$2,516)	\$0
Common Area Renewal & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Street Light/Decorative Light	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Maintenance - Contract	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$12,837	\$154,040
Landscape Maintenance - Other	\$0	\$0	\$8,641	\$2,380	\$631	\$0	\$6,460	\$4,218	\$3,274	\$1,075	\$3,753	\$170	\$30,601
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	\$966	\$966	\$11,592
Electric Utility Services - Entrance Feature	\$477	\$102	\$246	\$290	\$312	\$287	\$472	\$655	\$636	\$474	\$505	\$456	\$4,913
Water Utility Services - Entrance Feature	\$85	\$280	\$33	\$57	\$157	\$64	\$92	\$153	\$167	\$2,137	\$237	\$310	\$3,772
Repairs & Maintenance - Entrance Feature	\$0	\$5,399	\$0	\$0	\$0	\$800	\$0	\$500	\$0	\$250	\$0	\$250	\$7,199
Miscellaneous Tools & Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Field</b>	<b>\$49,037</b>	<b>\$86,628</b>	<b>\$26,521</b>	<b>\$59,247</b>	<b>\$14,902</b>	<b>\$14,954</b>	<b>\$21,727</b>	<b>\$22,007</b>	<b>\$17,879</b>	<b>\$17,739</b>	<b>\$18,298</b>	<b>\$12,473</b>	<b>\$361,412</b>

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	\$23,725	\$23,725	\$282,446
Activities	\$817	\$783	\$3,111	\$2,337	\$2,421	\$3,848	\$900	\$877	\$1,137	\$598	\$790	\$2,298	\$19,918
License/Fees	\$0	\$53	\$0	\$0	\$0	\$0	\$203	\$0	\$675	\$0	\$981	\$0	\$1,912
General Supplies	\$353	\$2,892	\$2,049	\$686	\$1,666	\$904	\$2,290	\$1,403	\$1,934	\$398	\$409	\$328	\$15,312
Maintenance	\$5,421	\$370	\$1,411	\$74	\$145	\$1,797	\$2,010	\$1,205	\$1,443	\$513	\$8,490	\$182	\$23,062
Office Supplies	\$301	\$0	\$86	\$39	\$150	\$715	\$0	\$182	\$178	\$56	\$57	\$119	\$1,884
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	\$784	\$383	\$5,700
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	\$402	\$412	\$5,416
Janitorial Supplies	\$0	\$0	\$17	\$0	\$0	\$0	\$31	\$272	\$26	\$104	\$140	\$0	\$590
Electric Utility Services - Clubhouse	\$1,287	\$808	\$883	\$572	\$569	\$623	\$808	\$1,077	\$1,040	\$989	\$1,162	\$1,215	\$11,032
Gas Utility	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$193
Garbage Collection	\$168	\$168	\$168	\$179	\$188	\$168	\$174	\$168	\$168	\$168	\$293	\$168	\$2,182
Water Utility Services - Clubhouse	\$561	\$1,057	\$329	\$722	\$244	\$232	\$196	\$638	\$220	\$329	\$184	\$401	\$5,111
Electric Utility Services - Pool	\$1,322	\$592	\$1,289	\$1,180	\$1,738	\$1,573	\$1,430	\$1,431	\$1,118	\$820	\$889	\$545	\$13,928
Pool Cleaning	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$15,450
Pool Maintenance - Other	\$1,051	\$0	\$0	\$2,247	\$3,353	\$3,298	\$934	\$1,084	\$6,112	\$100	\$543	\$1,608	\$20,329
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	\$177	\$152	\$4,036
<b>Total Clubhouse</b>	<b>\$36,131</b>	<b>\$31,979</b>	<b>\$37,174</b>	<b>\$33,542</b>	<b>\$36,639</b>	<b>\$38,763</b>	<b>\$34,493</b>	<b>\$35,584</b>	<b>\$40,928</b>	<b>\$30,617</b>	<b>\$40,942</b>	<b>\$33,454</b>	<b>\$430,246</b>
<b>Total Revenues</b>	<b>(\$122)</b>	<b>\$200,286</b>	<b>\$508,323</b>	<b>\$58,045</b>	<b>\$34,989</b>	<b>\$17,713</b>	<b>\$24,829</b>	<b>\$17,200</b>	<b>\$53,839</b>	<b>\$30,356</b>	<b>\$126,537</b>	<b>\$6,611</b>	<b>\$1,078,607</b>
<b>Total Expenditures</b>	<b>\$118,191</b>	<b>\$128,686</b>	<b>\$68,300</b>	<b>\$102,489</b>	<b>\$60,276</b>	<b>\$61,277</b>	<b>\$70,441</b>	<b>\$69,515</b>	<b>\$76,118</b>	<b>\$54,060</b>	<b>\$75,200</b>	<b>\$52,757</b>	<b>\$937,310</b>
<b>Operating Income/(Loss)</b>	<b>(\$118,313)</b>	<b>\$71,599</b>	<b>\$440,023</b>	<b>(\$44,444)</b>	<b>(\$25,287)</b>	<b>(\$43,563)</b>	<b>(\$45,612)</b>	<b>(\$52,315)</b>	<b>(\$22,279)</b>	<b>(\$23,704)</b>	<b>\$51,337</b>	<b>(\$46,146)</b>	<b>\$141,297</b>
<b>Other Sources/(Uses)</b>													
Interfund Transfer Out- Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Other Sources/(Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$118,313)</b>	<b>\$71,599</b>	<b>\$440,023</b>	<b>(\$44,444)</b>	<b>(\$25,287)</b>	<b>(\$43,563)</b>	<b>(\$45,612)</b>	<b>(\$52,315)</b>	<b>(\$22,279)</b>	<b>(\$23,704)</b>	<b>\$51,337</b>	<b>(\$46,146)</b>	<b>\$141,297</b>

**Lakeside Plantation  
Community Development District  
Long Term Debt Report**

<b>SERIES 1999A, CAPITAL IMPROVEMENT REVENUE BONDS</b>	
INTEREST RATE:	6.950%
MATURITY DATE:	5/1/2031
RESERVE FUND REQUIREMENT	MADS
RESERVE FUND REQUIREMENT	\$ 189,896
RESERVE FUND BALANCE	\$ 79,851
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)
<b>Current Bonds Outstanding</b>	<b>\$ 1,105,000</b>

# SECTION D

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

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

**TOTAL ASSESSMENT LEVY**

**ASSESSED THROUGH COUNTY**

83.78%                      16.22%                      100.00%

DATE	DESCRIPTION	GROSS AMT	COMMISSIONS DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	S1999 DSF Portion	Total	
11/25/22	P/E 11/14/22	\$113,281.97	(\$1,699.23)	\$0.00	\$0.00	\$111,582.74	\$93,484.63	\$18,098.11	\$111,582.74
11/30/22	P/E 11/25/22	\$129,416.12	(\$1,941.24)	\$0.00	\$0.00	\$127,474.88	\$106,799.15	\$20,675.73	\$127,474.88
12/30/22	P/E 11/30/22	\$550,817.74	(\$8,262.27)	\$0.00	\$0.00	\$542,555.47	\$454,555.94	\$87,999.53	\$542,555.47
12/30/22	P/E 12/05/22	\$62,101.38	(\$931.52)	\$0.00	\$0.00	\$61,169.86	\$51,248.44	\$9,921.42	\$61,169.86
01/31/23	P/E 12/31/22	\$66,156.46	(\$992.35)	\$0.00	\$0.00	\$65,164.11	\$54,594.85	\$10,569.26	\$65,164.11
02/28/23	P/E 1/31/23	\$29,255.38	(\$438.83)	\$0.00	\$2,299.99	\$31,116.54	\$26,069.61	\$5,046.93	\$31,116.54
03/31/23	P/E 2/28/23	\$15,194.96	(\$227.92)	\$0.00	\$0.00	\$14,967.04	\$12,539.47	\$2,427.57	\$14,967.04
04/28/23	P/E 3/31/23	\$26,934.38	(\$404.02)	\$0.00	\$394.13	\$26,924.49	\$22,557.48	\$4,367.01	\$26,924.49
05/31/23	P/E 4/30/23	\$19,920.92	(\$298.81)	\$0.00	\$0.00	\$19,622.11	\$16,439.51	\$3,182.60	\$19,622.11
06/30/23	P/E 5/31/23	\$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 6/30/23	\$31,806.64	(\$477.10)	\$0.00	\$853.80	\$32,183.34	\$30,351.27	\$1,832.07	\$32,183.34
09/01/23	P/E 7/31/2023	\$5,521.69	\$0.00	\$0.00	\$0.00	\$5,521.69	\$5,521.69	\$0.00	\$5,521.69
<b>TOTAL</b>		<b>\$1,113,520.90</b>	<b>(\$16,619.99)</b>	<b>\$0.00</b>	<b>\$3,547.92</b>	<b>\$1,100,448.83</b>	<b>\$926,245.52</b>	<b>\$174,203.31</b>	<b>\$1,100,448.83</b>

**102%                      Net Percent Collected**

\$                      -

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

# SECTION E

RESOLUTION 2024-01

**WHEREAS**, the Board, hereinafter referred to as the “Board”, of the Lakeside Plantation Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for fiscal year 2023, and

**WHEREAS**, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 18<sup>th</sup> day of October, 2023 be reflected in the monthly and fiscal Year End 9/30/23 Financial Statements and Audit Report of the District.

*Lakeside Plantation Community Development District*

by: \_\_\_\_\_  
Chairman

Attest:

