



# Lakeside Plantation

## Community Development District

---

Alan Sabol, Chairman

Patrick Lavoy, Vice Chairman

Bonnie Benjamin, Assistant Secretary

María Chichelli, Assistant Secretary

Mary Martín, Assistant Secretary

November 15, 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  
November 15, 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 October 18, 2023 Meeting
  - B. Approval of Check Register
  - C. Balance Sheet & Income Statement
  - D. Special Assessment Receipts Schedule
- VI. New Business Items
- VII. General Audience Comments
- VIII. Staff Reports
  - A. Attorney
    - 1. Update on Tennis Court Lighting and Insurance Reimbursement
    - 2. Update on Landscape Coverage from EGIS
  - B. District Engineer
  - C. District Manager
    - 1. Approval of Supplemental Proof of Loss
    - 2. Consideration of FY24 Property Insurance Schedule
    - 3. Discussion of Setting Meeting for Amenity Fee Schedule

4. Consideration of Updated Agreement with GMS *(to be provided under separate cover)*

D. Amenities Manager

1. Report *(to be provided under separate cover)*
2. Update from WTS on Amenity Manager Transition
3. Consideration of Sidewalk Proposals *(to be provided under separate cover)*
4. Discussion Regarding Tennis Court Lighting - AAG Providing Utilization & Expense vs. Revenue Report
5. Discussion of Clubhouse Interior Remodel

IX. Supervisors Requests

- X. Next Regularly Scheduled Board Meeting is **January 17, 2024, at 6:00 p.m.** at Lakeside Plantation Clubhouse

XI. 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, **October 18, 2023** at 6:00 p.m. via Zoom Communication Media Technology and at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

Alan (Bud) Sabol	Chair
Pat LaVoy	Vice Chair
Pina Chichelli	Assistant Secretary
Mary (Sue) Martin	Assistant Secretary
Bonnie Benjamin	Assistant Secretary

Also present:

Jordan Lansford	GMS – District Management
Richard McGrath	GMS
Sarah Sandy ( <i>via Zoom</i> )	Kutak Rock, LLP
Alex Murphy	WTS Operations Manager
Margie Gertsmann	WTS Amenity Manager
Security Officer	
Residents	

*The following is a summary of the discussions and actions taken at the October 18, 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.

- **Chairman's Comments**

Due to problems at meetings for the last two or three months with people getting out of hand, Mr. Sabol requested that an officer be on duty and in the future, if there was a problem at a meeting, they would call a recess until the issue was cleared and then the meeting would proceed. Mr. Sabol heard that several people in the community wanted an Advisory Board; however, this CDD Board was an Advisory Board. If residents were not happy with the way that the CDD Board was operating, they could run for a seat at the next election. In addition, during the public comment period, residents had the right to be heard, but the Board did not have to answer the residents. If they find a real problem, the Board could look at it, discuss it and have an answer for residents in the future.

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

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

- Mr. Ronald Perry of 1663 Scarlett Avenue urged the Board, prior to making a decision on the Reserve Study, although Reserve Advisors was \$400 more than Custom Reserves, they had a track record with the CDD versus Custom Reserves being a one man show. Secondly, the light fixtures along Plantation Boulevard that were installed three or four years ago, were damaged from high winds; however, some were still functioning. They were the wrong type of fixtures to install because they were residential fixtures that could be purchased at Home Depot for \$85 each. The ones on Jonah Drive were much larger. In his opinion, all 40 should be replaced.
- A Resident felt that the cost should be divided between the single families and The Villas.
- Mr. Robert Sixt of 1274 Jonah Drive voiced concern about the fountains in front of the community, which had been down for a year. According to an email, the parts were on order, but now the fountains were shut down. This was their first impression to outsiders.

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

**FOURTH ORDER OF BUSINESS**

**District Engineer**

Ms. Lansford reported that Mr. Burford received no additional proposals on the sidewalk or lake bank repairs, but the Southwest Florida Water Management District (SWFWMD) felt that the inspection requirement due on October 30<sup>th</sup>, was redundant and they agreed it was not required. Mr. Sabol was informed by Mr. Burford, that he was working part-time, due to physical issues and would no longer serve as District Engineer, but an individual that worked in Port Charlotte who worked for Johnson Engineering, was going to cover the meeting. Ms. Lansford confirmed that Mr. Chris Spears would be the new District Engineer; however, he was on sabbatical for another three weeks and Mr. Burford was covering for him until Mr. Spears returned. Mr. Spears would attend the next meeting to introduce himself.

**FIFTH ORDER OF BUSINESS**

**Business Administration**

**A. Approval of Minutes of the September 20, 2023 Meeting**

Ms. Lansford presented the minutes of the September 20, 2023 meeting. Ms. Martin noted on Page 7, Ms. Benjamin asked if the lights for Plantation Boulevard could be placed on a timer. Ms. Chichelli stated on the bottom of Page 4, Mr. Shlossberg took “*her*” by the arm, not “*them*.”

On MOTION by Ms. Chichelli seconded by Mr. Sabol with all in favor the Minutes of the September 20, 2023 Meeting were approved as amended.

- B. Approval of Check Registers**
- C. Balance Sheet & Income Statement**
- D. Special Assessment Receipts Schedule**
- E. Budget Amendment, Resolution 2024-01**

Ms. Lansford presented the September Check Register, Unaudited Financial Statements ending September 30<sup>th</sup> and Special Assessment Receipts Schedule, which were included in the agenda package. Some invoices would accrue in Fiscal Year 2023, but as of October 1<sup>st</sup>, they were in a new fiscal year. Resolution 2024-01 was for a budget amendment, which was a

requirement as the District overspent their Operating Budget, so the District would not receive any findings during the audit. Ms. Martin questioned what they paid Late Night Entertainment, as the price was 400, there was a deposit of \$100 and a remaining balance of \$400. Ms. Lansford would follow up with Ms. Hannah Henry. Ms. Chichelli noted that they were paying taxes on the bill for PEAC Solutions for the copier lease. Ms. Lansford confirmed that the District should not be paying \$6.86 and based on all of these comments and questions, the Check Register would be brought back at the next meeting but requested that the Board take action on the budget amendment.

On MOTION by Ms. Chichelli seconded by Ms. Benjamin with all in favor Resolution 2024-01 Approving a Budget Amendment was adopted.

**SIXTH ORDER OF BUSINESS**

**New Business Items**

- A. Consideration of Proposals to Perform a Reserve Study Update**
  - 1. Reserve Advisors**
  - 2. Custom Reserves**

Ms. Lansford recalled at the last meeting, the Board requested an additional proposal for the Reserve Study and provided proposals from Custom Reserves and Reserve Advisors. Originally the proposal from Custom Reserves was higher as it was for a Level 1 review, but after she provided them with the prior Reserve Study from Reserve Advisors to use as a guideline, they decreased the price, since they would not have to perform an initial site visit. The District used Reserve Advisors in the past, which quoted \$5,300 and Custom Reserves quoted \$4,900. Mr. Sabol questioned whether they had the funds as a Reserve Study cost \$4,000 to \$5,000. Ms. Lansford indicated that they were in a new fiscal year and funds were budgeted for the Reserve Study. Mr. LaVoy agreed with Mr. Perry’s comments about Reserve Advisors. Ms. Lansford noted a difference of \$400 between Custom Reserves and Reserve Advisors.

On MOTION by Ms. Chichelli seconded by Ms. Benjamin with all in favor the proposal from Reserve Advisors for a Reserve Study in the amount of \$2,300 was approved.

**B. Consideration of Proposal from Innotech Construction Services, LLC to Replace 40 Light Fixtures & Bulbs along the Boulevard**

Ms. Lansford presented an email from Ms. Gertsman and a proposal from Innotech Construction Services in the amount of \$4,500 for 40 light fixtures and bulbs along Plantation Boulevard. The total insured value was \$346,000, the deductible was 5% deductible, the District already met their deductible amount of \$17,300 and the gross amount claimed without the \$4,500 was \$43,488.30. In order to be proactive, Ms. Lansford submitted the invoice to the insurance company for their review and to provide any input. If the Board did not want to approve this, she would inform the insurance company that they would not be moving forward. Ms. Gertsman reported that Sergeant Electric, who was doing the work on Plantation Boulevard, was going to charge the District to install the light bulbs for a lesser amount, but when they went out to replace them, after they replaced the bulbs, the lamps still did not function. It turned out that the light bulbs in the fixtures were too heavy and when the wind blew, the sockets that screw the lightbulb in, broke off. Ms. Lansford indicated if it was more than \$4,500, it needed to be submitted to the insurance company. The cost to replace 40 fixtures, was \$2,800 and the installation cost was \$4,500.

Mr. LaVoy asked if it was a direct replacement of the current bulbs. Ms. Gertsman explained that the existing bulbs were not made for the current fixtures. The proper ones were ordered and hopefully once they were installed, they would not have this issue again. Ms. Benjamin asked the proper light bulbs were going to provide more light. Ms. Gertsman stated they were the same wattage and were LEDs. Mr. LaVoy asked if the lumens were the same. Ms. Gertsman indicated they were almost identical to the current ones. Ms. Martin asked if they would use the same fixtures. Mr. LaVoy believed that the top of the bulb was the issue. Ms. Martin asked if they could get reimbursement for hurricane damage. Ms. Lansford confirmed if they were damaged by the hurricane, they would be covered under the 5% deductible, but if it was a structural issue, the replacement would be outside of the hurricane damage. Ms. Chichelli noted they could not do anything with the lamp posts unless they had the money to replace all of them. Mr. LaVoy questioned how long they lasted. Mr. Sabol recalled they were installed about seven or eight years ago. Mr. LaVoy stated the total amount was \$7,320 and questioned the warranty. Ms. Gertsman would find out.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the proposals from Innotech Construction Services to replace 40 light fixtures and bulbs along Plantation Boulevard in the amount of \$4,500 and from Lighting New York for 40 light fixtures in the amount of \$2,820 were approved.

**C. Acceptance of Annual Audit Report for Fiscal Year 2022**

Ms. Lansford presented the Fiscal Year 2022 Audit Report, which was included in the agenda package. It was a clean audit.

On MOTION by Ms. Benjamin seconded by Mr. LaVoy with all in favor the Fiscal Year 2022 audit was accepted.

**SEVENTH 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 requested that the Board direct the District Manager to prepare and send out a survey to all residents asking if they were in favor of retaining the fountains and rebuilding the pergolas, direct a Supervisor to include, starting in November, an accounting of the charges on the debit card for the prior month and for the District Manager to amend the agenda to include a question-and-answer period.
- A Resident felt there was a misunderstanding of the Advisory Board and that Mr. Sabol was looking at it as a way for residents to assist the Board based on their experience. According to Ms. Lansford, they could not have Advisory Board, but there was nothing wrong with residents getting together to present their opinion to the Board. They would work for the Board. The Resident also requested that the Board evaluate whether an amenity company was necessary as it cost \$300,000 and many of the events were not well attended.
- Resident Ann Tyler of 1988 Scarlett Avenue suggested having Advisory Committees.

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

**EIGHTH ORDER OF BUSINESS****Staff Reports****A. Attorney****1. Discussion of Pergola Insurance Reimbursement**

Ms. Sandy sent an email to the Board on the insurance company's response on the pergola reimbursement. EGIS agreed, if the District did not want to proceed with the replacement of the pergolas, to pay out the actual cash value for the pergolas up to the insured value and were not requiring that the District wait the full two years as outlined in the policy. They also noted no limit or restriction on what the District could use the funds for and there was no requirement to rebuild the pergolas; however, they did want to know whether to remove those items from the property schedule. In terms of the amount that would be paid out, the actual cash value of the pergolas, was in excess of the full insured value, which was \$70,000. However, since there were previous payments under the policy for removal of the pergolas, as well as a small credit for the deductible that was previously applied, as the District already met their deductible, the District would actually receive \$65,538 from EGIS. An updated claim breakdown and proof of loss were included in the agenda package; however, Ms. Sandy requested that EGIS update the claim breakdown because the entrance pergolas still reference the Cheyenne proposal, which the District was not proceeding with. If the Board was in agreement with the payout amount, she requested that the Board approve the claim breakdown and proof of loss in substantial form, subject to finalization by District Council.

On MOTION by Ms. Benjamin seconded by Ms. Chichelli with all in favor the claim breakdown and proof of loss for the pergola reimbursement in substantial form, subject to final approval by District Counsel was approved.
--

Mr. LaVoy reported that EGIS reversed their decision and the District was receiving \$65,538, which would be placed into reserves. Mr. Sabol credited Mr. LaVoy for doing this. Mr. LaVoy pointed out their Claim Agent did this work for free. Ms. Sandy advised that if the District was to have any formal committees that the District appointed, if they advise the Board, they will become subject to many of the same statutory requirements that the CDD was subject to, i.e., Sunshine Law requirements, noticing meetings, taking minutes and Public Records Laws. However, if informal groups of residents wanted to form their own committees and bring

information to the District, it was fine, as long as it's not a formal committee established or appointed by the CDD. Mr. LaVoy asked if a Board Member could be on a committee as a resident. Ms. Sandy agreed, as long as it was not a formal CDD committee, but multiple Board Members could not participate as there would be Sunshine Law issues.

