

*Lakeside Plantation Community
Development District*

*Agenda Package
January 17, 2024*



Lakeside Plantation

Community Development District

Alan Sabol, Chairman

Patrick Lavoy, Vice Chairman

Bonnie Benjamin, Assistant Secretary

María Chichelli, Assistant Secretary

Mary Martín, Assistant Secretary

January 17, 2024

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
January 17, 2024
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:
 1. November 15, 2023 Meeting
 2. November 27, 2023 Special Meeting
 - B. Approval of Check Register
 1. November 2023
 2. December 2023
 - C. Balance Sheet & Income Statement
 - D. Special Assessment Receipts Schedule
- VI. New Business Items
 - A. Consideration of Proposal from CommunityXS for Website Hosting Services
 - B. Discussion of Welch Contract & Change Order
 - C. Discussion of Amenity Rules: Hot Tub Age
 - D. Discussion of Alpha Foundation Contract
- VII. General Audience Comments
- VIII. Staff Reports
 - A. Attorney

B. District Manager

1. Consideration of FY24 Endorsement for Property Insurance Schedule
2. Discussion of Impact Statement (State of Florida)

C. Amenity Manager

1. Report
2. Consideration of Proposal from Galaxy Chemical Corp. for a Spa Jet Pump
3. Consideration of Proposals for Magnolia Removal & Replacement
4. Consideration of Proposal from Fitness Logic for a New Treadmill
5. Consideration of Proposals for Electric Panels on Plantation Blvd.

IX. Supervisors Requests

A. Supervisor Chichelli

1. Discussion of Bloomings Landscape

B. Supervisor LaVoy

1. Discussion of Revised Scope of Services for Welch Tennis & Canopy Proposal
2. Discussion of Amenity Services Contract
3. Discussion of Quarterly Town Hall Meetings
4. Discussion of Liasions
5. Discussion of Landscape Contract

C. Supervisor Martin

1. Discussion of Community Club Language

X. Next Regularly Scheduled Board Meeting is **February 21, 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

SECTION 1

**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, **November 15, 2023** at 6:00 p.m. via Zoom Communication Media Technology and at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

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

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Jordan Lansford
Sarah Sandy *by Zoom*
Alex Murphy
Courtney Sears
Scott Carlson
LMP Representatives
Residents

GMS – District Management
Kutak Rock, LLP
WTS Operations Manager
WTS
LMP

The following is a summary of the discussions and actions taken at the November 15, 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**

Mr. Sabol received 17 pages of comments from Mr. Ron Perry, who resided at 1663 Scarlett Avenue and wanted them to get along. Mr. Perry felt that their personal relationship had nothing to do with this Board. Mr. Sabol recalled that Mr. Perry said something about the Gestapo being in attendance at meetings when a police officer was present, which Mr. Sabol did not request. Mr. Perry recalled under the Chairman's comments, Mr. Sabol noted problems at meetings for the last two or three months with people getting out of hand and requesting that an officer be on duty. In the future, if there was a problem at a meeting, Mr. Sabol would call recess until the issue was resolved and then the meeting would proceed. Mr. Perry pointed out if Mr. Sabol did not like what someone was telling him, the police officer could remove them from the room. Ms. Lansford understood that there was hostility and requested proceeding with the meeting.

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. Ron Perry of 1663 Scarlett Avenue felt that the meeting minutes were glossed over. At the last meeting, residents requested a Residents Advisory Committee, but Mr. Sabol did not want one and directed residents to apply at the Supervisor of Elections to serve on the Board. However, there were no elections for another year. If the meeting was unruly, Mr. Sabol needed to have a thicker skin.
- Mr. Devon Poulos of 1255 Jonah Drive was present to defend Ms. Margie Gertsman; however, she resigned as the Amenities Manager, which he was shocked to hear about. Ms. Gertsman was doing this type of work for 25 years, but for HOAs and this was the first time she managed a CDD. The next Amenity Manager needed to understand the complexity of a Facilities Manager, pool operator and renter. Mr. Poulos requested documentation on how to recall Board Members as this was the second time a meeting started off as hostile. At the last meeting, residents were told if they did not like what was said or done, they should go to the Supervisor of Elections and Mr. Perry was called up by Mr.

Sabol in front of everyone to have a personal conversation and to embarrass him, which was uncalled for and hoped that Mr. Perry filed a complaint.