by: \_\_\_\_\_

**Lakeside Plantation  
Community Development District  
FY2023 Budget Amendment  
General Fund**

Description	Adopted Budget FY2023	Increase/ (Decrease)	Amended Budget FY2023	Actuals 9/30/23
<b>Revenues:</b>				
Tennis Club	\$ 20,000	\$ -	\$ 20,000	\$ 13,723
Activities	\$ 10,000	\$ -	\$ 10,000	\$ 7,670
Clubhouse Rentals	\$ 5,000	\$ -	\$ 5,000	\$ 1,815
Miscellaneous	\$ 1,500	\$ -	\$ 1,500	\$ 2,966
Interest Earnings	\$ 50	\$ -	\$ 50	\$ 84
Operation & Maintenance Assessments	\$ 899,836	\$ -	\$ 899,836	\$ 926,246
Insurance Proceeds	\$ -	\$ -	\$ -	\$ 126,104
Beginning Fund Balance	\$ -	\$ 84,169	\$ 84,169	\$ -
<b>Total Revenues</b>	<b>\$ 936,386</b>	<b>\$ 84,169</b>	<b>\$ 1,020,555</b>	<b>\$ 1,078,607</b>
<b>Administrative:</b>				
Supervisor Fees	\$ 11,000	\$ (1,000)	\$ 10,000	\$ 10,000
District Manager	\$ 42,500	\$ -	\$ 42,500	\$ 42,500
District Counsel	\$ 25,750	\$ 8,000	\$ 33,750	\$ 29,799
District Engineer	\$ 14,000	\$ 9,176	\$ 23,176	\$ 23,176
Disclosure Report	\$ 1,000	\$ -	\$ 1,000	\$ 1,000
Trustee Fees	\$ 4,771	\$ -	\$ 4,771	\$ 4,701
Audit Fees	\$ 3,350	\$ -	\$ 3,350	\$ -
Postage, Phone, Faxes, Copies	\$ 1,500	\$ 1,171	\$ 2,671	\$ 2,671
General Liability Insurance	\$ 7,553	\$ (787)	\$ 6,766	\$ 6,766
Legal Advertising	\$ 2,000	\$ 678	\$ 2,678	\$ 2,678
Dues, Licenses & Fees	\$ 175	\$ -	\$ 175	\$ 175
Other Current Charges	\$ 2,500	\$ 3,000	\$ 5,500	\$ 5,310
Property Insurance	\$ 12,248	\$ 2,578	\$ 14,826	\$ 14,826
Information Technology	\$ 1,250	\$ -	\$ 1,250	\$ 1,250
Website Administration	\$ 800	\$ -	\$ 800	\$ 800
<b>Total Administrative</b>	<b>\$ 130,397</b>	<b>\$ 22,816</b>	<b>\$ 153,213</b>	<b>\$ 145,652</b>
<b>Operations:</b>				
Road & Sidewalk Repairs & Maintenance	\$ 15,000	\$ (10,000)	\$ 5,000	\$ -
Common Area Renewal & Maintenance	\$ 10,000	\$ (7,500)	\$ 2,500	\$ -
Street Light/Decorative Light	\$ 1,000	\$ (500)	\$ 500	\$ -
Landscape Maintenance - Contract	\$ 155,000	\$ -	\$ 155,000	\$ 154,040
Landscape Maintenance - Other	\$ 5,000	\$ 25,601	\$ 30,601	\$ 30,601
Landscape Maintenance - Hurricane	\$ -	\$ 149,296	\$ 149,296	\$ 149,296
Lake Maintenance	\$ 13,000	\$ (1,408)	\$ 11,592	\$ 11,592
Electric Utility Services - Entrance Feature	\$ 9,000	\$ (4,087)	\$ 4,913	\$ 4,913
Water Utility Services - Entrance Feature	\$ 3,000	\$ 772	\$ 3,772	\$ 3,772
Repairs & Maintenance - Entrance Feature	\$ 3,000	\$ 4,199	\$ 7,199	\$ 7,199
Miscellaneous Tools & Equipment	\$ 1,000	\$ (500)	\$ 500	\$ -
<b>Total Operations</b>	<b>\$ 215,000</b>	<b>\$ 155,873</b>	<b>\$ 370,873</b>	<b>\$ 361,412</b>

**Lakeside Plantation  
Community Development District  
FY2023 Budget Amendment  
General Fund**

Description	Adopted Budget FY2023	Increase/ (Decrease)	Amended Budget FY2023	Actuals 9/30/23
<b>Clubhouse:</b>				
Personnel Services (Management Contract)	\$ 282,449	\$ 65,000	\$ 347,449	\$ 282,446
Activities	\$ 20,000	\$ -	\$ 20,000	\$ 19,918
License/Fees	\$ 2,000	\$ -	\$ 2,000	\$ 1,912
General Supplies	\$ 7,500	\$ 7,812	\$ 15,312	\$ 15,312
Maintenance	\$ 14,000	\$ 9,062	\$ 23,062	\$ 23,062
Office Supplies	\$ 3,500	\$ (1,500)	\$ 2,000	\$ 1,884
Pest Control	\$ 600	\$ (600)	\$ -	\$ -
Security	\$ 1,500	\$ 4,200	\$ 5,700	\$ 5,700
AED	\$ 500	\$ (500)	\$ -	\$ -
Telephone & Internet Services	\$ 5,000	\$ 416	\$ 5,416	\$ 5,416
Janitorial Supplies	\$ 3,250	\$ (2,250)	\$ 1,000	\$ 590
Electric Utility Services - Clubhouse	\$ 14,000	\$ (2,500)	\$ 11,500	\$ 11,032
Gas Utility	\$ 250	\$ -	\$ 250	\$ 193
Garbage Collection	\$ 2,100	\$ 82	\$ 2,182	\$ 2,182
Water Utility Services - Clubhouse	\$ 4,400	\$ 711	\$ 5,111	\$ 5,111
Electric Utility Services - Pool	\$ 20,000	\$ (6,072)	\$ 13,928	\$ 13,928
Pool Cleaning	\$ 10,200	\$ 5,250	\$ 15,450	\$ 15,450
Pool Maintenance - Other	\$ 10,000	\$ 10,329	\$ 20,329	\$ 20,329
Tennis Courts - Maintenance	\$ 5,000	\$ (3,254)	\$ 1,746	\$ 1,746
Water Utility Services -Pool	\$ 7,500	\$ (3,464)	\$ 4,036	\$ 4,036
<b>Total Clubhouse</b>	<b>\$ 413,749</b>	<b>\$ 82,721</b>	<b>\$ 496,470</b>	<b>\$ 430,246</b>
<b>Other Expenditures:</b>				
Transfer Out - Capital Reserve Fund (CY)	\$ 177,240	\$ (177,240)	\$ -	\$ -
<b>Total Other Expenditures</b>	<b>\$ 177,240</b>	<b>\$ (177,240)</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 936,386</b>	<b>\$ 84,170</b>	<b>\$ 1,020,555</b>	<b>\$ 937,310</b>
<b>Excess Revenue (Expenditures)</b>	<b>\$ 0</b>	<b>\$ (0)</b>	<b>\$ -</b>	<b>\$ 141,297</b>

# SECTION VI

# SECTION A

# SECTION 1

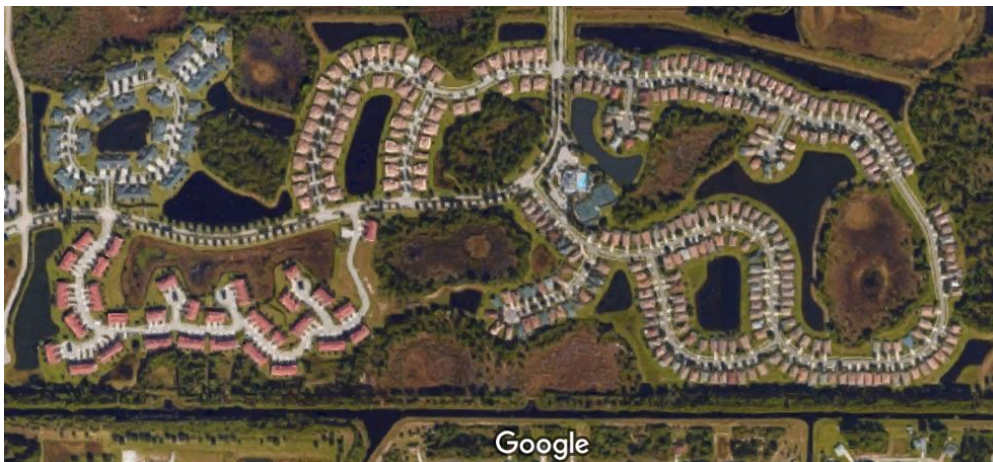


# RESERVE STUDY UPDATE PROPOSAL

## Lakeside Plantation Community Development District

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

September 6, 2023



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

September 6, 2023

Dear Ms. Jordan Lansford,

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

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

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



### FULL ENGAGEMENT

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



### DETAILED UNDERSTANDING

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



### ONGOING SUPPORT



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

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

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

Sincerely,



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

## RESERVE STUDY BENEFITS



### FOR BOARDS

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



### FOR HOMEOWNERS

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

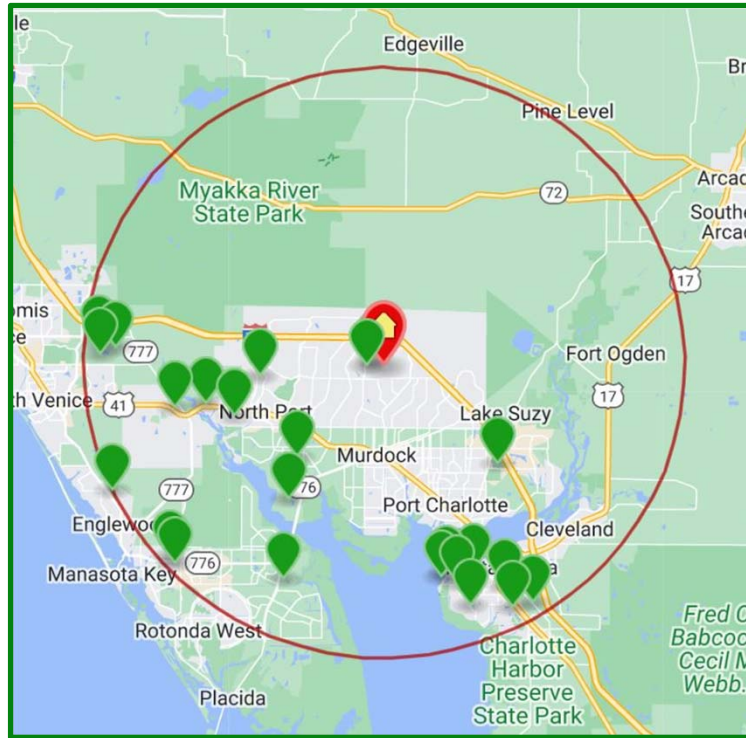
## MAIN REASONS COMMUNITIES CHOOSE RESERVE ADVISORS

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



### CLIENTS SERVED NEAR YOU

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



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

## QUALIFICATIONS

### SPECIALIZING IN RESERVE STUDIES SINCE 1991

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

**44**  
ENGINEERS

**26,000**  
RESERVE STUDIES CONDUCTED

**270+**  
YEARS OF RESERVE STUDY EXPERIENCE

### A LEADERSHIP TEAM LIKE NO OTHER

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

**Matt Kuisle**  
**REGIONAL  
EXECUTIVE DIRECTOR**

*21 Years of Experience  
275+ Studies Conducted*



**B.S. CIVIL ENGINEERING**

Professional Engineer (FL)  
Reserve Specialist  
Professional Reserve Analyst

**Nancy Daniel**  
**REGIONAL  
ENGINEERING MANAGER**

*7 Years of Experience  
350+ Studies Conducted*



**B.S. MECHANICAL ENGINEERING**

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



## SCOPE OF WORK

### FOR CONFIDENCE IN ALL DECISIONS

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

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

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

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

#### **Additional Building Elements**

- Restrooms
- Life Safety System
- Security System

- Pavers
- Railings
- Arbors
- Fountains (2)