**B. District Engineer**

There being no comments, the next item followed.

**C. District Manager**

**1. District Property Insurance Schedule for Fiscal Year 2024**

Ms. Lansford presented the Property Insurance Schedule for Fiscal Year 2024. There were many updates to the total insured value, based on real time pricing as well as a few clerical updates. EGIS agreed to credit the District back, if the Board wanted to remove the pergolas. It was required to be submitted before October 1<sup>st</sup>, so that the District was insured as of October 1<sup>st</sup>. However, the pergolas were still listed on the Property Schedule at \$70,000, as quoting them at \$200,000 would increase the District's premium and asked if the Board wanted to remove or rebuild them. Mr. LaVoy preferred to remove the pergolas as well as the fountains and include the fountains when they were repaired. Ms. Chichelli questioned the debris removal expense and lawns, plants, trees and shrubs on the Extensions of Coverage. Ms. Lansford stated the debris removal expense was denied, but Ms. Sandy would request clarification from the insurance company. Ms. Lansford indicated that the water fountains and pergolas would be removed from the Extensions of Coverage.

**D. Amenities Manager**

**1. Report**

Ms. Gertsman presented the Monthly Summary Report. Ms. Chichelli questioned the status of the tennis courts as the District Engineer stated a permit was not needed. Ms. Lansford clarified that a permit from SWFWMD was not necessary. Mr. Sabol questioned the status of the tennis court lighting. Ms. Gertsman would contact Welsh Tennis (Welsh) tomorrow. They asked if they could install smaller light, which would be \$6,000 less. Mr. LaVoy sent a note to Ms. Sarah and Ms. Lansford asking if they could forego the lights and do their own fencing and use the money for the pergolas. Ms. Sandy would verify. According to Mr. Wes Haber, they did

not have to put up lights at the tennis courts. Mr. LaVoy did not think that they needed lights as no one was playing tennis at night. Mr. Sabol felt it would be nice to have some type of lights and suggested putting up lights in the middle. Mr. LaVoy spoke to the Tennis Club and they did not want the lights. Mr. Sabol noted in 10 to 12 years, very seldom did anyone play tennis at night. Ms. Chichelli questioned the cost. Ms. Lansford stated the tennis court lights were not separately priced out and were included in the estimate, but the overall proposal was \$346,000. The District met the deductible of \$17,300 and \$50,000 was claimed. Everything above the \$346,000 was reimbursed. Ms. Chichelli questioned why they would not want the lights if they were paid for. Ms. Sandy would verify if the money received for the tennis court lighting could be placed into reserves. Ms. Lansford requested that they also revise the contract to separate the lights out in order to start the repairs. Ms. Benjamin preferred to include the lights. Mr. LaVoy disagreed. Mr. Sabol stated it depends on the amount of lighting. Ms. Chichelli wanted confirmation first on whether they are going to receive the funding because if they did not receive the money, she did not want to do the lighting. Ms. Sandy stated if the District was not going to replace it within the next two years, the insurance company would pay the actual cash value, which was different from the replacement value, based on the proposals. The actual cash value would be the value of the item, but it depreciated over time. She would get clarification from the insurance company. Mr. Sabol preferred to wait until the November meeting to make a decision about the tennis court lighting. Ms. Lansford suggested that the Board remove the tennis court lighting from the Welsh proposal and proceed with the street lighting.

On MOTION by Ms. Martin seconded by Ms. Chichelli with all in favor revising the Welsh Tennis proposal to include street lighting and remove the tennis court lighting was approved.
--

## **2. Surge Protection Options**

Ms. Gertsman provided options for surge protection. For the pool equipment, Marco Plumbing charged \$575, but Florida, Power & Light (FPL) had a program called SurgeShield® for \$34.95 per month that covers the well pump, pool heaters, pool pump and refrigerators. With this program, they would pay up to \$5,000 per item. Ms. Gertsman recommended SurgeShield® as it covered many items for \$34.95 per month. Mr. LaVoy concurred as he used this program at his house. Mr. Sabol felt it did not hurt to have more insurance.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the contract with Florida, Power & Light for SurgeShield was approved.

### **3. Proposals for Staking Magnolia Trees**

Ms. Gertsmann provided proposals from LMP and MSF Tree and Landscaping for staking four Magnolia trees that needed staking along Plantation Boulevard. Three of the trees were very bad. The proposal from LMP was in the amount of \$1,760 and the proposal from MSF, which she was not familiar with, was in the amount of \$1,400. Mr. Sabol asked if they could straighten out the trees just like before the hurricane. Ms. Gertsmann did not think that anyone was going to be able to guarantee that because it may not work, but if they did not stake them, the trees would die. Mr. Sabol suggested removing the three magnolia trees completely and planting new trees. Mr. LaVoy agreed. Ms. Gertsmann would obtain a proposal.

Ms. Murphy circulated a spreadsheet to the Board earlier today, breaking down all of their lifestyle programming for 2022/2023, taking into consideration the hurricane and A/C outage. It provided a snapshot of the charge for each program, revenue, expenses per program and attendance. Some events had good attendance, some had 50, 60, 80 people and some were meant to be smaller programs like the make and take craft programs. They would keep it up to date and include in their monthly report. Mr. LaVoy thought it was a great report as it allowed the Board to weigh what to look for in the future and helped staff to determine which programs to eliminate. Ms. Murphy agreed, noting that for the majority of their fee-based programs, the fees were very low; however, some fees were increased, which affected participation as people were not willing to pay higher fees.

#### **NINTH ORDER OF BUSINESS**

#### **Other Business**

There being no comments, the next item followed.

#### **TENTH ORDER OF BUSINESS**

#### **Supervisor's Requests**

Mr. Sabol noted that residents paid \$300 to rent the Clubhouse and wanted to allow non-residents to rent it for \$400 along with signing a waiver for damages, with residents having priority. Mr. LaVoy felt it was a great idea. Ms. Chichelli asked if any requests were received by

non-residents to rent the Clubhouse. Ms. Gertsman confirmed that requests were received all the time. Ms. Murphy pointed out that other communities charged a higher fee for non-residents, but residents always had priority. Ms. Gertsman recalled at one point in time it was open to the public but was unsure why it stopped as it was a great way to make revenue. Ms. Sandy advised in order for non-residents to rent the Clubhouse, they must set a separate rate, which could be different than the resident rate, but the cost must be reasonable. They could have non-residents sign a liability waiver and a short-term agreement. The question was whether the District wanted to require non-residents to provide insurance. Ms. Lansford pointed out the Board could schedule a rate hearing for the November 15<sup>th</sup> meeting. Ms. Chichelli wanted non-residents to provide their own insurance. Ms. Benjamin asked about security. Ms. Sandy stated if the Board wanted to require security, it would be a question of whether to have non-residents provide on their own or schedule through the District and then establish a fee and whether to require a security deposit. They must find out from WTS whether they would use amenity staff, what the cost would be and the hours. Ms. Chichelli asked if the person who rented the Clubhouse would be required to have insurance. Ms. Sandy stated they could ask EGIS or the Board could set insurance requirements. Mr. Sabol requested that Ms. Sandy investigate and bring it back to the November meeting. Mr. LaVoy suggested looking at other facilities for comparison purposes. Mr. Sabol recommended looking into whether alcohol was permitted.

If the Board wanted to discuss in November, Ms. Lansford requested that the Board take action to schedule a rate hearing for November. In order to advertise the hearing, Ms. Sandy advised that the Board must decide on the rate to include in the advertisement. Ms. Lansford asked if the Board could change the rate at the meeting. Ms. Sandy stated the noticed rate must be the highest amount and there must be categories of rates. Ms. Murphy recalled that the current rental rate was \$300 for residents and recommended that the non-resident rate be \$500. Mr. LaVoy felt that was low and preferred \$2,000. For purposes of the advertisement, Ms. Lansford recommended \$5,000 for the rental, \$5,000 for security, \$5,000 for alcohol and \$5,000 for non-alcohol. Ms. Sandy would look at the rules for other communities. Since there needed to be advertising 28/29 days in advance, the earliest that the Board could hold a rate hearing was November 20<sup>th</sup>, based on Board availability.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor scheduling a public hearing for a non-user rate for November 20, 2023 at 12:00 p.m. as stated above was approved.

Mr. Sabol recalled that Ms. Martin suggested at the last meeting, removing the window next to the door and replacing with a door that had a slider, which a receptionist could open to talk with patrons. The Board agreed.

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Board Meeting is  
November 15, 2023 at 6:00 p.m. at  
Lakeside Plantation Clubhouse**

The next meeting was scheduled for November 15, 2023 at 6:00 p.m. at this location.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

---

Secretary/Assistant Secretary

---

Chair/Vice Chair

# SECTION B

# Lakeside Plantation Community Development District

## Summary of Invoices

OCTOBER 1, 2023 to OCTOBER 31, 2023

Fund	Date	Check No.'s	Amount
General Fund	10/4/23	3129-3144	\$ 80,855.98
	10/12/23	3145-3149	\$ 3,586.42
	10/19/23	3150-3151	\$ 4,581.78
	10/27/23	3152	\$ 400.00
	10/30/23	3153-3166	\$ 21,628.11
			\$ 111,052.29
Capital Reserve Fund			\$ -
			\$ -
Automatic Drafts			
Florida Power & Light		2200 Plantation Blvd - Clubhouse	\$ 1,183.13
		2200 Plantation Blvd - Fountain	\$ 349.72
		2200 Plantation Blvd - Pool	\$ 839.22
North Port Utilities		2200 Plantation Blvd - Clubhouse	\$ 171.61
		2200 Plantation Blvd - Fountain	\$ 748.68
		2200 Plantation Blvd - Pool	\$ 147.36
		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
			\$ 4,392.49
			<b>\$ 115,444.78</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/04/23	00353	9/20/23	BB092020	202309	310	51300	11000		BONNIE J BENJAMIN	*	200.00	200.00	003129
			BOS MEETING 9/20/23										
10/04/23	00200	9/20/23	AS092020	202309	310	51300	11000		ALAN SABOL	*	200.00	200.00	003130
			BOS MEETING 9/20/23										
10/04/23	00014	9/30/23	1017805	202309	330	53800	48101		CULLIGAN WATER	*	38.50	38.50	003131
			WATER										
10/04/23	00245	9/25/23	20151	202310	310	51300	45000		EGIS INSURANCE ADVISORS	*	7,003.00		
			INSURANCE RENEWAL										
		9/25/23	20151	202310	320	53800	45000			*	29,546.00		
			INSURANCE RENEWAL									36,549.00	003132
10/04/23	00402	8/26/23	INV-2673	202308	330	53800	48101		FASTSIGNS	*	150.00	150.00	003133
			SIGNS										
10/04/23	00061	9/20/23	M879144	202309	330	53800	51100		HOWARD'S POOL WORLD, INC.	*	1,900.00		
			POOL SERVICE SEPT23										
		9/29/23	6201-H	202309	330	53800	51000			*	130.52		
			REPAIR POOL BLEACH STENNE									2,030.52	003134
10/04/23	00193	9/26/23	94	202309	310	51300	31100		JOHNSON ENGINEERING, INC.	*	620.00	620.00	003135
			ENGINEERING FEES										
10/04/23	00371	9/27/23	3282412	202308	310	51300	31500		KUTAK ROCK LLP	*	3,215.38	3,215.38	003136
			ATTORNEY FEES										
10/04/23	00271	10/01/23	2535534	202310	330	53800	48600		KINGS III OF AMERICA, LLC	*	108.00	108.00	003137
			TELEPHONE										
10/04/23	00388	9/26/23	178964	202309	320	53800	46700		LANDSCAPE MAINTENANCE PROFESSIONALS	*	170.00		
			IRRIGATION MAINTENANCE										
		10/01/23	178802	202310	320	53800	46400			*	12,836.64		
			LANDSCAPE MAINT OCT23									13,006.64	003138

LKSD LAKESIDE PLANT HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/04/23	00348	9/20/23	MM092020	202309 310-51300-11000	BOS MEETING 9/20/23 MARY MARTIN	*	200.00	200.00	003139
10/04/23	00401	9/20/23	PL092020	202309 310-51300-11000	BOS MEETING 9/20/23 PATRICK LAVOY	*	200.00	200.00	003140
10/04/23	00386	9/05/23	2385	202309 320-53800-46200	FOUNTAIN MAINT PROFESSIONAL FOUNTAIN SERVICE, LLC	*	250.00	250.00	003141
10/04/23	00282	9/20/23	MC092020	202309 310-51300-11000	BOS MEETING 9/20/23 MARIA J CHICHELLI	*	200.00	200.00	003142
10/04/23	00362	9/19/23	53063	202309 330-53800-51000	MAINTENANCE SYMBIONT SERVICES CORP	*	162.52	162.52	003143
10/04/23	00369	10/01/23	12380836	202310 330-53800-12000	MANAGEMENT FEES WTS INTERNATIONAL, LLC	*	23,725.42	23,725.42	003144
10/12/23	00345	10/01/23	364146	202309 310-51300-32200	SERVICES FY22 BERGER, TOOMBS, ELAM, GAINES&FRANK	*	3,350.00	3,350.00	003145
10/12/23	00397	9/21/23	AR100533	202309 330-53800-48200	RENTAL DEX IMAGING	*	206.42	206.42	003146
10/12/23	00001	10/04/23	1A	202310 310-51300-34000	MANAGEMENT FEES OCT23	*	3,825.00		
		10/04/23	1A	202310 310-51300-35200	WEBSITE MAINT OCT23	*	72.00		
		10/04/23	1A	202310 310-51300-35100	INFORMATION TECH OCT23	*	112.50		
		10/04/23	1A	202310 310-51300-31300	DISSEMINATION SVC OCT23	*	83.33		
		10/04/23	1A	202310 310-51300-42000	POSTAGE	*	89.45		
		10/04/23	1A	202310 310-51300-34000	MANAGEMENT FEES OCT23	V	3,825.00		
		10/04/23	1A	202310 310-51300-35200	WEBSITE MAINT OCT23	V	72.00		