#### **Site Components**

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

#### **Clubhouse Elements**

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

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



## KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY UPDATE

### INDUSTRY LEADING SUPPORT

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

### TABLES AND GRAPHS EXCLUSIVE TO RESERVE ADVISORS

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

### RESERVE EXPENDITURES

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



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

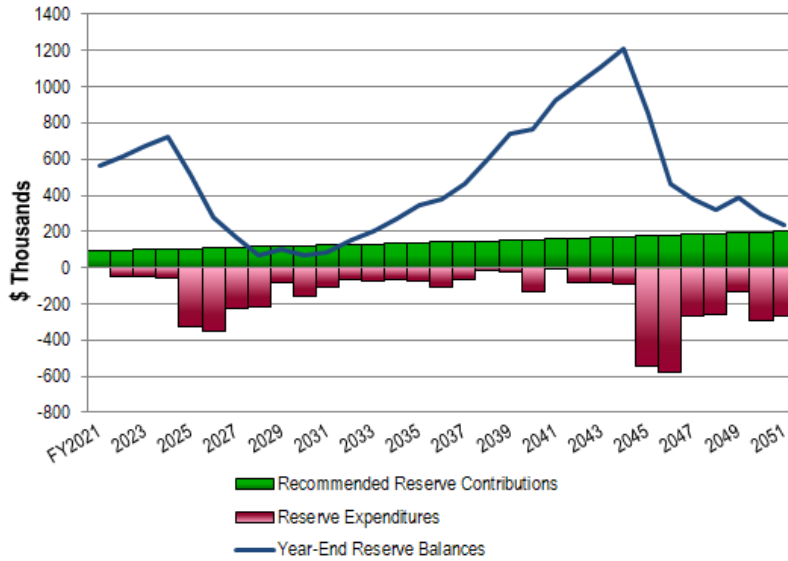
### RESERVE FUNDING PLAN

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



## KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY UPDATE

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



## COMPREHENSIVE REPORTS

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

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



**Roofs, Asphalt Shingles**  
 Line Items: 1,286 through 1,393  
 Quantity: Approximately 5,802 square feet at the following locations:

Location	Square Footage	Years of Construction
Concord Lane	400	2001-2001
Kenwood Drive	400	1995
Briarwood and Stone Streets	400	2004-2007
Sideland East Drive	400	2005-2004
Wine Creek and Ocean Lakes	500	2006
Washington Drive	200	1998
Jefferson Drive	400	2008-2010
Alamo and Central Lakes	500	2012-2018
Jefferson Drive	200	2012-2018

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

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

 **DOWNLOAD EXAMPLE**

[Download Our Report Overview](#)

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

**CONFIRMATION OF SERVICES FOR  
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

**Reserve Study Update with Site-Visit (Level II)** for a total investment of **\$5,300** (includes all expenses). You'll receive:



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



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



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

**OPTIONAL SERVICES**

\_\_\_\_ One (1) Bound Report hard copy (no charge); Additional copies at \$75 ea. – indicate quantity: \_\_\_\_

**To authorize the reserve study update:**

- 1. Sign and email agreement to [Matt@reserveadvisors.com](mailto:Matt@reserveadvisors.com).**

Signature: \_\_\_\_\_

(Print Name): \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

For: **Lakeside Plantation Community  
Development District (100133)**

- 2. Send \$2,650 retainer to:**  
Reserve Advisors, LLC  
735 N. Water Street, Suite 175  
Milwaukee, WI 53202

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

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated September 6, 2023, is valid for 45 days.



## PROFESSIONAL SERVICE CONDITIONS

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

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

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

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

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

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

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

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

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

# SECTION 2

PREPARED FOR:

**Lakeside Plantation Community  
Development District**

## Reserve Study Proposal

PREPARED BY:

**Paul Grifoni, PRA, RS**

Engineer  
Reserve Specialist, RS  
Professional Reserve Analyst, PRA  
Licensed Home Inspector

**Custom Reserves**

5470 E Busch Blvd., Unit 171  
Tampa, FL 33617  
Office: (888) 927-7865  
Fax: (813) 200-8448  
[www.CustomReserves.com](http://www.CustomReserves.com)



# Lakeside Plantation Community Development District Reserve Study Proposal

Jordan Lansford

District Manager

Lakeside Plantation Community Development District  
Reference #1335

2200 Plantation Blvd  
North Port, FL 34289

A graphic consisting of the number '25+' in a large, blue, 3D-style font, with the words 'YEARS OF EXPERIENCE' stacked below it in a smaller, blue, sans-serif font. The graphic is set against a light gray diamond-shaped background.

Dear Board of Supervisors:

Thank you for the opportunity to be of service to your community. We take great pride in our work and in helping all our clients navigate through the Reserve Study process.

A Reserve Study is a key financial planning tool that helps Management and the Board in maintaining the common property components and planning for the future.

## Included in Your Reserve Study:

- **Excellent communication** with our team. We listen to our clients' concerns. From the timing of the inspection and report delivery to the financial or physical aspects of the community, we always listen and hear your concerns.
- **Industry-leading experience** in all varieties of community associations, resorts, commercial properties, country clubs and more! With over 30 years of combined experience in the industry, we take the guess work out of budget season.
- **Timely contract completion** is a must. We understand how important your receivables can be for budget and community meetings. We take great care in saying what we mean and meaning what we say when it comes to timely delivery.
- **Accuracy** in results. The results depicted in a reserve study are only as good as the estimates of useful life, replacement cost and age of the individual components. More experience leads to greater accuracy in our product.
- **Relationship-building** is paramount. A reserve study requires updating every 2 to 3 years to keep up to date with changes in construction costs, inflation and interest rate, and new technology. We put our client relationships at the forefront of our core values.

# Lakeside Plantation Community Development District Reserve Study Proposal

## Benefits of a Custom Reserves Report

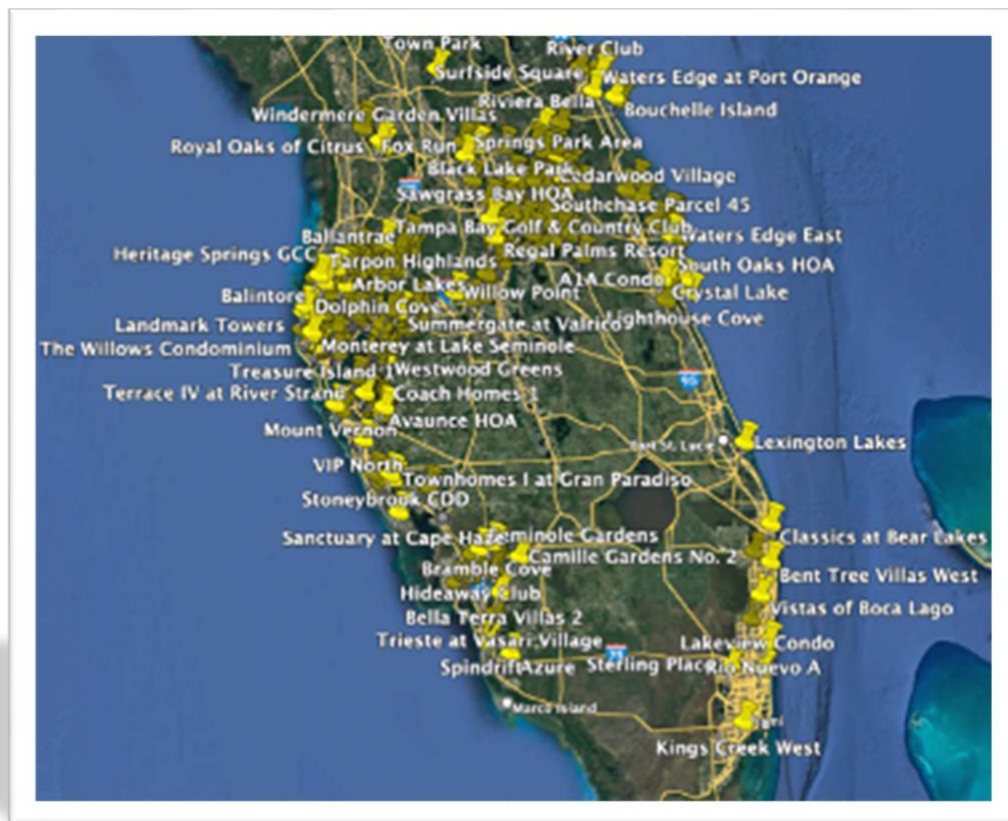
- **Proper and accurate** reserve planning for the future
- **Increased awareness** of upcoming major property repairs and replacements
- **Maximized** property and re-sale values when adequately funded
- **Increased** likelihood of loans being granted by lenders when adequately funded
- **Decreased** stress in knowing that a special assessment is not looming around the corner!

Click Here

For More Information



## Florida Clients Served



# Lakeside Plantation Community Development District Reserve Study Proposal

## Report Content and Data Visualization

CONDITION MODEL				
Component Type	Component Name	Condition	Urgency	1st Year of Replacement
Exterior Building	Chimney Caps, Partial Replacements	5	✓	2027
Exterior Building	Roofs, Aluminum-Coated Shakes (Incl. Soffit and Fascia)	6	✓	2050
Exterior Building	Walls, Siding, Wood, Paint Finishes, Phased	6	✓	2023
Exterior Building	Walls, Siding, Wood, Partial Replacements	6	✓	2023
Property Site	Asphalt Pavement, Crack Repair and Patch	4	!	
Property Site	Asphalt Pavement, Mill and Overlay, Phased	4	!	
Property Site	Concrete Streets and Common Flatwork, Partial Replacement	5	!	
Property Site	Light Fixtures, Bollards (Incl. Pool Area)	6	✓	
Property Site	Pipes, Subsurface Utilities, Partial Replacement	7	✓	
Clubhouse	Clubhouse, Deck, Composite and Wood, Replacement (Incl. Rail)	10	✓	
Clubhouse	Clubhouse, Exterior Renovation	7	✓	
Clubhouse	Clubhouse, HVAC Equipment, Replacement	7	✓	
Clubhouse	Clubhouse, Interior Renovations	6	✓	
Clubhouse	Clubhouse, Parking Area and Pool, Light Poles and Fixtures	7	✓	
Clubhouse	Clubhouse, Roof, Aluminum (Incl. Gutters and Downspouts)	8	✓	2050
Clubhouse	Clubhouse, Windows and Doors	6	!	2028
Pool	Pool, Bulkhead, Wood, Replacement	3	✗	2024
Pool	Pool, Deck, Pavers, Replacement (Incl. Clubhouse Area)	4	!	2028
Pool	Pool, Fence, Metal, Replacement	5	!	2028
Pool	Pool, Finishes, Plaster and Tile (Incl. Coping)	5	!	2028
Pool	Pool, Structure and Deck, Total Replacement	5	!	2028
Pool	Pool, Trash Receptacles	5	!	2028

Easily view components by Condition and Urgency

PROPERTY COMPONENT MODEL			COMMON COMPONENTS (X)		REMAINING COMPONENTS (O)	
COMPONENT	RESERVES	OPERATING	LONG-LIVED	OWNER	OTHER	
Asphalt Pavement, Crack Repair and Patch	X					
Asphalt Pavement, Mill and Overlay, Phased	X					
Chimney Caps, Partial Replacements	X					
Clubhouse, Bicycle Rack		X				
Clubhouse, Deck, Composite and Wood, Replacement (Incl. Rail)	X					
Clubhouse, Exterior Renovation	X					
Clubhouse, HVAC Equipment, Replacement	X					
Clubhouse, Interior Renovations	X					
Clubhouse, Parking Area and Pool, Light Poles and Fixtures	X					
Clubhouse, Roof, Aluminum (Incl. Gutters and Downspouts)	X					
Clubhouse, Windows and Doors	X					
Driveways at Cluster Homes				O		
Streets and Common Flatwork, Partial Replacement	X					
Light Fixtures, Serving Cluster Homes				O		
Walkways, Serving Cluster Homes				O		
Less Than \$7,000		X				
...						O
...			X			
... and Associated Components					O	
Downspouts, Serving Cluster Homes				O		
System Air Conditioners, Serving Cluster Homes				O		
Irrigation System, Controls		X				
Irrigation System, Pumps		X				
Light Fixtures, Bollards (Incl. Pool Area)	X					
Light Fixtures, Exterior, Serving Cluster Homes		X				
Light Poles and Fixtures at Streets					O	
Other Repairs Normally Funded Through the Operating Budget		X				
Pipes, Subsurface Utilities, Partial Replacement	X					
Ponds, Serving Golf Course					O	
Pool, Bulkhead, Wood, Replacement	X					
Pool, Deck, Pavers, Replacement (Incl. Clubhouse Area)	X					
Pool, Fence, Metal, Replacement	X					
Pool, Finishes, Plaster and Tile (Incl. Coping)	X					
Pool, Structure and Deck, Total Replacement	X					
Pool, Trash Receptacles		X				

Easily view components by Funding Source and Responsibility

# Lakeside Plantation Community Development District Reserve Study Proposal

## Objectives

Conduct an on-site inspection of the common property, document condition and forecast a customized funding plan required to replace or repair these elements as they wear out over the course of their useful lives.

## Scope of Services

1. An on-site meeting with Management and/or the Board.
2. Physical Analysis that includes an on-site inspection of the common property documented by photographs.
3. 30-year replacement/repair schedule that includes custom useful lives.
4. Financial Analysis with a 30-year Cash Flow and/or Component method of funding.
5. Electronic copy in PDF format of the Reserve Study that includes a detailed narrative including tables, graphs and charts depicting the findings.
6. Expenditures and Funding Plan in Excel upon request.
7. One hard copy of the Full Reserve Study upon request.
8. Free unlimited phone and online support.
9. One revision of the study up to the end of the current fiscal year.

## Affiliations

Our services are provided by an Engineer with reserve study credentials from the Association of Professional Reserve Analysts (APRA) and Community Associations Institute (CAI). Additional qualifications include a Licensed Home Inspector with the Florida Association of Building Inspectors, construction management experience including estimating and scheduling.

Custom Reserves experience includes inspection and condition analysis of hundreds of communities. A partial list of relevant experience is included on the last page.



# Lakeside Plantation Community Development District

## Reserve Study Proposal

Please allow approximately four weeks from inspection for report delivery. When the Reserve Study is complete, your community will have access to live support and edit capability until the budget is approved. These revisions include adjustments to variables such as costs, times of replacement, inflation, and interest rates.

Cost estimates are based on localized information gathered from resources that include, but are not limited to, local vendors and industry databases, combined with experience in home building, site development and actual data gathered from conducting thousands of reserve studies, collectively. Useful lives are generated from several factors such as environment, construction materials and historical information.

### Client Responsibilities

This project requires involvement by your accounting personnel. To help achieve a smooth and successful implementation, it will be your responsibility to perform the following:

1. Include a copy of the financial statements i.e. (balance sheet, income statement and/or copy of the annual budget along with other financial reports.)
2. Supply the governing documents if applicable.
3. Provide access to all common areas.
4. Disclose known historical information.

### Report Use

You may show our report in its entirety to those third parties who need to review the information contained herein. The Client and other third parties viewing this report should not reference Custom Reserves or our report, in whole or in part, in any document prepared and/or distributed to third parties without our written consent. This report contains intellectual property by Custom Reserves, LLC specified to this engagement.

Client agrees to indemnify and hold harmless Custom Reserves against any and all losses, claims, actions, damages, expenses or liabilities, including attorney's fees, to which Custom Reserves may become subject in connection with this engagement, because of any false, misleading or incomplete information supplied by client or third parties under client's control or direction.

The inspection and analysis of the subject property is limited to visual observations and is noninvasive. Custom Reserves does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, structural, latent or hidden defects which may or may not be present on or within the property. Our opinions of estimated costs and remaining useful lives are not a guarantee or a warranty of the common components.

### Client Name

Custom Reserves maintains the confidentiality of all conversations, documents provided and the contents of the report, subject to legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.

# Lakeside Plantation Community Development District Reserve Study Proposal

[Click Here](#)

For Sample Report



## Components Anticipated to be Included in Your Custom Reserve Study

Component Category	Component Name
Clubhouse	Exterior Renovations   HVAC Equipment   Interior Renovations   Roof   Windows and Doors
Pool	Deck   Fence   Finishes (Plaster and Tile)   Furniture   Mechanical Equipment   Lighting
Property Site	Asphalt Pavement   Arbors   Bocce Court   Concrete Flatwork   Fountains   Gazebo   Irrigation System   Lighting   Pickleball Courts   Playground Equipment   Ponds   Tennis Courts

# Lakeside Plantation Community Development District Reserve Study Proposal

REF #: 1335

## Confirmation of Services

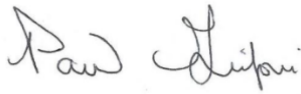
Fee estimates are based on the components summarized in the previous table. The fee for this Full Reserve Study is ----- **\$4,900.**

Custom Reserves appreciates the opportunity to be of service. Upon acceptance of this proposal, **please sign and return this page along with a fifty percent (50%) retainer payment.** We will contact you to schedule a site visit and inspection upon receipt of this payment. The remaining balance will be due upon receipt of the report.

This letter sets forth the understanding of the District and serves as confirmation of services provided by Custom Reserves.

Owner reserves the right to reject any and/or all Proposals received, and to rebid if the Owner deems necessary. Owner is not subject to pay any costs incurred by Vendors in the preparation and submission of their Proposals.

Sincerely,



**Paul Grifoni, PRA, RS**

Engineer  
Reserve Specialist  
Professional Reserve Analyst  
Licensed Insurance Adjuster  
Licensed Home Inspector



5470 E Busch Blvd., Unit 171  
Tampa, FL 33617  
Office: (888) 927-7865  
Fax: (813) 200-8448  
contact@customreserves.com  
www.CustomReserves.com






Accepted By

Title

Date

**OPTIONAL** future services are available upon request as depicted below. If your Association is interested in any of the following services, **please check the appropriate box** and we can provide pricing upon completion of the current reserve study. Please note that a non-site update can only be conducted one time between site visits.

-   Annual Review of the 30-year expenditures and funding plan(s) only
-   Non-site update
-   Update with site visit

# Lakeside Plantation Community Development District Reserve Study Proposal

## Experience

Experience includes condominiums, homeowners associations, planned unit developments, property owner associations, co-operatives and community development districts with construction styles that range from townhouses to hi-rises. Other experience includes specialty establishments such as golf clubs, international properties, vacation ownership resorts (timeshares) as well as worship, retreat and camp facilities.

A partial list of recent reserve study experience follows below:

**Lucaya Community Development District** is a local unit of special purpose government established in 2006 and located in Fort Myers, FL shared by 360 unit owners. The development contains lift stations and a storm water system.

**Paseo Community Development District** is a local unit of special purpose government established in 2007 and located in Fort Myers, FL shared by 1,146 unit owners. The development contains asphalt pavement, vehicular bridge, storm water system, dock, signage, gate system, fences, gazebos, irrigation, lighting, pavers, railings, retaining walls, tile roofs, ponds, and aerators.

**Venetian Community Development District** is a local unit of special purpose government located within North Venice, FL built from 2003 through 2015 shared by 1,377 property owners. The development contains over 11 miles of roadways, fencing, gate systems, guard house, security system, perimeter wall, irrigation, pavers, signage ponds and storm water system, over 15,000 square feet of clubhouse and amenity center that includes resort style pools and recreational courts.

**Collier's Reserve** is a homeowners association located in Naples, FL and is responsible for the common elements shared by 224 owners. Collier's Reserve was established in 1995 and the development contains streets with bridges, gate house with security systems, signage, irrigation and storm water systems.

**Lake Club Homeowners' Association** is a large, planned unit development located in Lakewood Ranch, FL. Lake Club was established in 2005. The development contains a clubhouse with two pools, tennis center and property site components located throughout the community.

**Harbor Bay Community Development District** owns and operates the community areas of Mira Bay in Apollo Beach FL including common areas, recreational facilities, public roadways, storm water management systems, street lighting, landscaping, clubhouse with café, lap pool, waterslide, clay tennis courts 35,000 linear feet of sea wall, boatlifts.

# SECTION B

## Margie Gertsmann

---

**From:** Lakeside Plantation  
**Sent:** Tuesday, September 19, 2023 1:17 PM  
**To:** Margie Gertsmann  
**Subject:** FW: Boulevard Lamps

**From:** Innotech Construction Services, LLC <innotechconstructiongroup@gmail.com>  
**Sent:** Wednesday, September 13, 2023 12:19 PM  
**To:** Lakeside Plantation <clubhouse@lakesideplantationcdd.com>  
**Subject:** Boulevard Lamps

Good Afternoon,

Justin wanted me to let you know that when the guys went to change out the light bulbs (on the boulevard lamp posts that were out) this morning, that when the new bulbs were seated, the lamp posts still did not function. What was found was that due to high winds shaking the poles back and forth, the interior guts of the fixtures themselves were damaged and needed to be replaced as well. Justin left an example in the office if anyone wants to inspect it to see what he is talking about. Please call Justin directly at 941-451-3963 or email us back to let us know how you would like to proceed.

Thank You and Have a Great Day,

Amanda

**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 # 2070**  
**DATE 10/06/2023**  
**EXPIRATION DATE 11/06/2023**

---

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Sales</b>	Labor to Remove and Replace 40 Light Fixtures & Bulbs along the Boulevard; price quoted is for labor and installation** only, customer to provide the light fixtures and bulbs.	1	4,500.00	4,500.00
	<b>Expiration Date</b>	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

---

Exterior - Lamp Bulb Replacement on Boulevard

TOTAL

**\$4,500.00**

Accepted By

Accepted Date

## Margie Gertsmann

---

**From:** Julie Bugh <jbugh@lightingnewyork.com>  
**Sent:** Thursday, October 5, 2023 11:25 AM  
**To:** Margie Gertsmann  
**Subject:** Lighting New York - Quote Request (4338381)

# LIGHTING NEW YORK

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. 164, or reply to this email.