LKSD LAKESIDE PLANT HHENRY



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/30/23	00412	10/18/23 49650	202310 320-53800-46500	DEAD SLASH PINE JOSHUA TREE, INC	*	474.96	474.96 003155
10/30/23	00193	10/27/23 95	202310 310-51300-31100	ENGINEERING FEES JOHNSON ENGINEERING, INC.	*	712.50	712.50 003156
10/30/23	00388	11/01/23 171346	202211 320-53800-46501	HURRICANE RECOVERY LANDSCAPE MAINTENANCE PROFESSIONALS	*	1,472.50	1,472.50 003157
10/30/23	00419	10/23/23 1532	202310 300-15500-10000	DJ DEPOSIT LC3 ENTERTAINMENT L.L.C.	*	426.00	426.00 003158
10/30/23	00409	10/19/23 4338381	202310 300-13100-10400	40 LIGHT LANTERNS LIGHTING NEW YORK	*	2,820.00	2,820.00 003159
10/30/23	00028	10/30/23 10302023	202310 300-20700-10000	FY23 ASSESSMENTS LAKESIDE PLANTATION C/O USBANK	*	11,915.15	11,915.15 003160
10/30/23	00382	10/23/23 10232023	202310 330-53800-48000	ICE REFUND MARJORIE GERSTMANN	*	10.00	10.00 003161
10/30/23	00348	10/18/23 MM101820	202310 310-51300-11000	BOS MEETING 10/18/23 MARY MARTIN	*	200.00	200.00 003162
10/30/23	00401	10/18/23 PL101820	202310 310-51300-11000	BOS MEETING 10/18/23 PATRICK LAVOY	*	200.00	200.00 003163
10/30/23	00282	10/18/23 MC101820	202310 310-51300-11000	BOS MEETING 10/18/23 MARIA J CHICHELLI	*	200.00	200.00 003164
10/30/23	00418	10/20/23 100133	202310 310-51300-49000	RETAINER RESERVE ADVISORS	*	2,650.00	2,650.00 003165
10/30/23	00041	11/01/23 286998	202311 330-53800-48400	SECURITY MONITORING SECURITY ALARM CORP.	*	147.00	147.00 003166
TOTAL FOR BANK A						111,052.29	

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

001 310 513 11000

**District Name:** Lakeside Plantation CDD

**Board Meeting Date:** September 20, 2023

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

9/20/23  
Date

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



**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 001-330  
 53800-48101

IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT		
CARD NUMBER	V. CODE	
SIGNATURE	EXP. DATE	
DATE	PAY THIS AMOUNT	ACCOUNT NUMBER
09/30/2023	38.50	1017805
Pay By Date: Oct 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: 08/31/2023</b>					<b>93.24</b>
<b>Location 1017805</b>					
<b>LAKESIDE PLANTATION 2200 PLANTATION BLVD</b>					
09/20/2023		1017805	PO#		-93.24
	PAYMENT		@		
09/29/2023	1070111	1017805	PO#		33.50
2413	5 GAL DRINKING WATER		4.000 @	7.75 31.00 0.00	
4201	DELIVERY FEE		1.000 @	2.50 2.50 0.00	
09/30/2023	1075779	1017805	PO#		5.00
3005	6 BOTTLE RACK		1.000 @	5.00 5.00 0.00	
<b>Total Due by the 15th:</b>					<b>38.50</b>

ACCOUNT IS CURRENT

Current	38.50	30day	0.00	60day	0.00	90day	0.00	Balance	38.50
---------	-------	-------	------	-------	------	-------	------	---------	-------

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



# INVOICE

Customer	Lakeside Plantation Community Development District
Acct #	670
Date	09/25/2023
Customer Service	Kristina Rudez
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 36,549.00
Payment Amount	
Payment for:	Invoice#20151
100123675	

Thank You

Please detach and return with payment



Customer: Lakeside Plantation Community Development District

Invoice	Effective	Transaction	Description	Amount
20151	10/01/2023	Renew policy	Policy #100123675 10/01/2023-10/01/2024 Florida Insurance Alliance  Package - Renew policy Due Date: 9/25/2023  10/23  001 310 51300 450 7003 001 320 538 450 29546	36,549.00
				<b>Total</b>
				\$ 36,549.00
<p><i>FOR PAYMENTS SENT OVERNIGHT:</i>            Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349</p>				

Thank You

<b>Remit Payment To: Egis Insurance Advisors</b> P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939  sclimer@egisadvisors.com	Date
		09/25/2023



3050 N Washington  
 Sarasota, FL 34234  
 (941) 355-5746

# INVOICE

## INV-26738

fastsigns.com

001 330 53800 48101

Payment Terms: COD Customer

\$150

Created Date: 8/26/2023

**DESCRIPTION:** Reorder: Finial/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>Stop Sign 24" x 24"</b>	1	\$0.00	\$0.00	\$0.00
1.1	Aluminum - <b>Part Qty:</b> 1 <b>Width:</b> 24.00" <b>Height:</b> 24.00" <b>Sides:</b> 1 - Thickness: 063 Aluminum - Vinyl Type: EGP Reflective - Laminate Type: Calendared Matte 8510 <b>Notes:</b> Charged on order 26467				
2	<b>Change Order-Speed Limit Backer</b>	1	\$0.00	\$0.00	\$0.00
2.1	Hardware/Parts - <b>Part Qty:</b> 1 <b>Width:</b> 1.00" <b>Height:</b> 1.00"				
3	<b>Speed Limit Sign</b>	1	\$0.00	\$0.00	\$0.00

3.1	<b>Aluminum - Reflective Sign Panel</b> <b>Part Qty:</b> 1 <b>Width:</b> 18.00" <b>Height:</b> 24.00" <b>Sides:</b> 1 - Thickness: 063 Aluminum - Radial Corners (Optional): 1.5" - Vinyl Type: EGP Reflective - Laminate Type: Cast Gloss 8518  <b>Text:</b> 20MPH  <b>Notes:</b> Missed on original Order	<b>Design/File Type</b> - Design/File Type: Art On File				
<b>4</b>	<b>Name Fix</b>		1	\$0.00	\$0.00	\$0.00
4.1	<b>Aluminum - Scarlett (Missed on Original Order)</b> <b>Part Qty:</b> 1 <b>Width:</b> 36.00" <b>Height:</b> 6.00" <b>Sides:</b> 2 - Thickness: 080 Aluminum - Radial Corners (Optional): 0.50" - Vinyl Type: Intermediate Vinyl - Laminate Type: Calendared Gloss 8508  <b>Notes:</b> order 040 reflective blank					
4.2	<b>Aluminum - Plantation</b> <b>Part Qty:</b> 1 <b>Width:</b> 36.00" <b>Height:</b> 6.00" <b>Sides:</b> 2 - Thickness: 080 Aluminum - Radial Corners (Optional): 0.50" - Vinyl Type: Intermediate Vinyl - Laminate Type: Calendared Gloss 8508  <b>Notes:</b> PLANTATION BLVD					
<b>5</b>	<b>Installation</b>		1	\$0.00	\$0.00	\$0.00
5.1	<b>Installation -</b>  <b>Notes:</b> Install all at Lakeside Plantation Community CDD					
<b>6</b>	<b>Blade Street Sign Bracket</b>		1	\$0.00	\$0.00	\$0.00
6.1	<b>Hardware/Parts - Bracket</b>  <b>Part Qty:</b> 1 <b>Width:</b> 36.00" <b>Height:</b> 6.00"  <b>Notes:</b> Bracket from Ornamental Post					
<b>7</b>	<b>Change Request-Reset Golf Cart Post</b>		2	\$75.00	\$0.00	\$150.00

7.1	<b>Installation Services -</b>  <b>Notes:</b> Reset and straighten Golf cart Crossing Add concrete NOTE: Installer to have posts. Posts if required quoted separately
-----	---

Payment Terms: Unless you have existing payment terms already on file, any balance is due prior to installation or delivery. You may pay through our portal, by calling the office or having a check ready on-site. If you are picking up your order, the balance is due on pickup. Invoices not paid with terms will be assessed a \$100 late fee. Unpaid balance shall accrue interest at the maximum rate allowed by law until the balance is paid in full. Payments shall be first credited to any late fees, then to interest due and any remainder will be credited to principal. Purchaser will be responsible for all additional costs including legal, court and collection fees associated with collection of past due invoices.

<b>Subtotal:</b>	<b>\$150.00</b>
<b>Taxable Amount:</b>	<b>\$0.00</b>
<b>Taxes:</b>	<b>\$0.00</b>
<b>Grand Total:</b>	<b>\$150.00</b>
<b>Amount Paid:</b>	<b>\$0.00</b>
<b>BALANCE DUE:</b>	<b>\$150.00</b>

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

Signature:  Date: 9-25-23

License #ES12002217

# 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

001 330 53800 51000

9/29/2023

Work Done At:	Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289	6201-H	NET 10	10/9/2023	
Quantity	Description	Serviced	Amount	
1	BENCH CHARGE TO REPAIR POOL BLEACH STENNER		50.00	
1	ROLLER ASSEMBLY		80.52	
			<b>Total</b>	\$130.52
			Payments/Credits	\$0.00
			<b>Total Account Balance</b>	\$1,934.05

**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)

# 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

09/23  
 001 330 538 51100

9/20/2023

Work Done At:	Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289	M879144	NET 10	9/30/2023	DAVID
Quantity	Description	Serviced	Amount	
1	SEPTEMBER 2023 MONTHLY POOL SERVICE	9/20/2023	1,900.00	
			<b>Total</b>	\$1,900.00
			Payments/Credits	\$0.00
			<b>Total Account Balance</b>	\$5,223.53

**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)

Johnson Engineering, Inc.  
 Remit To:  
 2122 Johnson Street  
 Fort Myers, FL 33901  
 Ph: 239.334.0046

# Invoice

September 26, 2023  
 Project No: 20150050-000  
 Invoice No: 94

Project Manager Christopher Beers

FEID #59-1173834

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

Project 20150050-000 Lakeside Plantation CDD  
 20150050-000  
 Lakeside Plantation CDD  
 Work Authorization #3, dated 3/24/15 - Change Order No. 1, dated 11/3/15  
 Work Authorization #4, dated 5/27/15  
 Work Authorization #5, dated 5/27/15  
 Work Authorization #7, dated 1/26/17  
 Work Authorization #8, dated 9/18/18

001 310 51300 31100

**Professional Services through September 10, 2023**

**PROFESSIONAL SERVICES**

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.	General Engineering	84,844.26	T&M	102 %	86,326.76	85,706.76	620.00	-1,482.50
Totals		84,844.26			86,326.76	85,706.76	620.00	-1,482.50

**SUB-TOTAL PROFESSIONAL SERVICES: 620.00**

**INVOICE TOTAL: 620.00**

**Summary of professional services**

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering Professional 3			
Burford, Brent Review site plan and discussion with JEI staff.	8/15/2023 .50 Hrs @	150.00	75.00
Burford, Brent Prepare for and attend the Lakeside Plantation CDD Board of Supervisors meeting via phone.	8/16/2023 .50 Hrs @	150.00	75.00

Project	20150050-000	Lakeside Plantation CDD			Invoice	94
	Burford, Brent	8/22/2023	.50	Hrs @	150.00	75.00
	Review email regarding stormwater system inspection and review SWFWMD files.					
	Professional 4					
	Burford, Brent	8/28/2023	1.00	Hrs @	160.00	160.00
	Prepared exhibit for sidewalk repair and emailed contractor.					
	Burford, Brent	8/29/2023	.50	Hrs @	160.00	80.00
	Reviewed SWFWMD inspection letter and email JEI staff.					
	Burford, Brent	8/30/2023	.50	Hrs @	160.00	80.00
	Discussion with JEI staff.					
	Professional 9					
	Tilton, Andrew	8/14/2023	.25	Hrs @	300.00	75.00
	Review agenda for next meeting.					
	1. - General Engineering Total		3.75			620.00

# ADDRESS CHANGE

Please note that we no longer hold a PO Box.  
Please send all future correspondence to:

**2122 Johnson Street, Fort Myers, FL 33901**

*Thank you!*



# ADDRESS CHANGE

Please note that we no longer hold a PO Box.  
Please send all future correspondence to:

**2122 Johnson Street, Fort Myers, FL 33901**

*Thank you!*



# ADDRESS CHANGE

Please note that we no longer hold a PO Box.  
Please send all future correspondence to:

**2122 Johnson Street, Fort Myers, FL 33901**

*Thank you!*



**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 27, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3282412

Client Matter No. 12323-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

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

001 310 51300 31500

Invoice No. 3282412  
12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

08/07/23	S. Sandy	0.10	30.00	Facilitate audit letter response
08/10/23	S. Sandy	1.50	450.00	Confer regarding Innotech agreement; respond to audit request; prepare letter to Joint Legislative Auditing Committee regarding FY 2022-2021 audit; review draft agenda and draft minutes
08/10/23	D. Wilbourn	0.50	80.00	Prepare response to JLAC notification
08/11/23	D. Wilbourn	0.30	48.00	Prepare resolution adopting amended amenity facility policies
08/16/23	S. Sandy	3.90	1,170.00	Prepare for and attend board meeting; conduct follow-up regarding same
08/17/23	S. Sandy	0.70	210.00	Confer regarding sidewalk incident and insurance policy review; review pond maintenance proposal
08/18/23	J. Brown	0.70	210.00	Work session with Sandy regarding insurance policy; follow-up from same; review policy and related materials
08/18/23	D. Wilbourn	0.40	64.00	Communications with district

**KUTAK ROCK LLP**

Lakeside Plantation CDD  
September 27, 2023  
Client Matter No. 12323-1  
Invoice No. 3282412  
Page 2

08/25/23	J. Brown	1.10	330.00	manager regarding agreement for aquatic maintenance
08/25/23	S. Sandy	0.30	90.00	Review insurance policy and related correspondence; follow-up regarding same
08/27/23	J. Brown	1.70	510.00	Confer with Lansford regarding insurance claim
				Review policy, correspondence, and related materials concerning insurance claim; follow-up regarding same

TOTAL HOURS 11.20

TOTAL FOR SERVICES RENDERED \$3,192.00

DISBURSEMENTS

Freight and Postage 22.38  
Reproduction Costs 1.00

TOTAL DISBURSEMENTS 23.38

TOTAL CURRENT AMOUNT DUE \$3,215.38



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

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

**Account Information**

**Important Messages**

Customer Name 2800 Plantation Blvd  
 Customer Number 42876  
 Invoice Number 2535534  
 Invoice Date 10/01/2023  
 Terms Net Due in 20 Days  
 PO Number

Test Your Telephone Regularly

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

**Summary of Charges**

Description	Quantity	Rate	Months	Amount
<i>2800 Plantation Blvd, 2800 Plantation Blvd, North Port, FL, 34289</i>				
Pool Phone(s) - Complete Service 10/01/2023 - 12/31/2023	1.00	36.00	3.00	108.00
Sales Tax				0.00
Payments/Credits Applied				0.00
<b>Invoice Balance Due:</b>				<b>\$108.00</b>
Date	Invoice #	Description	Amount	Balance Due
10/01/2023	2535534	Recurring Charges	\$108.00	\$108.00

001 330 538 48000

For Billing Inquiries, please contact 866-632-5884 or [billing@kingsiii.com](mailto:billing@kingsiii.com).

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

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

**INVOICE**

Customer Number 42876  
 Invoice Number 2535534  
 Invoice Date 10/01/2023  
 Terms Net Due in 20 Days  
 Amount Due \$108.00  
 Amount Enclosed: \$ \_\_\_\_\_

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



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

Return Service Requested

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

Governmental Management Services  
 4530 Eagle Falls Pl  
 Tampa, FL 33619

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



Corporate Office  
 PO Box 267  
 Seffner, FL 33583

**813-757-6500**  
**813-757-6501**

# Invoice

Date	Invoice #
10/1/2023	178802

**Bill To:**

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

**Property Information**

**Services for the month of October 2023**

001 320 53800 40400

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>10/31/2023</b>	<b>Balance Due</b>	<b>\$12,836.64</b>



Corporate Office  
 PO Box 267  
 Seffner, FL 33583

813-757-6500  
 813-757-6501

# Invoice

Date	Invoice #
9/26/2023	178964

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

Property Information
001 320 53800 46700

Estimate #
85344

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Replace / Install 14 x 19 x 12 inch valve box w/green lid  Replace 2 damaged 14 x 19 x 12 inch valve boxes.	2	85.00	170.00
<b>Controller # 1 - zone 1, 2, 3 and 4 - roadway.</b>		<b>Total</b>	<b>\$170.00</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>
	Net 30	10/26/2023	<b>Balance Due</b>
			\$0.00

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	8/25/2023
Estimate #	85344
<b>LMP REPRESENTATIVE</b>	
DR-SI	
PO #	
Work Order #	

Controller # 1 - zone 1, 2, 3 and 4 - roadway.
--

DESCRIPTION	QTY	COST	TOTAL
Replace / Install 14 x 19 x 12 inch valve box w/green lid	2	85.00	170.00
Replace 2 damaged 14 x 19 x 12 inch valve boxes.			

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$170.00</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

# INVOICE

**Professional Fountain Services  
LLC**

2227 Stratford Dr  
Sarasota, FL 34232

PFS@Professionalfountainservices.com  
(941) 320-8279



Lakeside Plantation CDD

**Bill to**

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

*Approved  
CS*

**Ship to**

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

**Invoice details**

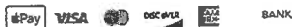
Invoice no.: 2385  
Terms: Net 30  
Invoice date: 09/05/2023  
Due date: 10/05/2023

*001 3 20 53800 46200*

Product or service	Amount
1. <b>Monthly maintenance</b> Service date: 09/04/2023 ARCHITECTURAL FOUNTAIN SYSTEM:MONTHLY CLEAN NOZZLES & LIGHTS CHECK FILTRATION SYSTEM/CLEAN CHECK ALL ELECTRICAL ADD TABLETS AS NEEDED START FILTER	1 unit x \$250.00 \$250.00

**Total \$250.00**

**Ways to pay**



**Note to customer**

If you have any questions please call or email us.

Thank you,

Pay invoice



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

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

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

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

001-331  
 53800-51000

Phone Number: (570) 994-2770

Work Order #: 53063

Transaction Date: 9/19/2023

Terms: Net

**Invoice #: i44046**

Assigned Tech: Miles M.

Item	Description	Price	Amount	Equipment
Notes	Problem: spa heater leaking water and pool heaters going off on hp5 code		\$0.00	\$0.00
	Findings: spa heater PH090ARGSWPM 210302439 has damaged condenser coil. Pool heaters receiving inadequate water flow due to mispositioned bypass valve			
	Actions taken: wrote up replacement of spa heater condenser coil under full warranty. Adjusted bypass valve to allow for adequate water flow. Restarted heaters and confirmed operations within spec at this time			
SERVICE CALL	Service Call - Regular Hours (Zone 1, 2, 3, 6)	\$115.00	\$115.00	
MSCNLR30020	Non-Listed Labor Only Repair (No Parts, Please Specify). *****balance pool water flow @ bypass valve and ind. ball valves	\$47.52	\$47.52	

**Agreement Savings \$5.28**

Subtotal: \$162.52  
 Total: \$162.52  
 Payments: \$0.00  
 Balance Due: \$162.52

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

# Invoice



WTS<sup>INTERNATIONAL</sup>

**Bill To**

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

Invoice Number: 12380836  
Date: 10/1/2023  
Terms Code: Due on receipt  
Due Date: 10/1/2023  
PO:

Invoice Description: Oct 2023 - Management

001 330 53800 12000

Item	Description	Quantity	Rate	Amount
<b>All In Accounts Monthly Management Fee</b>	October 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



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

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

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

*LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
219 EAST LIVINGSTON STREET  
ORLANDO, FL 32801*

*Invoice No. 364146  
Date 10/01/2023  
Client No. 21240*

---

Services rendered in connection with the audit of the Basic Financial Statements  
as of and for the year ended September 30, 2022.

Total Invoice Amount \$ 3,350.00

09/23

001 310 513 32200

We now accept Visa and MasterCard.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms  
Private Companies Practice Section

Member FICPA



**Statement**

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

Lakeside Plantation CDD  
 2800 Plantation Boulevard  
 North Port, FL 34289

*Approved CS*  
*Please pay*  
*10/18/23*

Statement Date		Account No.				Amount Due	
9/21/2023		LAKESIDEPLANTAT-GBS				\$ 206.42	
Transaction Type	Date	Due Date	Number	Description	Invoice Amt	Prot./Credit	Invoice Balance
Contract Invoice	3/20/2023	4/19/2023	AR9135455	28413-RD-GBS-01	\$75.47		\$4.94
Customer Payment	5/22/2023		2887059	CH:3021		\$70.53	
Contract Invoice	4/18/2023	5/18/2023	AR9285587	28413-RD-GBS-01	\$67.35		\$67.35
Contract Invoice	8/17/2023	9/16/2023	AR9896599	28413-RD-GBS-01	\$70.95		\$70.95
Contract Invoice	9/18/2023	10/18/2023	AR10053358	28413-RD-GBS-01	\$63.18		\$63.18
001 330 53800 48200							
Current	1 to 30 days		31 to 60 days		61 to 90 Days		Over 90 Days
\$ 63.18	\$ 70.95		\$ 0.00		\$ 0.00		\$ 72.29



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

# CONTRACT INVOICE

*Approved  
CS*

**Invoice Number:** AR10053358  
**Invoice Date:** 9/18/2023

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

*backup*  
**Customer:** Lakeside Plantation CDD  
 2800 Plantation Boulevard  
 North Port, FL 34289

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LAKESIDEPLANTAT-GBS	30 Days	10/18/2023	\$ 63.18	<b>\$ 63.18</b>

**Invoice Remarks**

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28413-RD-GBS-01		\$ 59.05		9/21/2022	

**Contract Remarks**

**Summary:**

Contract base rate charge for the 9/21/2023 to 10/20/2023 billing period	\$20.00
Contract overage charge for the 8/21/2023 to 9/20/2023 overage period	\$37.05 **
Remote Diagnostic	\$2.00
**See overage details below	<u>\$59.05</u>

**Detail:**

**Equipment included under this contract**

2800 Plantation Boul

**Copystar/CS 308ci**

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

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
B/W	B/W	12,224	12,884	660	0	660	0.010000	\$6.60
Color	COLOR	4,321	4,756	435	0	435	0.070000	\$30.45
								\$37.05

Invoice SubTotal	\$59.05
Tax:	\$4.13
Invoice Total	\$63.18
<b>Balance Due:</b>	<b>\$63.18</b>

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







Governmental Management Services- Tampa, LLC

# Invoice

1001 Bradford Way  
TN 37763

Date	Invoice #
10/4/2023	1

<b>Bill To</b>
Lakeside Plantation CDD C/O GMS- Tampa, LLC

<b>Ship To</b>

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			10/4/2023			

Quantity	Item Code	Description	Price Each	Amount
	Management Fees	Management Fees- Oct 23 310 513 3400	3,825.00	3,825.00
	Website Mainten...	Website Maintenance- Oct 23 310 513 35200	72.00	72.00
	Information Techno...	Information Tech- Oct 23 310 513 35100	112.50	112.50
	Dissemination Agent	Dissemination Agent- Oct 23 310 513 31300	83.33	83.33
	Reimbursed Expense	Postage 310 513 420	89.45	89.45
<b>Total</b>				\$4,182.28

**From:** Lifestyle Lakeside Plantation CDD [lifestyle@lakesideplantationcdd.com](mailto:lifestyle@lakesideplantationcdd.com)  
**Subject:** Fwd: Murder Mystery Actor Reduction  
**Date:** October 13, 2023 at 5:46 PM  
**To:** Hannah Henry [hhenry@gms-tampa.com](mailto:hhenry@gms-tampa.com)



Hi Hannah,

Please see below, the payment amount has changed for this weekend. I am not sure if we can cancel the one you already cut and send the new amount? Please let me know how you would like to proceed

Kind regards,

## Courtney Sears

Resident Service Supervisor

2800 Plantation Boulevard

North Port, FL 34289

Phone: [941.423.5500](tel:941.423.5500)

Fax: [941.423.5501](tel:941.423.5501)

Email: [clubhouse@lakesideplantationcdd.com](mailto:clubhouse@lakesideplantationcdd.com)

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

CONFIDENTIALITY NOTICE: This email, and any attachment(s) to it, is intended only for the use of the individual/entity addressed herein and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. Be advised that any dissemination, distribution, or copying of this information (including any attachments) is strictly prohibited (without prior consent). If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.

---

**From:** Kelly Christensen <[kelly@americanimmersiontheater.com](mailto:kelly@americanimmersiontheater.com)>

**Sent:** Friday, October 13, 2023 5:41:26 PM

**To:** Lifestyle Lakeside Plantation CDD <[lifestyle@lakesideplantationcdd.com](mailto:lifestyle@lakesideplantationcdd.com)>

**Subject:** Murder Mystery Actor Reduction

Hey there Courtney,

We're so looking forward to your event this weekend. However, we just got word that one of your actors has fallen ill and is unable to attend your event. Don't worry about contagion being spread to the other actors, they haven't had any contact with the actor in person. This does mean that we will be running an actor short for your event, as we were not able to find an actor to replace them. I'm so sorry for the last-minute notice and the change.