Sincerely,  
**Julie Bugh**  
Your Pro Account Manager

Your Order Information:  
Quote #4338381

---

**Quote**



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

Qty: 40  
Price: ~~\$94.00~~ \$70.50  
Total: \$2,820.00

LNExpress: FREE

NON RETURNABLE due to Quantity.  
LNExpress estimated to arrive Saturday, October 7

---

<b>Subtotal</b>	\$3,760.00
<b>Discount (25%)</b>	\$940.00
<b>Shipping</b>	\$0.00
<b>Tax</b>	\$0.00
<b>Total</b>	\$2,820.00

**Continue To Checkout**

Bill To:

**Marjorie Grestmann**

2800 Plantation Blvd.

NORTH PORT, FL 34289

US

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# SECTION C

**Lakeside Plantation  
Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2022**

**Lakeside Plantation Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2022**

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## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Lakeside Plantation Community Development District  
City of North Port, Florida

### Report on Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the governmental activities and each major fund of Lakeside Plantation Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Lakeside Plantation Community Development District as of September 30, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors  
Lakeside Plantation Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

### ***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors  
Lakeside Plantation Community Development District

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued a report dated September 29, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Lakeside Plantation Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

September 29, 2023

**Lakeside Plantation Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2022**

Management's discussion and analysis of Lakeside Plantation Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Lakeside Plantation Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. In the **statement of activities**, transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2022.

- ◆ The District's total assets exceeded total liabilities by \$3,608,781 (net position). Net investment in capital assets was \$3,019,218, restricted net position was \$13,722 and unrestricted net position was \$575,841.
- ◆ Governmental activities revenues totaled \$1,004,882 while governmental activities expenses totaled \$847,361.

**Lakeside Plantation Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2022</b>	<b>2021</b>
Current assets	\$ 656,400	\$ 599,857
Restricted assets	93,371	111,043
Capital assets	4,147,413	4,134,399
Total Assets	4,897,184	4,845,299
Current liabilities	183,403	189,039
Non-current liabilities	1,105,000	1,205,000
Total Liabilities	1,288,403	1,394,039
Net position - net investment in capital assets	3,019,218	2,910,959
Net position - restricted	13,722	5,818
Net position - unrestricted	575,841	534,483
Total Net Position	\$ 3,608,781	\$ 3,451,260

The increase in current assets is related to the increase in cash in the Capital Projects Fund in the current year.

The decrease in restricted assets is related to the increase in due from other funds in the current year.

The decrease in non-current liabilities is related to the principal payment made on long-term debt in the current year.

The increase in net position is related to revenues exceeding expenses in the current year.

**Lakeside Plantation Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change in Net Position**

	<b>Governmental Activities</b>	
	<b>2022</b>	<b>2021</b>
Revenues		
Charges for services	\$ 1,000,603	\$ 862,303
Miscellaneous revenues	878	106
Investment earnings	3,401	597
Total Revenues	1,004,882	863,006
Expenses		
General government	143,479	108,531
Physical environment	425,441	320,942
Culture/recreation	190,842	440,807
Interest and other charges	87,599	93,999
Total Expenses	847,361	964,279
Change in Net Position	157,521	(101,273)
Net Position - Beginning of Year	3,451,260	3,552,533
Net Position - End of Year	\$ 3,608,781	\$ 3,451,260

The increase in charges for services is related to the increase in special assessments in the current year.

The increase in general government is related to the increase in engineering and legal fees and insurance expenditures in the current year.

The increase in physical environment in the current year is related to the increase in personnel expenses in the current year.

**Lakeside Plantation Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2022 and 2021.

<u>Description</u>	<b>Governmental Activities</b>	
	<u>2022</u>	<u>2021</u>
Land and improvements	\$ 3,266,092	\$ 3,266,092
Buildings	1,384,314	1,384,314
Infrastructure	2,309,880	2,309,880
Improvements other than buildings	1,341,700	1,291,941
Equipment	206,868	206,868
Less: accumulated depreciation	<u>(4,361,441)</u>	<u>(4,324,696)</u>
Total Capital Assets (Net)	<u>\$ 4,147,413</u>	<u>\$ 4,134,399</u>

Capital asset activity consisted of depreciation of \$36,745 and additions to improvements other than buildings of \$49,759.

**General Fund Budgetary Highlights**

Actual expenditures exceeded budgeted expenditures primarily due to higher engineering fees, landscape maintenance and pool maintenance than were anticipated.

The September 30, 2022 budget was amended for increased personnel, road and sidewalk maintenance and legal fees than were originally anticipated.

**Debt Management**

Governmental Activities debt includes the following:

In October 1999, the District issued \$3,360,000 Series 1999A Capital Improvement Revenue Bonds. The Bonds were issued to provide funds to pay all or a portion of the costs of the planning, financing, acquisition, construction, installation, and equipping the Series 1999 Project. The balance outstanding at September 30, 2022 was \$1,205,000.

**Lakeside Plantation Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Economic Factors and Next Year's Budget**

The District does not expect any economic factors to have a significant effect on the financial position or results of operations of the District in fiscal year 2023.

**Request for Information**

The financial report is designed to provide a general overview of Lakeside Plantation Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Lakeside Plantation Community Development District, Governmental Management Services-Central Florida, 219 East Livingston Street, Orlando, Florida, 32801.

**Lakeside Plantation Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2022**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 269,055
Investments	362,934
Accounts receivable	112
Prepaid expenses	23,782
Deposits	517
Total Current Assets	656,400
Non-Current Assets	
Restricted Assets	
Investments	93,371
Capital Assets, Not Being Depreciated	
Land and improvements	3,266,092
Capital Assets, Being Depreciated	
Buildings	1,384,314
Improvements other than buildings	1,341,700
Infrastructure	2,309,880
Equipment	206,868
Accumulated depreciation	(4,361,441)
Total Non-Current Assets	4,240,784
Total Assets	4,897,184
 <b>LIABILITIES</b>	
Current Liabilities	
Accounts payable	48,508
Bonds payable	100,000
Accrued interest	34,895
Total Current Liabilities	183,403
Non-Current Liabilities	
Bonds payable	1,105,000
Total Liabilities	1,288,403
 <b>NET POSITION</b>	
Net investment in capital assets	3,019,218
Restricted for debt service	13,722
Unrestricted	575,841
Total Net Position	\$ 3,608,781

*See accompanying notes to financial statements.*



**Lakeside Plantation Community Development District**  
**BALANCE SHEET –**  
**GOVERNMENTAL FUNDS**  
**September 30, 2022**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 190,342	\$ -	\$ 78,713	\$ 269,055
Investments	512	-	362,422	362,934
Accounts receivable	112	-	-	112
Due from other funds	2,626	32,051	-	34,677
Prepaid expenses	23,782	-	-	23,782
Deposits	517	-	-	517
Restricted assets				
Cash and investments, at fair value	-	93,371	-	93,371
Total Assets	<u>\$ 217,891</u>	<u>\$ 125,422</u>	<u>\$ 441,135</u>	<u>\$ 784,448</u>
<b>LIABILITIES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts payable	\$ 40,008	\$ -	\$ 8,500	\$ 48,508
Due to other funds	32,051	-	2,626	34,677
Total Liabilities	<u>72,059</u>	<u>-</u>	<u>11,126</u>	<u>83,185</u>
<b>FUND BALANCES</b>				
Nonspendable-prepaid expenses/deposits	24,299	-	-	24,299
Restricted for debt service	-	125,422	-	125,422
Assigned for capital projects	-	-	430,009	430,009
Unassigned	121,533	-	-	121,533
Total Fund Balances	<u>145,832</u>	<u>125,422</u>	<u>430,009</u>	<u>701,263</u>
Total Liabilities and Fund Balances	<u>\$ 217,891</u>	<u>\$ 125,422</u>	<u>\$ 441,135</u>	<u>\$ 784,448</u>

See accompanying notes to financial statements.

**Lakeside Plantation Community Development District  
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES  
TO NET POSITION OF GOVERNMENTAL ACTIVITIES  
September 30, 2022**

Total Governmental Fund Balances	\$	701,263
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets, land and improvements, \$3,266,092, buildings, \$1,384,314, infrastructure, \$2,309,880, equipment, \$206,868, improvements other than buildings, \$1,341,700, and accumulated depreciation, \$(4,361,441), used in governmental activities are not current financial resources and are not reported at the governmental fund level.		4,147,413
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore, are not reported at the fund level.		(1,205,000)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the governmental fund level.		<u>(34,895)</u>
Net Position of Governmental Activities	<u>\$</u>	<u>3,608,781</u>

*See accompanying notes to financial statements.*

**Lakeside Plantation Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2022**

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 783,108	\$ 190,447	\$ -	\$ 973,555
Charges for services	27,048	-	-	27,048
Miscellaneous revenues	878	-	-	878
Investment income	40	301	3,060	3,401
Total Revenues	<u>811,074</u>	<u>190,748</u>	<u>3,060</u>	<u>1,004,882</u>
Expenditures				
Current				
General government	143,479	-	-	143,479
Physical environment	421,811	-	-	421,811
Culture/recreation	128,256	-	29,471	157,727
Capital outlay	-	-	49,759	49,759
Debt service				
Principal	-	95,000	-	95,000
Interest	-	90,350	-	90,350
Total Expenditures	<u>693,546</u>	<u>185,350</u>	<u>79,230</u>	<u>958,126</u>
Excess of revenues over/(under) expenditures	<u>117,528</u>	<u>5,398</u>	<u>(76,170)</u>	<u>46,756</u>
Other Financing Sources/(Uses)				
Transfers in	-	-	135,500	135,500
Transfers out	<u>(135,500)</u>	<u>-</u>	<u>-</u>	<u>(135,500)</u>
Total Other Financing Sources/(Uses)	<u>(135,500)</u>	<u>-</u>	<u>135,500</u>	<u>-</u>
Net Change in Fund Balances	(17,972)	5,398	59,330	46,756
Fund Balances - October 1, 2021	<u>163,804</u>	<u>120,024</u>	<u>370,679</u>	<u>654,507</u>
Fund Balances - September 30, 2022	<u>\$ 145,832</u>	<u>\$ 125,422</u>	<u>\$ 430,009</u>	<u>\$ 701,263</u>

See accompanying notes to financial statements.

**Lakeside Plantation Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2022**

Net Change in Fund Balances - Total Governmental Funds	\$	46,756
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation, \$(36,745) was exceeded by capital outlay, \$49,759, in the current period.		13,014
Governmental funds report principal payments as expenditures when paid, whereas these payments are recognized as a decrease in bonds payable at the government-wide level.		95,000
At the fund level interest is recognized when due. At the government-wide level interest is accrued on outstanding debt. This is the current year change in accrual.		<u>2,751</u>
Change in Net Position of Governmental Activities	\$	<u><u>157,521</u></u>

*See accompanying notes to financial statements.*

**Lakeside Plantation Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND**  
**For the Year Ended September 30, 2022**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 751,261	\$ 751,261	\$ 783,108	\$ 31,847
Charges for services	35,000	35,000	27,048	(7,952)
Miscellaneous revenues	1,500	1,500	878	(622)
Investment income	50	50	40	(10)
Total Revenues	<u>787,811</u>	<u>787,811</u>	<u>811,074</u>	<u>23,263</u>
Expenditures				
Current				
General government	124,427	131,809	143,479	(11,670)
Physical environment	373,384	427,412	421,811	5,601
Culture/recreation	154,500	124,095	128,256	(4,161)
Total Expenditures	<u>652,311</u>	<u>683,316</u>	<u>693,546</u>	<u>(10,230)</u>
Excess of revenues over/(under)expenditures	<u>135,500</u>	<u>104,495</u>	<u>117,528</u>	<u>13,033</u>
Other Financing Sources/(Uses)				
Transfers out	<u>(135,500)</u>	<u>(135,500)</u>	<u>(135,500)</u>	<u>-</u>
Net Change in Fund Balances	-	(31,005)	(17,972)	13,033
Fund Balances - October 1, 2021	<u>-</u>	<u>31,005</u>	<u>163,804</u>	<u>132,799</u>
Fund Balances - September 30, 2022	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 145,832</u>	<u>\$ 145,832</u>

See accompanying notes to financial statements.