Have no fear, 2 actors can absolutely handle your group size and we have some of our best actors on the case!

The only thing this changes is your payment due for the event. You paid a deposit of \$599.50 for the 3-actor package and since we're only sending 2 actors, your final payment due is \$399.50.

Sorry again for the change, please let us know if you have any questions!

Thanks,

Kelly

--

Kelly Christensen  
Assistant Manager  
she/her



Phone: 888-643-2583

Email: [kelly@americanimmersiontheater.com](mailto:kelly@americanimmersiontheater.com)



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

---

District Name: Lakeside Plantation CDD


Board Meeting Date: October 18, 2023

001 310 513 11000

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

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

Approved for Payment:

  
District Manager Signature

10/18/23  
Date

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



# INVOICE #49650

ISSUED:  
Oct 18, 2023

DUE:  
Nov 01, 2023

**RECIPIENT:**

**Lakeside Plantation**  
2200 Plantation Boulevard  
North Port, Florida 34289

**SENDER:**

**Joshua Tree, INC**  
2620 Brightside Court  
Cape Coral, Florida 33991

**SERVICE ADDRESS:**

1538 Scarlett Avenue  
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>Oct 17, 2023</b>				
Tree Pruning	Top dead slash pine in the preserve closest to the house / pool cage. The goal is to keep it from damaging the property if it were to fall. Leave debris in. The preserve	1	\$484.65	\$484.65

001 320 53800 44500

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	\$484.65
<b>Total</b>	<b>\$484.65</b>
Deposit collected	- \$9.69
<b>Invoice balance</b>	<b>\$474.96</b>

**Pay Now**

**Johnson Engineering, Inc.**  
**Remit To:**  
**2122 Johnson Street**  
**Fort Myers, FL 33901**  
**Ph: 239.334.0046**

# Invoice

October 27, 2023  
 Project No: 20150050-000  
 Invoice No: 95

Project Manager Christopher Beers

FEID #59-1173834

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

Project 20150050-000 Lakeside Plantation CDD  
 20150050-000  
 Lakeside Plantation CDD  
 Work Authorization #3, dated 3/24/15 - Change Order No. 1, dated 11/3/15  
 Work Authorization #4, dated 5/27/15  
 Work Authorization #5, dated 5/27/15  
 Work Authorization #7, dated 1/26/17  
 Work Authorization #8, dated 9/18/18

001 310 513 31100

**Professional Services through October 8, 2023**

**PROFESSIONAL SERVICES**

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.	General Engineering	84,844.26	T&M	103 %	87,039.26	86,326.76	712.50	-2,195.00
Totals		84,844.26			87,039.26	86,326.76	712.50	-2,195.00

**SUB-TOTAL PROFESSIONAL SERVICES: 712.50**

**INVOICE TOTAL: 712.50**

**Summary of professional services**

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Professional 7			
Beers, Christopher	9/18/2023	.25 Hrs @ 225.00	56.25
Lake Bank Repairs			
Beers, Christopher	9/22/2023	.25 Hrs @ 225.00	56.25
Lake Bank Repairs			

Project	20150050-000	Lakeside Plantation CDD			Invoice	95
Professional 4						
Burford, Brent		9/19/2023	.50	Hrs @	160.00	80.00
Update JEI staff on lake bank and sidewalk project.						
Burford, Brent		9/20/2023	1.00	Hrs @	160.00	160.00
Prepare exhibits and solicit bids for lake bank erosion repairs.						
Burford, Brent		9/26/2023	1.00	Hrs @	160.00	160.00
Project coordination.						
Burford, Brent		10/5/2023	.50	Hrs @	160.00	80.00
Follow up on SWFWMD inspection letter and discussion with JEI staff.						
Burford, Brent		10/6/2023	.75	Hrs @	160.00	120.00
Follow up with CDD staff on inspection requested by SWFWMD and inspection of control structure on Scarlett.						
1. - General Engineering Total			4.25			712.50



LC3 Entertainment L.L.C.  
18002 Richmond Place Dr # 3015  
Tampa, FL 33647 US  
lc3entllc@gmail.com  
www.lc3-ent.com



# INVOICE

**BILL TO**

Courtney Sears  
Lakeside Plantation CDD  
2200 Plantation Blvd  
North Port, FL 34289

**SHIP TO**

Courtney Sears  
Lakeside Plantation CDD  
2200 Plantation Blvd  
North Port, FL 34289

**INVOICE # 1532****DATE 10/23/2023****DUE DATE 10/23/2023****TERMS Due on receipt**

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
12/31/2023	<b>Zen DJ Package</b>	Lakeside Plantation CDD's New Year's Eve Celebration 2023	1	852.00	852.00

LC3 Entertainment requires a retainer amount of \$426.00 on or before November 1st 2023, to secure afore mentioned date. The balance of, \$426.00 is due the day of the event December 31st 2023. Once retainer is received LC3 will update invoice amount. Thanks again for choosing LC3!

SUBTOTAL	852.00
TAX	0.00
TOTAL	852.00
<b>BALANCE DUE</b>	<b>\$852.00</b>

Payments:

Deposit: \$426.00 due Nov. 1<sup>st</sup>

Final: \$426.00 due Dec. 31<sup>st</sup>



## Margie Gertsman

---

**From:** Julie Bugh <jbugh@lightingnewyork.com>  
**Sent:** Thursday, October 5, 2023 11:25 AM  
**To:** Margie Gertsman  
**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

941-423-5500

manager@lakesideplantationcdd.com

**Ship To:**

**Marjorie Grestmann**

2800 Plantation Blvd.

NORTH PORT, FL 34289

US

941-423-5500

manager@lakesideplantationcdd.com

**Please note the following information regarding your order:**

Items should be inspected for damage upon delivery. If your order arrives damaged, take a photo and send to [customer@lightingnewyork.com](mailto:customer@lightingnewyork.com) along with your order number and contact information.

All returns are subject to the [RETURN POLICY](#) and must be initiated within 60 days of receipt of the items. Items must be uninstalled and in the original packaging. You may request a return through your account or by calling 866.344.3875.

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

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

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







Long-term thinking. Everyday commitment.

CORPORATE OFFICE  
735 N. Water Street, Suite 175  
Milwaukee, WI 53202

October 20, 2023

**RETAINER INVOICE #  
2295124R**

**Amount Due Now:  
\$2,650.00**

**PROPERTY:  
Lakeside Plantation Community Development District**

Invoice Date: 10/20/2023

Contract Number: 100133

RETAINER DUE: \$2,650.00

Terms: *Retainer Due Upon Receipt of Authorized Contract and Prior to Inspection*

**Mail \$2,650.00 retainer to:  
735 N. Water Street, Suite 175  
Milwaukee, WI 53202**

001 310 513 490

**Payment Terms, Due Dates and Interest Charges** - The retainer payment is due upon authorization and prior to inspection of the property. The balance due is net 30 days from the report shipment date. Subsequent changes to the report can be made for up to six months from the initial report date. Any outstanding balance after 30 days of the final invoice date is subject to an interest charge of 1.5% per month.

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** 286998  
**Sale Date** 11/11/2023  
**Due Date** 11/11/2023

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

Description	Qty	Price	Net	Tax	Total
Monitoring-Commercial-Fire-Basic For: Lakeside Plantation-F at 2200 Plantation Blvd. North Port, FL 34286 Period Covered: 11/01/2023 to 01/31/2024 inclusive.	3	\$28.00	\$84.00	\$0.00	\$84.00
Monitoring-Commercial-Security-Basi For: Lakeside Plantation at 2200 Plantation Blvd. North Port, FL 34289 Period Covered: 11/01/2023 to 01/31/2024 inclusive.	3	\$21.00	\$63.00	\$0.00	\$63.00
<b>TOTALS</b>			<b>\$147.00</b>	<b>\$0.00</b>	<b>\$147.00</b>

Security Alarm thanks you for your business.

001 330 538 48400

Return Stub Below

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



Customer : Lakeside Plantation CDD

Invoice Number 286998

Bill Payer ID 11765

Due This Inv. \$147.00 Amount Remitted

CSID

Payment Method  Check  Check Number  Date Remitted

Charge\*  Card Number  Billing Zipcode

Name On Card  Exp Date

Signature  Card ID

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

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

Inv # 286998



**Electric Bill Statement**

**For:** Aug 24, 2023 to Sep 25, 2023 (32 days)

**Statement Date:** Sep 25, 2023

**Account Number:** 57421-67439

**Service Address:**

2800 PLANTATION BLVD # CLBHSE  
NORTH PORT, FL 34289

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

**CURRENT BILL**

**\$1,183.13**

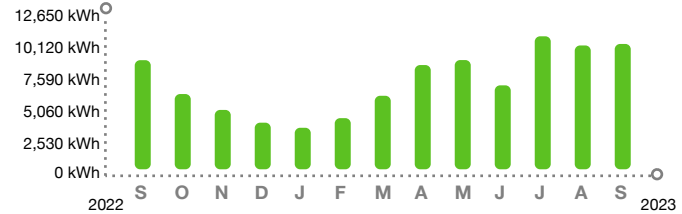
TOTAL AMOUNT YOU OWE

**Oct 16, 2023**

NEW CHARGES DUE BY

Pay \$920.60 instead of \$1,183.13 by your due date. Enroll in FPL Budget Billing®. [FPL.com/BB](https://www.fpl.com/BB)

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	1,215.07
Payments received	-1,215.07
Balance before new charges	0.00
Total new charges	1,183.13
<b>Total amount you owe</b>	<b>\$1,183.13</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 \$920.60 instead of \$1,183.13 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at [FPL.com/AutoBB](https://www.fpl.com/AutoBB)
- Payment received after December 13, 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 October 06, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Pay the lower Budget Billing® amount on your bill by your due date and receive a \$5 eGift card, plus be entered for a chance to win 4 annual passes to Universal Orlando®. Learn more and enroll at [FPL.com/Control](https://www.fpl.com/Control).

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

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



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

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

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

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

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

57421-67439  
ACCOUNT NUMBER

\$1,183.13  
TOTAL AMOUNT YOU OWE

Oct 16, 2023  
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY  
AMOUNT ENCLOSED



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

**Account Number:** 57421-67439

### BILL DETAILS

Amount of your last bill	1,215.07
Payment received - Thank you	-1,215.07
Balance before new charges	\$0.00

#### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$29.98
Non-fuel: (\$0.034670 per kWh)	\$374.79
Fuel: (\$0.031510 per kWh)	\$340.62
Demand: (\$12.65 per KW)	\$341.55
Electric service amount	1,086.94
Gross receipts tax (State tax)	27.89
Franchise fee (Reqd local fee)	67.45
Taxes and charges	95.34
Regulatory fee (State fee)	0.85
Total new charges	\$1,183.13
<b>Total amount you owe</b>	<b>\$1,183.13</b>

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

### METER SUMMARY

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

Usage Type	Current	- Previous	x Const	= Usage
kWh used	92911	91830	10	10810
Demand KW	2.73		10.00	27

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 25, 2023	Aug 24, 2023	Sep 23, 2022
kWh Used	10810	10680	9410
Service days	32	30	30
kWh/day	337	356	313
Amount	\$1,183.13	\$1,215.07	\$1,287.09

### KEEP IN MIND

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

### Download the app

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

[Download now >](#)

### Lower cooling costs

With our Business HVAC products, you can save on your energy bill, earn rebates and stay cool.

[Upgrade today >](#)

### Outstanding reliability

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

[See more >](#)

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



**Electric Bill Statement**

**For:** Aug 24, 2023 to Sep 25, 2023 (32 days)

**Statement Date:** Sep 25, 2023

**Account Number:** 04126-05586

**Service Address:**

2800 PLANTATION BLVD # FNTN  
NORTH PORT, FL 34289

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

**CURRENT BILL**

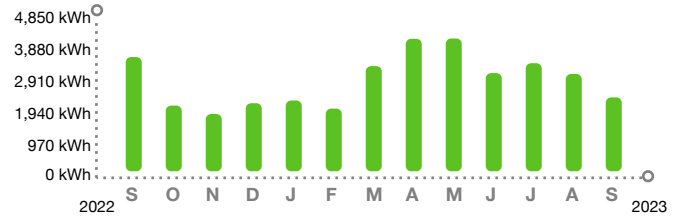
**\$349.72**

TOTAL AMOUNT YOU OWE

**Oct 16, 2023**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	456.44
Payments received	-456.44
Balance before new charges	0.00
<hr/>	
Total new charges	349.72
<b>Total amount you owe</b>	<b>\$349.72</b>

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

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after December 13, 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 October 06, 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](https://www.fpl.com/PayBill)  
for ways to pay.

04126-05586

ACCOUNT NUMBER

\$349.72

TOTAL AMOUNT YOU OWE

Oct 16, 2023

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



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

**Account Number:** 04126-05586

**BILL DETAILS**

Amount of your last bill	456.44
Payment received - Thank you	-456.44
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)	\$231.63
Fuel: (\$0.031510 per kWh)	\$76.98
Electric service amount	321.29
Gross receipts tax (State tax)	8.24
Franchise fee (Reqd local fee)	19.94
Taxes and charges	28.18
Regulatory fee (State fee)	0.25
<b>Total new charges</b>	<b>\$349.72</b>
<b>Total amount you owe</b>	<b>\$349.72</b>

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

**METER SUMMARY**

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

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	64586		62143		2443

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Sep 25, 2023	Aug 24, 2023	Sep 23, 2022
kWh Used	2443	3219	3777
Service days	32	30	30
kWh/day	76	107	125
Amount	\$349.72	\$456.44	\$477.02

**KEEP IN MIND**

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

**Download the app**

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

[Download now >](#)

**Lower cooling costs**

With our Business HVAC products, you can save on your energy bill, earn rebates and stay cool.

[Upgrade today >](#)

**Outstanding reliability**

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

[See more >](#)

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



**Electric Bill Statement**

**For:** Aug 24, 2023 to Sep 25, 2023 (32 days)

**Statement Date:** Sep 25, 2023

**Account Number:** 84595-15071

**Service Address:**

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

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

**CURRENT BILL**

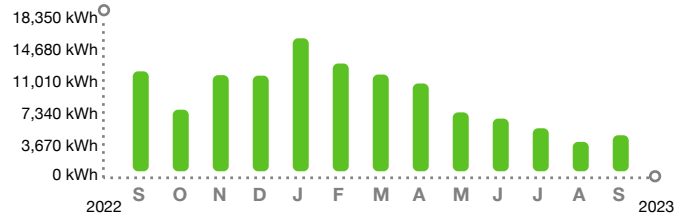
**\$839.22**

TOTAL AMOUNT YOU OWE

**Oct 16, 2023**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	545.36
Payments received	-545.36
Balance before new charges	0.00
-----	
Total new charges	839.22
<b>Total amount you owe</b>	<b>\$839.22</b>

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

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after December 13, 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 October 06, 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

\$839.22

TOTAL AMOUNT YOU OWE

Oct 16, 2023

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



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

**Account Number:** 84595-15071

**BILL DETAILS**

Amount of your last bill	545.36
Payment received - Thank you	-545.36
Balance before new charges	\$0.00

**New Charges**

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$29.98
Non-fuel: (\$0.034670 per kWh)	\$156.25
Fuel: (\$0.031510 per kWh)	\$142.02
Demand: (\$12.65 per KW)	\$442.75
Electric service amount	771.00
Gross receipts tax (State tax)	19.78
Franchise fee (Reqd local fee)	47.84
Taxes and charges	67.62
Regulatory fee (State fee)	0.60
Total new charges	\$839.22
<b>Total amount you owe</b>	<b>\$839.22</b>

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

**METER SUMMARY**

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

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	85763		81256		4507
Demand KW	34.97				35

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Sep 25, 2023	Aug 24, 2023	Sep 23, 2022
kWh Used	4507	3677	12505
Service days	32	30	30
kWh/day	140	122	416
Amount	\$839.22	\$545.36	\$1,322.09

**KEEP IN MIND**

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

**Download the app**

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

[Download now >](#)

**Lower cooling costs**

With our Business HVAC products, you can save on your energy bill, earn rebates and stay cool.

[Upgrade today >](#)

**Outstanding reliability**

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

[See more >](#)

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



# 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	09/27/2023	10/18/2023

Total Current Charges	\$171.61
Balance Forward	\$0.00
Total Amount Due	\$171.61



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

000043123000156052000000171614

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	09/27/2023	10/18/2023

Last Bill Amount	\$401.10
Payments	-\$401.10
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$401.10 09/18/2023

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
08/18/2023 - 09/21/2023	34.0	54830746	1.0000	TGAL	321.00	318.00	3.00
<b>Previous year Usage</b>						09/22	9.00

Service	Consumption	Charge	Total
WA Base facility chg		\$53.11	
WA Usage block 1	3.00	\$14.58	
TOTAL WATER			\$67.69
SE Base facility chg		\$82.29	
SE Consumption	3.00	\$21.63	
TOTAL SEWER			\$103.92
Total Current Charges			\$171.61
Balance Forward			\$0.00
Total Amount Due			\$171.61

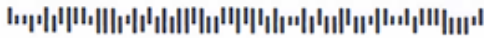


# City of North Port Utilities

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	09/27/2023	10/18/2023

Total Current Charges	\$748.68
Balance Forward	\$0.00
Total Amount Due	\$748.68



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

000043123000154658000000748687

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	09/27/2023	10/18/2023

Last Bill Amount	\$310.20
Payments	-\$310.20
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$310.20 09/18/2023

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
08/18/2023 - 09/21/2023	34.0	36607560	1.0000	TGAL	1564.00	1523.00	41.00
<b>Previous year Usage</b>						09/22	10.00

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	21.00	\$511.56	
TOTAL WATER			\$748.68

Total Current Charges	\$748.68
Balance Forward	\$0.00
Total Amount Due	\$748.68

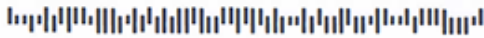


# City of North Port Utilities

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	09/27/2023	10/18/2023

Total Current Charges	\$147.36
Balance Forward	\$0.00
Total Amount Due	\$147.36



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

000043123000154656000000147367

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	09/27/2023	10/18/2023

Last Bill Amount	\$152.22
Payments	-\$152.22
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$152.22 09/18/2023

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
08/18/2023 - 09/21/2023	34.0	80005382	1.0000	TGAL	5584.00	5575.00	9.00
<b>Previous year Usage</b>						09/22	64.00

Service	Consumption	Charge	Total
WA Base facility chg		\$103.62	
WA Usage block 1	9.00	\$43.74	
TOTAL WATER			\$147.36

Total Current Charges	\$147.36
Balance Forward	\$0.00
Total Amount Due	\$147.36



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

Statement Date: September 21, 2023


<b>Amount Due:</b>	<b>\$16.07</b>
<b>Due Date:</b> October 12, 2023	
<b>Account #:</b> 211014212750	

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

**Account Summary**

<b>Current Service Period:</b> August 17, 2023 - September 19, 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 October 12, 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.



**It's the peak of hurricane season.**  
**Are you ready?**

Prepare and have a plan in place for before, during and after the storm.

**Be storm wise and check out PeoplesGas.com/StormSafety**

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:** October 12, 2023

 **Pay your bill online at PeoplesGas.com**  
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [PeoplesGas.com/Paperless](https://PeoplesGas.com/Paperless) to enroll now.

<b>Amount Due:</b>	<b>\$16.07</b>
<b>Payment Amount:</b>	\$ _____

608174246259

Your account will be drafted on October 12, 2023

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

Mail payment to:  
 TECO  
 P.O. BOX 31318  
 TAMPA, FL 33631-3318

Make check payable to: TECO  
 Please write your account number on the memo line of your check.



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

**Account #:** 211014212750  
**Statement Date:** September 21, 2023  
**Charges Due:** October 12, 2023

## Meter Read

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

**Service Period:** Aug 17, 2023 - Sep 19, 2023

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

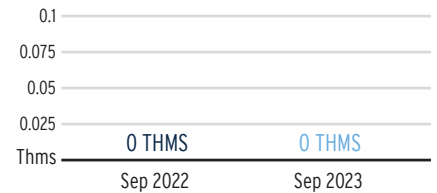
Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
RHE73410	09/19/2023	405	405	0 CCF	1.041	1.0000	0.0 Therms	34 Days

## 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.

**Great News!** You're in control of when we communicate with you. Log into [TECOaccount.com/Notifications](https://TECOaccount.com/Notifications) to select when you want to receive our electronic account notifications.

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

## Ways To Pay Your Bill

- Bank Draft**  
 Visit [PeoplesGas.com](https://PeoplesGas.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
 Find list of Payment Agents at [PeoplesGas.com](https://PeoplesGas.com)
- Mail A Check**  
**Payments:**  
 TECO  
 P.O. Box 31318  
 Tampa, FL 33631-3318  
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
 Pay by credit Card using KUBRA EZ-Pay at [PeoplesGas.com](https://PeoplesGas.com). Convenience fee will be charged.
- Phone**  
 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Peoples Gas  
 P.O. Box 111  
 Tampa, FL 33601-0111

## Contact Us

- Residential Customer Care:**  
 813-223-0800 (Tampa)  
 863-299-0800 (Lakeland)  
 352-622-0111 (Ocala)  
 954-453-0777 (Broward)  
 305-940-0139 (Miami)  
 727-826-3333 (St. Petersburg)  
 407-425-4662 (Orlando)  
 904-739-1211 (Jacksonville)  
 877-832-6747 (All Other Counties)
- Online:**  
[PeoplesGas.com](https://PeoplesGas.com)
- Phone:**  
**Commercial Customer Care:**  
 866-832-6249
- Hearing Impaired/TTY:**  
 7-1-1
- Natural Gas Outage:**  
 877-832-6747
- Natural Gas Energy Conservation Rebates:**  
 877-832-6747

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

# Hello Lakeside Plantation,

Thanks for choosing Comcast Business.

Your bill at a glance		
For 2800 PLANTATION BLVD, NORTH PORT, FL, 34289-9472		
Previous balance		\$411.59
EFT Payment - thank you	Sep 13	-\$411.59
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$376.50
Taxes, fees and other charges	Page 3	\$35.06
<b>New charges</b>		<b>\$411.56</b>
<b>Amount due</b>		<b>\$411.56</b>

← Your bill explained

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

**!** Thanks for paying by Automatic Payment  
Your automatic payment on Oct 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.

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

Please write your account number on your check or money order

Do not include correspondence with payment

**COMCAST  
BUSINESS**  
1100 NORTHPOINT PKWY W PALM  
BCH FL 33407-1937

Account number **8535 10 055 0624394**  
Automatic payment **Oct 12, 2023**  
**Please pay \$411.56**


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

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

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

853510055062439400411561

## 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 \$35.06

### Other charges \$5.65

Federal Universal Service Fund	\$2.57
Regulatory Cost Recovery	\$3.08

### 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 152201060

adtcommercial.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	9/19/2023	10/14/2023		\$251.78

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Services Provided (10/19/23-11/18/23) <i>Includes: Extended Service Protection, Secure Access</i>			\$235.30
Sales Tax			\$16.48
<b>Sub Total</b>			<b>\$251.78</b>

### Save a stamp!

Pay online at  
esuite.adt.com  
or call 1-800-606-3535

### Questions?

Call Toll-Free:  
1-855-238-2666

### Hearing Impaired:

1-800-395-6137

### Email:

comcare@adt.com

adtcommercial.com

Thank you for choosing ADT Commercial

Please detach this portion and send with your payment.



PO Box 49292 · Wichita, KS 67201

Invoice Number	152201060
Account Number	70180815
Invoice Date	9/19/2023
Payment Due Date	10/14/2023
Amount Due	\$251.78

Amount Enclosed: \$

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

Powered by Experience. Driven by Excellence.™

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



ADT COMMERCIAL  
PO BOX 382109  
PITTSBURGH PA 15251-8109

**INVOICE**

Address Service Requested

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

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

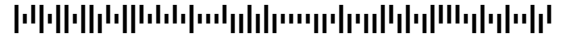
**Remittance Section**

**Customer Account Number:** 1833219  
**Invoice Number:** 20784519  
**Invoice Date:** 09/13/2023  
**Invoice Due Date:** 10/05/2023  
**Total Due:** **\$104.86**

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

Use enclosed envelope and make check payable to:

**MARLIN LEASING CORP**  
PO BOX 13604  
PHILADELPHIA PA 19101-3604



00001002078451990000001048692

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

**Important Messages**



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

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

**Visit and register today at [PEACconnect.com](http://PEACconnect.com)!**

*\*some restrictions apply and processing fee incurred*

CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE	LAST PAYMENT RECEIVED			
1833219	09/13/2023	20784519	10/05/2023	09/05/2023 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.