**Lakeside Plantation Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on March 1, 1999, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Ordinance 99-1 of the City of North Port, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Lakeside Plantation Community Development District. The District is governed by a Board of Supervisors who are elected by the owners of property within the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Lakeside Plantation Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Lakeside Plantation Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Lakeside Plantation Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District reports fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Lakeside Plantation Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**Lakeside Plantation Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire the Series 1999A Special Assessment Bonds, which were used to finance the construction of certain improvements within the District.

Capital Projects Fund – The Capital Projects Fund accounts for acquisition and construction of infrastructure improvements located within the boundaries of the District.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as construction in progress, and non-current governmental liabilities, such as general obligation bonds be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;

**Lakeside Plantation Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**a. Cash and Investments (Continued)**

4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash and investments include time deposits, certificates of deposit, money market funds, and all highly liquid debt instruments with original maturities of three months or less.

**b. Restricted Net Position**

Certain net position of the District is classified as restricted on the Statement of Net Position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

**c. Capital Assets**

Capital assets, which include land and improvements, buildings, improvement other than buildings, infrastructure and equipment, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Buildings	30 years
Infrastructure	25 years
Improvements other than buildings	15 years
Equipment	10 years

**Lakeside Plantation Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**d. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position**

“Total fund balances” of the District’s governmental funds, \$701,263 differs from “net position” of governmental activities, \$3,608,781 reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below:

**Capital related items**

When capital assets (land, buildings and improvements, infrastructure and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land and improvements	\$ 3,266,092
Buildings	1,384,314
Infrastructure	2,309,880
Improvements other than buildings	1,341,700
Equipment	206,868
Less: accumulated depreciation	<u>(4,361,441)</u>
Total	<u><u>\$ 4,147,413</u></u>

**Lakeside Plantation Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)**

**Long-term debt transactions**

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2022 were:

Bonds payable	<u>\$ (1,205,000)</u>
---------------	-----------------------

**Accrued interest**

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	<u>\$ (34,895)</u>
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**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The "net change in fund balances" for government funds \$46,756 differs from the "change in net position" for governmental activities, \$157,521, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated as follows.

**Lakeside Plantation Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)**

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Depreciation	\$	(36,745)
Capital outlay		<u>49,759</u>
Total		<u>\$ 13,014</u>

**Long-term debt transactions**

When long-term debt is issued for governmental activities, the resources obtained are recognized as an other financing source at the fund level. At the government-wide level, however, the new debt increases non-current liabilities. Also, interest is recognized when due at the fund level, but is accrued at the government-wide level.

Principal payments	\$	95,000
Accrued interest		<u>2,751</u>
Total		<u>\$ 97,751</u>

**Lakeside Plantation Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE C – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2022, the District's bank balance was \$292,006 and the carrying value was \$269,055. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2022, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturity Date</u>	<u>Fair Value</u>
First American Government Obligation Fund	18 days*	\$ 93,371
Florida PRIME	21 days*	362,934
Total		<u>\$ 456,305</u>

\* Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in First American Government Obligation Fund are Level 1 assets.

**Lakeside Plantation Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2022, there were no redemption fees, maximum transaction amounts, or any other requirement that would limit daily access to 100 percent of the account value.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2022, the District's investments in First American Government Obligation Fund and Florida PRIME were rated AAAM by Standard and Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in the First American Government Obligation Fund represent 20% of the District's investments. The remaining 80% is represented by Florida PRIME.

The types of deposits and investments and their level of risk exposure as of September 30, 2022 were typical of these items during the fiscal year then ended.

**NOTE D – SPECIAL ASSESSMENT REVENUES**

Special assessment revenues recognized for the 2021-2022 fiscal year were levied in October 2021. All taxes are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

All unpaid taxes become delinquent as of April 1. Virtually all unpaid taxes are collected via the sale of tax certificates on or prior to, June 1; therefore, there were no material taxes receivable at fiscal year end.

**Lakeside Plantation Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE E – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2022 was as follows:

	October 1, 2021 <u>Balance</u>	<u>Additions</u>	<u>Deletions</u>	September 30, 2022 <u>Balance</u>
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Land and improvements	\$ 3,266,092	\$ -	\$ -	\$ 3,266,092
Capital assets, being depreciated:				
Buildings	1,384,314	-	-	1,384,314
Improvements other than buildings	1,291,941	49,759	-	1,341,700
Infrastructure	2,309,880	-	-	2,309,880
Equipment	206,868	-	-	206,868
Total Capital Assets being depreciated	<u>5,193,003</u>	<u>49,759</u>	<u>-</u>	<u>5,242,762</u>
Less: accumulated depreciation	<u>(4,324,696)</u>	<u>(36,745)</u>	<u>-</u>	<u>(4,361,441)</u>
Total Capital Assets Depreciated, Net	<u>868,307</u>	<u>13,014</u>	<u>-</u>	<u>881,321</u>
 Governmental Activities Capital Assets	 <u>\$ 4,134,399</u>	 <u>\$ 13,014</u>	 <u>\$ -</u>	 <u>\$ 4,147,413</u>

Depreciation of \$3,630 was charged to physical environment and \$33,115 was charged to culture/recreation.

**NOTE F – LONG-TERM DEBT**

Long-term debt is comprised of the following:

\$3,360,000 Series 1999A Capital Improvement Revenue Bonds are due in annual principal installments beginning May 2002 and maturing May 2031. Interest is due semi-annually on May 1 and November 1, beginning May 2000, at a fixed interest rate of 6.950%.

\$ 1,205,000

**Lakeside Plantation Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE F – LONG-TERM DEBT (CONTINUED)**

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

Year Ending September 30,	Principal	Interest	Total
2023	\$ 100,000	\$ 83,748	\$ 183,748
2024	105,000	76,798	181,798
2025	115,000	69,500	184,500
2026	125,000	61,508	186,508
2027	130,000	52,820	182,820
2028-2031	630,000	113,632	743,632
Totals	<u>\$ 1,205,000</u>	<u>\$ 458,006</u>	<u>\$ 1,663,006</u>

Significant Bond Provisions

The Series 1999A Bonds are subject to redemption at the option of the District prior to their maturity. The Series 1999A Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating to the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was not in compliance with the requirements at September 30, 2022.

**Lakeside Plantation Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE F – LONG-TERM DEBT (CONTINUED)**

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Fund

The Series 1999A Reserve Accounts were funded from the proceeds of the Series 1999A Bonds in amounts equal to the maximum annual debt service requirements on all outstanding Series 1999A Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve deposits as of September 30, 2022:

	Reserve Balance	Reserve Requirement
Series 1999A Capital Improvement Bonds	\$ 76,805	\$ 182,896

**NOTE G – INTERFUND ACTIVITY**

Interfund balances at September 30, 2022, consisted of the following:

<b>Receivable Fund</b>	<b>Payable Fund</b>		Total
	General Fund	Capital Projects Fund	
General Fund	\$ -	\$ 2,626	\$ 2,626
Debit Service Fund	32,051	-	32,051
Total	\$ 32,051	\$ 2,626	\$ 34,677

The General Fund paid for expenditures related to the Capital Projects Fund and collected monies for the Debt Service Fund.

Interfund transfers for the year ended September 30, 2022, consisted of the following:

	<b>Transfers In</b>
<b>Transfers Out</b>	Capital Projects Fund
General Fund	\$ 135,500

Transfers in the current year were to fund certain maintenance projects.

**NOTE H – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no settled claims during the past three years that exceeded the commercial coverage.



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## **INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Lakeside Plantation Community Development District  
City of North Port, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Lakeside Plantation Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated September 29, 2023.

### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Lakeside Plantation Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Lakeside Plantation Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Lakeside Plantation Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

To the Board of Supervisors  
Lakeside Plantation Community Development District

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Lakeside Plantation Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

September 29, 2023



# Berger, Toombs, Elam, Gaines & Frank

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## MANAGEMENT LETTER

To the Board of Supervisors  
Lakeside Plantation Community Development District  
City of North Port, Florida

### Report on the Financial Statements

We have audited the financial statements of the Lakeside Plantation Community Development District as of and for the year ended September 30, 2022, and have issued our report thereon dated September 29, 2023.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated September 29, 2023, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. We noted the following findings or recommendations in the preceding audit.

#### Finding 2018-01, 2017-01 & 2016-01

Finding – The reserve balance at year-end was less than the reserve balance required by the Trust Indenture.

Recommendation – The District should take the steps necessary to restore the reserve balance to the required balance.

Management Response – The applicable Trust Indenture does not require the District to assess property owners who have paid their assessments to make up a shortfall caused by a landowner that did not pay their assessments. The Trustee has not required that the reserve account be replenished.

To the Board of Supervisors  
Lakeside Plantation Community Development District

Current Status – The reserve account balance at September 30, 2022 is less than the balance required by the Trust Indenture.

### **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Lakeside Plantation Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Lakeside Plantation Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Lakeside Plantation Community Development District. It is management's responsibility to monitor the Lakeside Plantation Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2022.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Specific Information**

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Lakeside Plantation Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 5
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 11
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$9,800
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$554,619
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was amended, see below.

To the Board of Supervisors  
Lakeside Plantation Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Lakeside Plantation Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund, \$842 - \$10,085 and Debt Service Fund, \$328 - \$3,287.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$1,000,603.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: Series 1999A, \$1,205,000, maturing May 2031.

	<b>Original Budget</b>	<b>Actual</b>	<b>Variance with Original Budget Positive (Negative)</b>
<b>Revenues</b>			
Special assessments	\$ 751,261	\$ 783,108	\$ 31,847
Charges for services	35,000	27,048	(7,952)
Investment income	50	40	(10)
Miscellaneous revenues	1,500	878	(622)
Total Revenues	<u>787,811</u>	<u>811,074</u>	<u>23,263</u>
<b>Expenditures</b>			
<b>Current</b>			
General government	124,427	143,479	(19,052)
Physical environment	373,384	421,811	(48,427)
Culture and recreation	154,500	128,256	26,244
Total Expenditures	<u>652,311</u>	<u>693,546</u>	<u>(41,235)</u>
Revenues over/(under) expenditures	135,500	117,528	(17,972)
<b>Other Financing Sources/(Uses)</b>			
Transfers out	<u>(135,500)</u>	<u>(135,500)</u>	<u>-</u>
Net changes in fund balance	-	(17,972)	(17,972)
Fund Balances - Beginning of year	<u>-</u>	<u>163,804</u>	<u>163,804</u>
Fund Balances - End of year	<u>\$ -</u>	<u>\$ 145,832</u>	<u>\$ 145,832</u>

To the Board of Supervisors  
Lakeside Plantation Community Development District

### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we noted the following finding.