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

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



# SECTION C

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

***Unaudited Financial Reporting***  
***October 31, 2023***



# Table of Contents

1	<hr/>	<u>Balance Sheet</u>
2-3	<hr/>	<u>General Fund</u>
4	<hr/>	<u>Capital Reserve</u>
5	<hr/>	<u>Debt Service Series 1999</u>
6-7	<hr/>	<u>Month to Month</u>
8	<hr/>	<u>Long Term Debt Report</u>
9	<hr/>	<u>Assessment Receipt Schedule</u>

**Lakeside Plantation**  
**Community Development District**  
**Combined Balance Sheet**  
**October 31, 2023**

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 114,827	\$ -	\$ -	\$ 114,827
Debit Card Account	\$ 3,124	\$ -	\$ -	\$ 3,124
Money Market Account	\$ 67,505	\$ -	\$ -	\$ 67,505
Capital Reserve Account	\$ -	\$ 169,632	\$ -	\$ 169,632
Assessments Receivable	\$ -	\$ -	\$ -	\$ -
Due from Capital Projects	\$ -	\$ -	\$ -	\$ -
Due from Developer	\$ -	\$ -	\$ -	\$ -
Due from General Fund	\$ -	\$ -	\$ -	\$ -
Due from Other	\$ 2,137	\$ -	\$ -	\$ 2,137
Prepaid Expenses	\$ 526	\$ -	\$ -	\$ 526
Deposits	\$ 517	\$ -	\$ -	\$ 517
<b>Investments:</b>				
State Board of Administration Series 1999	\$ 540	\$ 239,961	\$ -	\$ 240,501
Reserve	\$ -	\$ -	\$ 80,175	\$ 80,175
Revenue	\$ -	\$ -	\$ 65,414	\$ 65,414
Prepayment	\$ -	\$ -	\$ 0	\$ 0
<b>Total Assets</b>	<b>\$ 189,175</b>	<b>\$ 409,593</b>	<b>\$ 145,589</b>	<b>\$ 744,358</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 2,719	\$ -	\$ -	\$ 2,719
<b>Total Liabilities</b>	<b>\$ 2,719</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,719</b>
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ 526	\$ -	\$ -	\$ 526
Deposits	\$ 517	\$ -	\$ -	\$ 517
Restricted for:				
Debt Service - Series 1999	\$ -	\$ -	\$ 145,589	\$ 145,589
Assigned for:				
Capital Reserves	\$ -	\$ 409,593	\$ -	\$ 409,593
Unassigned	\$ 185,413	\$ -	\$ -	\$ 185,413
<b>Total Fund Balances</b>	<b>\$ 186,456</b>	<b>\$ 409,593</b>	<b>\$ 145,589</b>	<b>\$ 741,639</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 189,175</b>	<b>\$ 409,593</b>	<b>\$ 145,589</b>	<b>\$ 744,358</b>

# Lakeside Plantation

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual		
	Budget	Thru 10/31/23	Thru 10/31/23		Variance
<b>Revenues:</b>					
Assessments- Tax Roll	\$ 1,199,840	\$ -	\$ -	\$ -	-
Tennis Club	\$ 20,000	\$ 1,667	\$ -	\$ -	(1,667)
Activities	\$ 10,000	\$ 833	\$ 1,017	\$ 184	184
Clubhouse Rentals	\$ 5,000	\$ 417	\$ -	\$ (417)	(417)
Miscellaneous	\$ 1,500	\$ 125	\$ 485	\$ 360	360
Interest Earnings	\$ 50	\$ 4	\$ 4	\$ (1)	(1)
<b>Total Revenues</b>	<b>\$ 1,236,390</b>	<b>\$ 3,046</b>	<b>\$ 1,506</b>	<b>\$ (1,540)</b>	<b>(1,540)</b>
<b>Expenditures:</b>					
<b><u>General &amp; Administrative:</u></b>					
Supervisor Fees	\$ 12,000	\$ 1,000	\$ 1,000	\$ -	-
District Manager	\$ 45,900	\$ 3,825	\$ 3,825	\$ -	-
District Counsel	\$ 25,750	\$ 2,146	\$ -	\$ 2,146	2,146
District Engineer	\$ 14,000	\$ 1,167	\$ 713	\$ 454	454
Disclosure Report	\$ 1,000	\$ 83	\$ 83	\$ 0	0
Trustee Fees	\$ 4,000	\$ 1,590	\$ 1,590	\$ -	-
Audit Fees	\$ 3,350	\$ 279	\$ -	\$ 279	279
Postage, Phone, Faxes, Copies	\$ 1,500	\$ 125	\$ 89	\$ 36	36
General Liability Insurance	\$ 8,308	\$ 8,308	\$ 7,003	\$ 1,305	1,305
Legal Advertising	\$ 2,000	\$ 167	\$ 69	\$ 97	97
Dues, Licenses & Fees	\$ 175	\$ 15	\$ -	\$ 15	15
Other Current Charges	\$ 3,000	\$ 250	\$ 3,149	\$ (2,899)	(2,899)
Property Insurance	\$ 16,309	\$ 16,309	\$ 29,546	\$ (13,237)	(13,237)
Information Technology	\$ 1,350	\$ 113	\$ 113	\$ -	-
Website Administration	\$ 864	\$ 72	\$ 72	\$ -	-
<b>Total General &amp; Administrative</b>	<b>\$ 139,506</b>	<b>\$ 35,448</b>	<b>\$ 47,252</b>	<b>\$ (11,804)</b>	<b>(11,804)</b>
<b><u>Operations &amp; Maintenance</u></b>					
<b>Field Expenditures</b>					
Road & Sidewalk Repairs & Maintenance	\$ 17,000	\$ 1,417	\$ -	\$ 1,417	1,417
Common Area Renewal & Maintenance	\$ 10,000	\$ 833	\$ -	\$ 833	833
Street Light/Decorative Light	\$ 1,000	\$ 83	\$ -	\$ 83	83
Landscape Maintenance - Contract	\$ 155,000	\$ 12,917	\$ 12,837	\$ 80	80
Landscape Maintenance - Other	\$ 10,000	\$ 833	\$ 485	\$ 349	349
Lake Maintenance	\$ 13,000	\$ 1,083	\$ -	\$ 1,083	1,083
Electric Utility Services - Entrance Feature	\$ 7,500	\$ 625	\$ 350	\$ 275	275
Water Utility Services - Entrance Feature	\$ 3,000	\$ 250	\$ 749	\$ (499)	(499)
Repairs & Maintenance - Entrance Feature	\$ 5,000	\$ 417	\$ -	\$ 417	417
Hurricane Expenses	\$ -	\$ -	\$ 2,820	\$ (2,820)	(2,820)
<b>Subtotal Field Expenditures</b>	<b>\$ 221,500</b>	<b>\$ 18,458</b>	<b>\$ 17,240</b>	<b>\$ 1,219</b>	<b>1,219</b>

# Lakeside Plantation

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
<b>Amenity Expenditures</b>				
Personnel Services (Management Contract)	\$ 296,600	\$ 24,717	\$ 23,725	\$ 991
Activities	\$ 22,000	\$ 1,833	\$ 1,930	\$ (97)
License/Fees	\$ 2,000	\$ 167	\$ -	\$ 167
General Supplies	\$ 10,000	\$ 833	\$ 3,163	\$ (2,329)
Maintenance	\$ 15,000	\$ 1,250	\$ 136	\$ 1,114
Office Supplies	\$ 3,500	\$ 292	\$ 130	\$ 162
Security	\$ 3,000	\$ 250	\$ 252	\$ (2)
AED	\$ 500	\$ 42	\$ -	\$ 42
Telephone & Internet Services	\$ 6,000	\$ 500	\$ 520	\$ (20)
Janitorial Supplies	\$ 2,500	\$ 208	\$ 19	\$ 189
Electric Utility Services - Clubhouse	\$ 14,000	\$ 1,167	\$ 1,183	\$ (16)
Gas Utility	\$ 250	\$ 21	\$ 16	\$ 5
Garbage Collection	\$ 2,100	\$ 175	\$ 168	\$ 7
Water Utility Services - Clubhouse	\$ 6,000	\$ 500	\$ 172	\$ 328
Electric Utility Services - Tennis Courts/Pool	\$ 18,000	\$ 1,500	\$ 839	\$ 661
Pool Cleaning	\$ 10,200	\$ 850	\$ 1,900	\$ (1,050)
Pool Maintenance - Other	\$ 10,000	\$ 833	\$ -	\$ 833
Tennis Courts - Maintenance	\$ 5,000	\$ 417	\$ -	\$ 417
Water Utility Services - Tennis Courts/Pool	\$ 7,500	\$ 625	\$ 147	\$ 478
<b>Subtotal Amenity Expenditures</b>	<b>\$ 434,150</b>	<b>\$ 36,179</b>	<b>\$ 34,300</b>	<b>\$ 1,880</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 655,650</b>	<b>\$ 54,638</b>	<b>\$ 51,539</b>	<b>\$ 3,098</b>
<b>Total Expenditures</b>	<b>\$ 795,156</b>	<b>\$ 90,085</b>	<b>\$ 98,792</b>	<b>\$ (8,706)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 441,234</b>		<b>\$ (97,286)</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)	\$ (441,234)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (441,234)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ (97,286)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 283,743</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 186,456</b>	

# Lakeside Plantation

## Community Development District

### Capital Reserve Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 1,137	\$ 1,137
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,137</b>	<b>\$ 1,137</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 87,400	\$ 7,283	\$ -	\$ 7,283
<b>Total Expenditures</b>	<b>\$ 87,400</b>	<b>\$ 7,283</b>	<b>\$ -</b>	<b>\$ 7,283</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (87,400)</b>		<b>\$ 1,137</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 441,234	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 441,234</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 353,834</b>		<b>\$ 1,137</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 532,815</b>		<b>\$ 408,457</b>	
<b>Fund Balance - Ending</b>	<b>\$ 886,649</b>		<b>\$ 409,593</b>	

# Lakeside Plantation

## Community Development District

### Debt Service Fund Series 2019

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 174,203	\$ -	\$ -	\$ -
Assessments - Direct Bill	\$ 8,842	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 479	\$ 479
<b>Total Revenues</b>	<b>\$ 183,045</b>	<b>\$ -</b>	<b>\$ 479</b>	<b>\$ 479</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 38,399	\$ -	\$ -	\$ -
Principal - 5/1	\$ 105,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 38,399	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 181,798</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,248</b>		<b>\$ 479</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 1,248</b>		<b>\$ 479</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 53,267</b>		<b>\$ 145,110</b>	
<b>Fund Balance - Ending</b>	<b>\$ 54,515</b>		<b>\$ 145,589</b>	

**Lakeside Plantation**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments- Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tennis Club	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Activities	\$ 1,017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,017
Clubhouse Rentals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ 485	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 485
Interest Earnings	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4
<b>Total Revenues</b>	<b>\$ 1,506</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,506</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
District Manager	\$ 3,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,825
District Counsel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
District Engineer	\$ 713	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 713
Disclosure Report	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83
Trustee Fees	\$ 1,590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,590
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage, Phone, Faxes, Copies	\$ 89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89
General Liability Insurance	\$ 7,003	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,003
Legal Advertising	\$ 69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69
Dues, Licenses & Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 3,149	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,149
Property Insurance	\$ 29,546	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,546
Information Technology	\$ 113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 113
Website Administration	\$ 72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72
<b>Total General &amp; Administrative</b>	<b>\$ 47,252</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 47,252</b>
<b><u>Operations &amp; Maintenance</u></b>													
<b>Field Expenditures</b>													
Road & Sidewalk Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Area Renewal & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Street Light/Decorative Light	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance - Contract	\$ 12,837	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,837
Landscape Maintenance - Other	\$ 485	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 485
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Utility Services - Entrance Feature	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350
Water Utility Services - Entrance Feature	\$ 749	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 749
Repairs & Maintenance - Entrance Feature	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hurricane Expenses	\$ 2,820	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,820
<b>Subtotal Field Expenditures</b>	<b>\$ 17,240</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 17,240</b>

**Lakeside Plantation**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Amenity Expenditures</b>													
Personnel Services (Management Contract)	\$ 23,725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,725
Activities	\$ 1,930	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,930
License/Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Supplies	\$ 3,163	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,163
Maintenance	\$ 136	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 136
Office Supplies	\$ 130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130
Security	\$ 252	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 252
AED	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone & Internet Services	\$ 520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 520
Janitorial Supplies	\$ 19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19
Electric Utility Services - Clubhouse	\$ 1,183	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,183
Gas Utility	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16
Garbage Collection	\$ 168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168
Water Utility Services - Clubhouse	\$ 172	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 172
Electric Utility Services - Tennis Courts/Pool	\$ 839	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 839
Pool Cleaning	\$ 1,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,900
Pool Maintenance - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tennis Courts - Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Utility Services - Tennis Courts/Pool	\$ 147	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 147
<b>Subtotal Amenity Expenditures</b>	<b>\$ 34,300</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 34,300</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 51,539</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 51,539</b>
<b>Total Expenditures</b>	<b>\$ 98,792</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 98,792</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (97,286)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (97,286)</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (97,286)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (97,286)</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	\$	182,164
RESERVE FUND BALANCE	\$	80,175
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>\$</b>	<b>1,105,000</b>

# SECTION D

**Lakeside Plantation**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2024**

Gross Assessments    \$    1,276,425.32    \$    194,729.08    \$    1,471,154.40  
Net Assessments       \$    1,199,839.80    \$    183,045.34    \$    1,382,885.14

**ON ROLL ASSESSMENTS**

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	86.76%	13.24%	100.00%
							<i>O&amp;M Portion</i>	<i>1999 Debt Service</i>	<i>Total</i>
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

<b>0%</b>	<b>Net Percent Collected</b>
<b>\$1,382,885.14</b>	<b>Balance Remaining to Collect</b>

**DIRECT BILL ASSESSMENTS**

Imagine School at North Port Inc 2024-01						Net Assessments	\$8,842.03	\$8,842.03
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Debit Service			
	11/1/23		\$4,421.02					
	2/1/24		\$2,210.51					
	5/1/24		\$2,210.50					
			<b>\$ 8,842.03</b>	<b>\$ -</b>				<b>\$ -</b>

# SECTION VIII

# SECTION A

# SECTION 2

### **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

# SECTION C

# SECTION 1

Unit Description	Property Schedule Unit #	Total Insured Value	Deductible % per Policy	% Deductible Amount	Support Link	Vendor	Description	As Claimed	Adjustment	Deductible/Limit Applied	Net Amount	McLarens Comment
Clubhouse	1	\$ 638,000.00	5.00%	\$ 31,900.00	<a href="#">US Roofing Systems - Complete DEMO and REBUILD of Clubhouse Roof (\$137,002.51)</a>	US Roofing Systems	Demo and Rebuild of Clubhouse Roof	\$ 137,002.51	\$ -	\$ (31,900.00)	\$ 105,102.51	
Clubhouse	1	-	-	-	<a href="#">Signal Restoration - Reconstruction Services, less lodging fees (\$35,716.41)</a>	Signal Restoration	Reconstruction Services	35,716.41	-	-	35,716.41	
Clubhouse	1	-	-	-	<a href="#">Signal Restoration - Labor Costs (\$32,011.78)</a>	Signal Restoration	Labor Costs	32,011.78	-	-	32,011.78	
Clubhouse	1	-	-	-	<a href="#">First Class Roofing - Clubhouse Tarping (\$4,000.00)</a>	First Class Roofing	Clubhouse Tarping	4,000.00	-	-	4,000.00	
		<b>638,000.00</b>	<b>5.00%</b>	<b>31,900.00</b>				<b>\$ 208,730.70</b>	<b>\$ -</b>	<b>\$ (31,900.00)</b>	<b>\$ 176,830.70</b>	<b>Included in PRIOR PAYMENT # 1</b>
Tennis Court Fence, Lighting, Shade Structure	3	161,000.00	5.00%	8,050.00	<a href="#">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.</a>	Welch Tennis Courts, Inc.	Repair and replacement of Tennis Court fence, Lighting and Shade Structure	251,150.00	-	(90,150.00)	161,000.00	Total insured value is lower than claimed amount. Net claim made equal to total insured value.
Tennis Court Fence, Lighting, Shade Structure	3	-	-	-	<a href="#">West Coast Electric Services, Inc. - Tennis Court Light Posts Demo &amp; Removal. (\$13,280.00)</a>	West Coast Electric Services	Tennis court light posts Demo & removal	13,280.00	-	(13,280.00)	-	
		<b>161,000.00</b>	<b>5.00%</b>	<b>8,050.00</b>				<b>264,430.00</b>	<b>-</b>	<b>(103,430.00)</b>	<b>161,000.00</b>	<b>Included in PRIOR PAYMENT # 1</b>
Water Fountain	8	41,000.00	5.00%	2,050.00	<a href="#">Professional Fountain Services, LLC - Proposal for water fountain repair (\$5,148.52)</a>	Professional Fountain Services,	Water Fountain repair	5,148.52	-	(2,050.00)	3,098.52	Included in PRIOR PAYMENT # 1
Pickleball Court Fence	9	6,000.00	5.00%	300.00	<a href="#">Welch Tennis Courts, Inc. - Repair/Replacement of Basketball/Pickleball Court FENCING (\$7,950.00). Refer to Breakdown on page 4.</a>	Welch Tennis Courts, Inc.	Hurricane Ian Damage	7,950.00	-	(1,950.00)	6,000.00	Total insured value is lower than claimed amount. Net claim made equal to total insured value.
Entranceway Pergolas (2)	14	70,000.00	5.00%	3,500.00	<a href="#">Innotech Construction Services, LLC - Invoice for RIGHT Pergola Demolition (\$3,798.66)</a>	Innotech Construction Services	Demolition for RIGHT Pergola	3,798.66	-	(3,500.00)	298.66	Included in PRIOR PAYMENT # 1 (Deductible Applied)
Entranceway Pergolas (2)	14	-	-	-	<a href="#">Innotech Construction Services, LLC - Invoice for LEFT Pergola Demolition (\$4,162.66)</a>	Innotech Construction Services	Demolition for LEFT Pergola	4,162.66	-	-	4,162.66	Included in PRIOR PAYMENT # 1
Entranceway Pergolas (2)	14	-	-	-	<a href="#">Cheyenne - Pergola Rebuild Proposal, Includes Materials, Labor &amp; Installation (\$250,430.00)</a>	Cheyenne	Rebuild Proposal for both LEFT & RIGHT Pergolas	250,430.00	-	(184,891.32)	65,538.68	NEW MONEY (Deductible Obsorbed in Overage)
		<b>70,000.00</b>	<b>5.00%</b>	<b>3,500.00</b>				<b>258,391.32</b>	<b>-</b>	<b>(188,391.32)</b>	<b>70,000.00</b>	Total insured value is lower than claimed amount. Net claim made equal to total insured value.
Street/Parking Lights - INLAND MARINE	2	346,000.00	5.00%	17,300.00	<a href="#">Sergeant's Electric Proposal</a>	Sergeant's Electric	Electric proposal	30,465.00	-	(17,300.00)	13,165.00	Included in PRIOR PAYMENT # 2
Street/Parking Lights - INLAND MARINE	2	-	-	-	<a href="#">Wisconsin Lighting Quote</a>	Wisconsin Lighting Lab	Quote for replacement of Poles	11,925.00	-	-	11,925.00	Included in PRIOR PAYMENT # 2
Street/Parking Lights - INLAND MARINE	2	-	-	-	<a href="#">Lighting New York Quote</a>	Lighting New York	Quote for lights and Post outdoor	1,098.30	-	-	1,098.30	Included in PRIOR PAYMENT # 2
Street/Parking Lights - INLAND MARINE	2	-	-	-	<a href="#">Lighting New York Quote</a>	Lighting New York	Additional proposal to repair street lights	2,820.00	-	-	2,820.00	NEW MONEY
Street/Parking Lights - INLAND MARINE	2	-	-	-	<a href="#">Innotech Construction Services Quote</a>	Innotech Construction Services	Additional proposal to repair street lights	4,500.00	-	-	4,500.00	NEW MONEY
		<b>346,000.00</b>	<b>5.00%</b>	<b>17,300.00</b>				<b>50,808.30</b>	<b>-</b>	<b>(17,300.00)</b>	<b>33,508.30</b>	
Street Signs - INLAND MARINE	3	37,000.00	5.00%	1,850.00	<a href="#">FastSigns Estimate #25079 - Phase 1: Reset Posts (\$2,250.00)</a>	FastSigns	Phase 1: Reset Posts	2,250.00	-	(1,850.00)	400.00	Included in PRIOR PAYMENT # 1
Street Signs - INLAND MARINE	3	-	-	-	<a href="#">FastSigns Estimate #25080 - Phase 2: Replace Signs (\$2,441.68)</a>	FastSigns	Phase 2: Replace Signs	2,441.68	-	-	2,441.68	Included in PRIOR PAYMENT # 1
Street Signs - INLAND MARINE	3	-	-	-	<a href="#">FastSigns Invoice no. Inv-25764</a>	FastSigns	Phase 3: Final	23,384.02	-	-	23,384.02	Included in PRIOR PAYMENT # 2
		<b>37,000.00</b>	<b>5.00%</b>	<b>1,850.00</b>				<b>28,075.70</b>	<b>-</b>	<b>(1,850.00)</b>	<b>26,225.70</b>	
		<b>\$ 1,299,000.00</b>		<b>\$ 64,950.00</b>				<b>\$ 823,534.54</b>	<b>\$ -</b>	<b>\$ (346,871.32)</b>	<b>\$ 476,663.22</b>	
Minimum Storm Deductible per occurrence, per Named Insured:											N/A (\$10,000.00 minimum deductible absorbed in excess)	
<b>Total NET Amount:</b>											<b>\$ 476,663.22</b>	
Less Prior Payment # 1:											\$ (354,232.22)	
Less Prior Payment # 2:											\$ (49,572.32)	
<b>Total Amount Owed:</b>											<b>\$ 72,858.68</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 ..... \$ 823,534.54

AMOUNT CLAIMED: THE AMOUNT CLAIMED under the above Policy Number is ..... (Loss Line less Deductibles and Prior Payments) \$ 72,858.68

SPECIAL CONDITIONS: **Supplemental Payment for Pergolas and Street Lights.**

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\_\_\_\_.

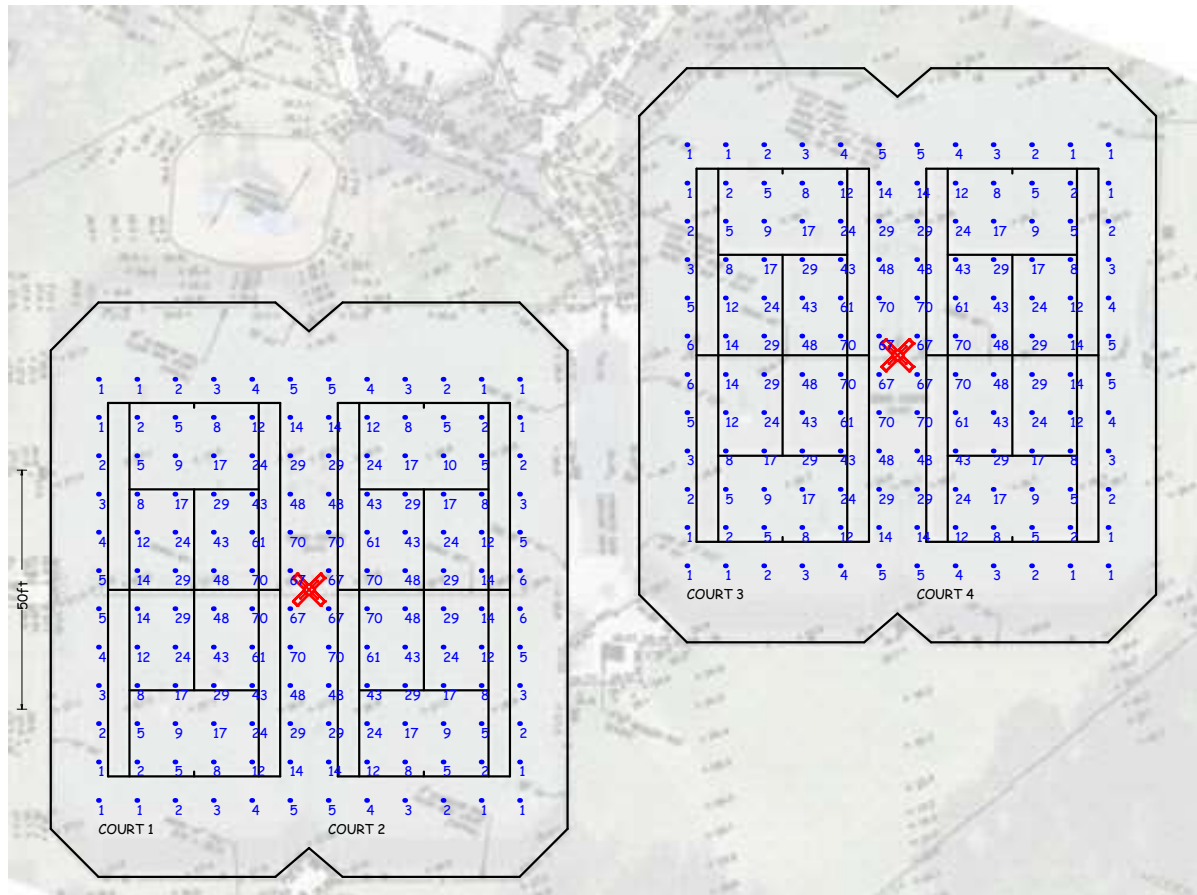
\_\_\_\_\_  
Notary Public

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

(SEAL)

# SECTION D

# SECTION 4



Calculation Summary					
Project: LAKESIDE PLANTATION					
Label	Calc Type	Avg	Max	Min	Max/Min
COURT 1	Illuminance	20.53	70	1	70.00
COURT 2	Illuminance	20.60	70	1	70.00
COURT 3	Illuminance	20.58	70	1	70.00
COURT 4	Illuminance	20.53	70	1	70.00

The light levels shown are maintained using a .94 light loss factor (LLF). Light loss factors are used to adjust the light output of a luminaire operating in a controlled laboratory environment to the output obtained under actual field conditions. The LLF used in these calculations includes both recoverable and non-recoverable factors. Recoverable factors include luminaire dirt depreciation (LDD). Non-recoverable factors include optical system variations, and depreciation in initial luminaire lumen output. The use of the light loss factor shown requires making certain assumptions about the lighting system, the specific application, and the maintenance of the system over time. Therefore, actual light levels measured in the field may vary from the calculated values, especially in regards to individual location measurements.

Calculations use a LED Maintained Lamp Lumen factor based upon 50,000 hours of life, derived from IES TM21-11, and based upon an In-situ case temperature of 55°C.

Based on the information provided, all dimensions and luminaire Locations shown represent recommended positions. The engineer and / or architect must determine applicability of the layout to existing or future field conditions.

Filename: LAKESIDE PLANTATION1A.AGI  
Date:11/7/2023



Luminaire Schedule									
Project: LAKESIDE PLANTATION									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	
	2	D	QUAD 90	ZNM-55L-CT-50 (ZONE MEDIUM) @ 22' MTG. HT.	0.940	54139	438	3504	

Lakeside Plantation  
North Port, FL

LSI Industries  
10000 Alliance Road  
Cincinnati, OH 45242  
Voice Number : 513-666-4242