### **Finding 2022-01**

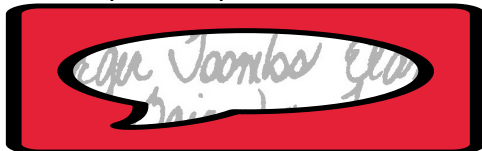
Finding: Actual expenditures exceeded the total budget for expenditures.

Recommendation: The district should implement year end procedures to ensure that the budget is not exceeded.

Response: Management will take steps in future years to ensure that a budget over expenditure does not happen.

### **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

September 29, 2023



**Berger, Toombs, Elam,  
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
Lakeside Plantation Community Development District  
City of North Port, Florida

We have examined Lakeside Plantation Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2022. Management is responsible for Lakeside Plantation Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Lakeside Plantation Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Lakeside Plantation Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Lakeside Plantation Community Development District's compliance with the specified requirements.

In our opinion, Lakeside Plantation Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2022.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

September 29, 2023

# SECTION VIII

# SECTION A

# SECTION 1

Unit Description	Unit No.	Total Insured Value	Deductible % per Policy	% Deductible Amount	Gross Amount as Claimed	Deductible/Limits Applied	Net Amount (as Claimed Less Deductibles/Limits)	Comments
Clubhouse	Property Schedule # 1	\$ 638,000.00	5.00%	\$ 31,900.00	\$ 208,730.70	\$ (31,900.00)	\$ 176,830.70	<u>US Roofing Systems - Complete DEMO and REBUILD of Clubhouse Roof (\$137,002.51)</u> <u>Signal Restoration - Reconstruction Services, less lodging fees (\$35,716.41)</u> <u>Signal Restoration - Labor Costs (\$32,011.78)</u> <u>First Class Roofing - Clubhouse Tarping (\$4,000.00)</u>
Tennis Court Fence, Lighting, Shade Structure	Property Schedule # 3	161,000.00	5.00%	8,050.00	264,430.00	(103,430.00)	161,000.00	<u>Welch Tennis Courts, Inc. - Repair/Replacement of Tennis Court FENCE (\$86,050.00), LED LIGHTING (\$135,500.00), SHADE STRUCTURE (\$24,100.00) and FEES (\$5,500.00). Refer to Breakdown on page 4.</u> <u>West Coast Electric Services, Inc. - Tennis Court LIGHT POSTS Demo &amp; Removal. (\$13,280.00)</u> NOTE: Limit Applied. Deductible absorbed in overage.
Water Fountain	Property Schedule # 8	41,000.00	5.00%	2,050.00	5,148.52	(2,050.00)	3,098.52	Professional Fountain Services, LLC - Proposal for water fountain repair (\$5,148.52)
Pickleball Court Fence	Property Schedule # 9	6,000.00	5.00%	300.00	7,950.00	(1,950.00)	6,000.00	<u>Welch Tennis Courts, Inc. - Repair/Replacement of Basketball/Pickleball Court FENCEING (\$7,950.00).</u> <u>Refer to Breakdown on page 4.</u> NOTE: Limit Applied. Deductible absorbed in overage.
Entranceway Pergolas (2)	Property Schedule # 14	70,000.00	5.00%	3,500.00	258,391.32	(188,391.32)	70,000.00	<u>Innatech Construction Services, LLC - Invoice for RIGHT Pergola Demolition (\$3,798.66)</u> <u>Innatech Construction Services, LLC - Invoice for LEFT Pergola Demolition (\$4,162.66)</u> <u>Cheyenne - Pergola Rebuild Proposal, Includes Materials, Labor &amp; Installation (\$250,430.00)</u> NOTE: Limit Applied. Deductible absorbed in overage.
Street/Parking Lights	Inland Marine # 2	346,000.00	5.00%	17,300.00	43,488.30	(17,300.00)	26,188.30	<u>Lighting New York - Quote #4214777 (\$1,098.30)</u> <u>Sergeant's Electric Proposal (\$30,465.00)</u> <u>Wisconsin Lighting Lab Quote #983506 (\$11,925.00)</u>
Street Signs	Inland Marine # 3	37,000.00	5.00%	1,850.00	28,075.70	(1,850.00)	26,225.70	<u>FastSigns Estimate #25079 - Phase 1: Reset Posts (\$2,250.00)</u> <u>FastSigns Estimate #25080 - Phase 2: Replace Signs (\$2,441.68)</u> <u>FastSigns Final Proposal #25764 - Phase 3 (\$23,384.02)</u>
					<b>GROSS CLAIM AMOUNT :</b>	\$	<b>816,214.54</b>	
					<b>Deductible/Limits Applied:</b>	\$	<b>(346,871.32)</b>	
					<b>NET CLAIM AMOUNT :</b>	\$	<b>469,343.22</b>	
					<b>Less Prior Payment One:</b>	\$	<b>(354,232.22)</b>	
					<b>Less Prior Payment Two:</b>	\$	<b>(49,572.32)</b>	
					<b>FINAL PAYMENT AMOUNT :</b>	\$	<b>65,538.68</b>	

SWORN STATEMENT

ISSUED  
July 1, 2022

IN

POLICY NUMBER  
100121675

EXPIRES  
July 1, 2023

PROOF OF LOSS

CLAIM NUMBER  
009.022682.MI

TO THE

AGENCY AT  
Per Policy

FLORIDA INSURANCE ALLIANCE

At time of loss, by the above indicated policy of insurance you insured  
Lakeside Plantation Community Development District located at 2800 Plantation Blvd, North Port, FL 34289

Against loss by All Risks of Direct Physical Loss or Damage, Per Policy Conditions, to the property described; according to the terms and conditions of the said policy and all forms, endorsements, transfers and assignments attached thereto.

TIME AND ORIGIN A Wind loss occurred about the hour of 12:00 o'clock AM.

on the 28th day of September, 2022. The cause and origin of the said loss were:

Wind damages due to Hurricane Ian as outlined in McLarens adjustment.

OCCUPANCY The building described, or containing the property described, was occupied at the time of the loss as follows, and for no other purpose whatever: as business purposes of the insured's.

TITLE AND INTEREST At the time of the loss the interest of your insured in the property described therein was Owner.

No other person or persons had any interest therein or incumbrance thereon, except: NONE.

CHANGES Since the said policy was issued there has been no assignment thereof, or change of interest, use, occupancy, possession, location or exposure of the property described, except: None.

TOTAL INSURANCE THE TOTAL AMOUNT OF INSURANCE upon the property described by this policy was, at the time of the loss: Per Policy, as more particularly specified in the apportionment attached under Policy # 100121675 besides which there was no policy or other contract of insurance, written or oral, valid or invalid.

VALUE THE ACTUAL CASH VALUE of said property at the time of the loss was ..... Not Determined

LOSS THE WHOLE LOSS AND DAMAGE was ..... \$ 816,214.54

AMOUNT CLAIMED: THE AMOUNT CLAIMED under the above Policy Number is ..... (Loss Line less Deductibles and Prior Payments) \$ 65,538.68

**SPECIAL CONDITIONS: Supplemental Payment for Pergolas.**

The said loss did not originate by any act, design or procurement on the part of your insured, or this affiant; nothing has been done by or with the privity or consent of your insured or this affiant, to violate the conditions of the policy, or render it void; no articles are mentioned herein or in annexed schedules but such as were destroyed or damaged at the time of said loss; no property saved has in any manner been concealed, and no attempt to deceive the said company, as to the extent of said loss, has in any manner been made. Any other information that may be required will be furnished and considered a part of this proof.

The furnishing of this blank or the preparation of proofs by a representative of the above insurance company is not a waiver of any of its rights.

State of \_\_\_\_\_

County of \_\_\_\_\_ Insured

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

State of \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

(SEAL)

# SECTION C

# SECTION 1



## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

# Lakeside Plantation Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

## **About FIA**

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects nearly 1,000 public entity members.

### **Competitive Advantage**

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

### **How are FIA Members Protected?**

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

### **What Are Members Responsible For?**

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

**Additional information regarding FIA and our member services can be found at [www.fia360.org](http://www.fia360.org).**

Quotation being provided for:

**Lakeside Plantation Community Development District**  
**c/o Governmental Management Services - Tampa 4530 Eagle Falls Pl**  
**Tampa, FL 33619**

**Term: October 1, 2023 to October 1, 2024**

**Quote Number: 100123675**

**PROPERTY COVERAGE**

**SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE**

<b>COVERED PROPERTY</b>	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$3,083,800
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
<b>Inland Marine</b>	
Scheduled Inland Marine	\$522,000

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<b>Valuation</b>	<b>Coinsurance</b>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

<b>DEDUCTIBLES:</b>		
	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

<b>Special Property Coverages</b>		
<b>Coverage</b>	<b>Deductibles</b>	<b>Limit</b>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

\*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

**TOTAL PROPERTY PREMIUM \$29,546**

### **Extensions of Coverage**

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

<b>(X)</b>	<b>Code</b>	<b>Extension of Coverage</b>	<b>Limit of Liability</b>
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

## CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

## Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

## AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.  
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability  
Network Security Liability  
Privacy Liability  
First Party Extortion Threat  
First Party Crisis Management  
First Party Business Interruption  
Limit: \$100,000 each claim/annual aggregate



## PREMIUM SUMMARY

Lakeside Plantation Community Development District  
c/o Governmental Management Services - Tampa 4530 Eagle Falls Pl  
Tampa, FL 33619

Term: October 1, 2023 to October 1, 2024

Quote Number: 100123675

### PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$29,546
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,904
Public Officials and Employment Practices Liability	\$3,099
Deadly Weapon Protection Coverage	Included
<b>TOTAL PREMIUM DUE</b>	<b>\$36,549</b>

#### IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)





PROPERTY VALUATION AUTHORIZATION

Lakeside Plantation Community Development District
c/o Governmental Management Services - Tampa 4530 Eagle Falls Pl
Tampa, FL 33619

QUOTATIONS TERMS & CONDITIONS

- 1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

Table with 3 columns: Coverage Type, Amount, and Description. Includes Building and Content TIV (\$3,083,800), Inland Marine (\$522,000), and Auto Physical Damage (Not Included).

Signature: Jordan Lansford Date: 9/26/2023

Name: Jordan Lansford

Title: District Manager



**Lakeside Plantation Community Development District**

Policy No.: 100123675  
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
1	Clubhouse		2001	10/01/2023	\$1,450,000		\$1,557,800
	2800 Plantation Blvd North Port FL 34289		Joisted masonry	10/01/2024	\$107,800		
2	Pool		2001	10/01/2023	\$650,000		\$650,000
	2800 Plantation Blvd North Port FL 34289		Below ground liquid storage tank / pool	10/01/2024			
3	Tennis Court, Fence, Lighting, Shade Structure		2001	10/01/2023	\$350,000		\$350,000
	2800 Plantation Blvd North Port FL 34289		Non combustible	10/01/2024			
4	Equipment Shed		2001	10/01/2023	\$30,000		\$30,000
	2800 Plantation Blvd North Port FL 34289		Frame	10/01/2024			
5	Gazebo		2001	10/01/2023	\$11,000		\$11,000
	2800 Plantation Blvd North Port FL 34289		Frame	10/01/2024			
6	Pool Pavillion		2001	10/01/2023	\$25,000		\$25,000
	2800 Plantation Blvd North Port FL 34289		Joisted masonry	10/01/2024			
7	Entranceway Gazebo		2001	10/01/2023	\$70,000		\$70,000
	2800 Plantation Blvd North Port FL 34289		Frame	10/01/2024			

Sign: Jordan Lansford

Print Name: Jordan Lansford

Date: 9/26/2023



**Lakeside Plantation Community Development District**

Policy No.: 100123675  
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
8	Water Fountain		2001	10/01/2023	\$100,000		\$100,000
	Plantation Blvd and Toledo Blade Blvd North Port FL 34289		Pump / lift station	10/01/2024			
9	Pickleball Court and Fence		2001	10/01/2023	\$45,000		\$45,000
	2800 Plantation Blvd North Port FL 34289		Non combustible	10/01/2024			
10	Playground		2001	10/01/2023	\$150,000		\$150,000
	2800 Plantation Blvd North Port FL 34289		Joisted masonry	10/01/2024			
11	Picnic Benches -4		2001	10/01/2023	\$5,000		\$5,000
	2800 Plantation Blvd North Port FL 34289		Non combustible	10/01/2024			
12	Picnic Benches w/Shade Structure - 3		2001	10/01/2023	\$35,000		\$35,000
	2800 Plantation Blvd North Port FL 34289		Non combustible	10/01/2024			
13	Pool Furniture in the Open		2001	10/01/2023	\$55,000		\$55,000
	2800 Plantation Blvd North Port FL 34289		Property in the Open	10/01/2024			
<b>Total:</b>					Building Value	Contents Value	Insured Value
					\$2,976,000	\$107,800	\$3,083,800

Sign: Jordan Lansford

Print Name: Jordan Lansford

Date: 9/26/2023



Inland Marine Schedule

**Lakeside Plantation Community Development District**

Policy No.: 100123675  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department Description	Serial Number	Classification Code	Eff. Date Term Date	Value	Deductible
1	EZ Go		Other inland marine	10/01/2023 10/01/2024	\$7,000	\$1,000
2	Street/Parking Lights		Other inland marine	10/01/2023 10/01/2024	\$375,000	\$1,000
3	Street Signs		Other inland marine	10/01/2023 10/01/2024	\$110,000	\$1,000
4	Pool Chair Lift 2 @ \$3k each		Other inland marine	10/01/2023 10/01/2024	\$30,000	\$1,000
				<b>Total</b>	<b>\$522,000</b>	

Sign: Jordan Lansford

Print Name: Jordan Lansford

Date: 9/26/2023

# SECTION D

# SECTION 1



# Monthly Summary Report

## *October 2023*

**Submitted by:**

Margie Gerstmann, Lifestyle and Facility Director

Alex Murphy, Senior Regional Director

**Lakeside Plantation CDD**

# PROGRAMMING

SEPTEMBER PROGRAMS	DATE	ATTENDANCE
Labor Day BBQ	September 4th	20
Bingo	September 5th	15
Wine and Cheese	September 15th	15
Bingo	September 19th	10
Name that Tune	September 22nd	42
Trivia	September 29th	36

# AMENITY USAGE THIS MONTH

The hours between 5pm and 9pm are Friday and Saturday only.

AMENITY	9am-10am	10am-11am	11am-12PM	12PM-1PM	1PM-2PM	2PM-3PM	3PM-4PM	4PM-5PM	5PM-6PM	6PM-7PM	7PM-8PM	8PM-9PM
POOL	2.6	3.7	2.5	2.3	3.1	3.2	2.8	2.2	1.3	<1	<1	<1
TENNIS	7.3	3.8	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
PICKLEBALL	2.06	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
BOCCE	0	0	0	0	0	0	0	0	0	0	0	0
OFFICE	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1

Pool was closed a lot during this month.  
 This is an amenity hourly usage average. The full daily completed sheets are in our office for review.

# FORECAST

DESCRIPTION OF UPCOMING PROGRAM OR EVENT	DATE
Coffee and Donuts	October 5th
Bingo	October 10 <sup>th</sup>
Murder Mystery Dinner and show	October 14th
Ladies Lunch	October 17th
Wine and Cheese	October 19th
Create and Sip	October 20th
Psychic Fair	October 22nd
Bingo	October 24th
Halloween Party	October 29th

# FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
New A/C unit	In progress, Unit has arrived in Jacksonville	
Tennis Court fencing and lighting	Site plans and riser complete. Waiting for permitting	
Street Signs	Waiting for last of the signs to be delivered.	
Plantation Blvd and Amenity area lighting	Sergeants Electric has started the repair of our lights. Lightbulbs need to be placed as well as new lanterns. Waiting for remaining post. Scheduled to be here end of October.	
Pool and Spa chemical feeder		COMPLETED
Pool Pump		COMPLETED

PLEASE SEE COMPLETE LOG OF PROJECTS AS ADD ON TO REPORT

**THANK YOU.**



**Lakeside Plantation CDD**

# SECTION 2

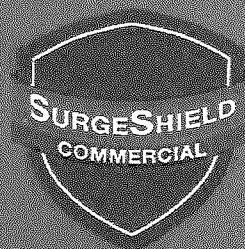
# Product

# FPL

## Commercial SurgeShield®

The risk is real and the damage is often debilitating. Help protect your critical business equipment from damaging power surges through your electric meter.

Did you know that lightning hit each square kilometer in Florida 109 times last year?\* One power surge through your electric meter could damage equipment crucial to your operations and even force you to close your business. The time to think about surge protection is before it's too late.



### The Commercial SurgeShield® Program + Warranty

Get total peace of mind with the maximum level of surge protection offered by FPL Energy Services™. The program installs a commercial-grade surge protector directly at your meter, providing an effective defense against unpredictable, costly power surges. It also includes a \$5,000 limited manufacturer's warranty per covered appliance with a \$100,000 maximum lifetime for damages caused by a failure of the surge protector to properly perform.



### The Commercial SurgeShield® Program

Rest easy knowing that when damaging power surges occur, the SurgeShield device offers powerful protection with a professional-grade surge protector directly at your meter.

Both programs help protect:

- Air conditioning systems
- Electric cooking equipment
- Hot water heaters
- Refrigerators / Freezers
- Washing Machines / Dryers
- Dishwashers/Garbage disposals
- And more

FPL



**SurgeShield Commercial Program**

**\$24<sup>95</sup>**  
month

**Protection for Appliances**

- Central Air Conditioners
- Clothes Washers and Dryers
- Kitchen Refrigerators
- Dishwashers
- Freezers
- Garbage Disposals
- Ovens
- Stoves
- Stove hoods
- Microwaves
- Hot water heaters

**Portions of Motorized**

**Pool Equipment:**

- Well Pump
- Pool Heater
- Pool Pump
- Spa Pump



**Discount Available**



**SurgeShield Commercial Program**

**WITH WARRANTY**

Up to \$5,000

**\$34<sup>95</sup>**  
month

**Repair Reimbursement**

**and Protection for Appliances**

- Central Air Conditioners
- Clothes Washers and Dryers
- Kitchen Refrigerators
- Dishwashers
- Freezers
- Garbage Disposals
- Ovens
- Stoves
- Stove hoods
- Microwaves
- Hot water heaters



**Portions of Motorized**

**Pool Equipment:**

- Well Pump
- Pool Heater
- Pool Pump
- Spa Pump



**ENROLL NOW**  
**SURGESHIELD COMMERCIAL**  
**WITHOUT WARRANTY**

**ENROLL NOW**  
**SURGESHIELD COMMERCIAL**  
**WITH WARRANTY**



turn to the experts



**AQUA PLUMBING & AIR**  
ELECTRICAL & WATER TREATMENT

Service Estimate #  
SE261715

(941) 366 - 7676

www.aquaplumbingandair.com

8283 VICO COURT SARASOTA, FL 34240  
Licenses CFC1428223 - CAC1816020 - EC13005269

Service Name LAKESIDE PLANTATION CDD		Service Phone (570) 994-2770	
Service Address 2800 PLANTATION BLVD		City NORTH PORT	
Bill To LAKESIDE PLANTATION CDD		Billing Phone	
Bill Address 2800 PLANTATION BLVD		Billing Auth.	Work Order Number <b>406584</b>
City NORTH PORT	State FL	Zip 34289	Customer ID <b>51301</b>
Tech 403	Manufacturer #	Warranty	P.O. Number
Brand	Model	Serial	
Brand	Model	Serial	

**Description of Work to Be Performed**

ESTIMATE TO INSTALL NEW SURGE PROTECTOR. QUOTE:\$525.00

**Subtotal:** 0.00      **Discount:** 0.00      **Other Charges:** 0.00

**Total Amount of Work With Payment Upon Completion**

Total includes any and all contractual discounts if applicable and will be shown on invoice upon completion of work.  
Unforeseen costs not included in estimate price. Estimate price expires 30 days from issuance date.

\$ **0.00**

I hereby authorize the above described work to be performed by Aqua Plumbing & Air and guarantee payment in the amount as shown above upon completion.

Signature

Date

**09-07-2023**

Parts Ordered Date

Parts Ordered By

To Be Sent to Shop

To Be Sent to Job

# SECTION 3

**ESTIMATE**

**MSF Tree and Landscaping**

12995 S Cleveland Ave Suite 36  
Fort Myers, FL 33907  
(239) 600-7159



To:  
Lakeside Plantation Cdd (Marjorie Welch-Gerstmann)  
2800 Plantation Boulevard  
North Port, FL 34289

Estimate # 2277  
Estimate Date 09/29/2023  
**Total Amount \$1,400.00**

p: (941) 423-5500

Item	Quantity	Price	Line Total
Magnolias to be staked	4.0	\$350.00	\$1,400.00
Subtotal:			\$1,400.00
Tax:			\$0.00
Past Due Amount:			\$0.00
<b>Total Amount:</b>			<b>\$1,400.00</b>

**Notes**



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

# Estimate

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

Date	6/26/2023
Estimate #	84271
<b>LMP REPRESENTATIVE</b>	
SR	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Tree staking for the 4 big Magnolia tree's located in the boulevard in various locations. Machine and labor cost is included in estimate as trees will need a machine to put back in position and labor for the tree staking process.			
Tree staking of the 4 big Magnolias with stake kits, machine cost and labor.	4	440.00	1,760.00

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$1,760.00</b>
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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