- Mr. Joe Michaels of 2644 Peach Circle noted there was a Tennis Pro who had a tennis league twice a week with 10 to 15 members. Most were residents. On Monday, Tuesday and Thursday, there were six to eight teams regularly between eight and 14 people. Three courts were full and two people were waiting to get on in an alternating fashion. He questioned there was a bond issue stating whether or not they had to keep the Clubhouse and the entire community intact as they had 10 to 15 members paying \$600 per year or \$9,000 per year.
- Mr. Judson Vann of 1658 Scarlett Avenue agreed with Mr. Perry serving on an Advisory Committee, but it would not do any good because certain people did not listen to them. When they looked at the pool with a vendor, the committee was advised on what to do and how to save money, which they forwarded to the Board; however, the Board did not take that advice. If they took the advice of a committee, which would be comprised of members that were experienced be engineers and carpenters, they would be under budget on the fountains and the fountains would work. A police officer should be at their meetings, instead of the National Guard.
- Mr. Ryan Hughes of 2397 Pecan Drive thanked Mr. LaVoy for working with the public adjuster to cover additional insurance money related to the tennis court lighting. He did not want the additional lights on the tennis courts as the Clubhouse was in his backyard. The Board and the community would be far better served by leaving the insurance money as cash in reserves to further the District's financial health.
- Ms. Louise White of 1596 Scarlett Avenue only lived in the community for two years and in other communities that she lived in, lights, streets and sidewalks were the responsibility of the city or village and questioned why they were paying for street lights, when they were all paying CDD fees as the City of Northport could pay for them since it was a public safety issue.
- Mr. Mike Iman, a non-resident and an active tennis player for 10 years, suggested lighting the two courts in the middle as a compromise.

- A Resident on Jonah Drive questioned two months ago why the floodlights were not working and still had not received an answer. The other day, the electric company came out and fixed a streetlight, but not the floodlights on one fountain out front. A golf cart sign had been bent over a sidewalk for a year and should be easy for maintenance to fix.
- Mr. Don Peacock of Magnolia Circle Villas applauded the Board for handling many items since Hurricane Ian, which was a year-and-a-half ago, but was not happy with his Tax Bill, as his assessment was \$1,918, which was 50% of his total Tax Bill, based on the quality of the community. When he moved into the community 10 years ago, it was attractive, especially turning off of Toledo Blade onto Plantation Boulevard and asked if the Board was happy with the current condition, as it was now an eyesore. There was a busted down Circle-K sign and not the beautiful waterfalls and lighted fountains and flowers that residents were accustomed to seeing. The initial impression was not good as it could be, which was the first thing that potential buyers see and suggested the Board find out what residents wanted to see at the entrance. In front of his home, there was a damaged sidewalk, which created a trip hazard. Lastly, there needed to be better supervision at the pool as someone was eating pizza in the spa and people were drinking in the pool.
- Mr. Clinton Woods of 1726 Scarlett Avenue was unhappy with the way the community looked. It used to be beautiful coming into the community and they purchased here with the assumption that it would remain beautiful. He was in favor of having lights on the tennis courts, but suggested having them on a timer. Someone was rollerblading on the sidewalks today and he wanted to stop them, due to its poor condition.
- A Resident who lived on Scarlett Avenue voiced concern that they were losing tennis members every year. They used to have 30,000 members and now they had 10,000 members. If they had lights, it would bring more people in. The resident used to be a contractor and wanted there to be a committee to provide their expertise.

- Ms. Jeanne Osborn of 2619 Peach Circle and 1321 Jonah Drive pointed out there were 600 to 700 residents in the community who were complaining or concerned about how this development looked when they purchased it. There being no further comments, Ms. Lansford closed the general audience comments period.

FOURTH ORDER OF BUSINESS**District Engineer**

There being no comments, the next item followed.

FIFTH ORDER OF BUSINESS**Business Administration****1. Approval of Minutes of the October 18, 2023 Meeting**

Ms. Lansford presented the minutes of the October 18, 2023 meeting. Ms. Chichelli provided administrative updates on Page 9. Ms. Martin stated on the bottom of Page 4, the cost of the Reserve Study was \$5,300, not \$2,300. Ms. Sandy pointed out throughout the minutes, “*Welsh Tennis*” should be “*Welch Tennis*.” On Page 8, there was a reference to a statement made by Mr. Wes Haber who was her partner but was not involved with this District. On Page 9, the statement made by Ms. Jordan that everything above the \$346,000 should be, “*Would not be reimbursed.*” The motion for scheduling the hearing on the non-user rate, should be amended to include the location, which was the Lakeside Plantation Clubhouse.

On MOTION by Ms. Chichelli seconded by Mr. Martin with all in favor the Minutes of the October 18, 2023 Meeting were approved as amended.

B. Approval of Check Register**C. Balance Sheet & Income Statement****D. Special Assessment Receipts Schedule**

Ms. Lansford presented the October Check Register, Unaudited Financial Statements and Special Assessment Receipts Schedule, which were included in the agenda package. This was the first month of the new Fiscal Year and there was no collection on the special assessment receipts, meaning that no tax money was received from the county, but it would start to flow in starting at the end of December and first week in January.

On MOTION by Ms. Martin seconded by Ms. Chichelli with all in favor the October 2023 Check Register, Unaudited Financial Statements and Special Assessment Receipts Schedule were approved as presented.

SIXTH ORDER OF BUSINESS**New Business Items**

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS**General Audience Comments**

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

- Mr. Clinton Woods of 1726 Scarlett Avenue pointed out if it was a major holiday, the pool and spa were broken.
- Mr. Joe Michaels of 2644 Peach Circle noted that many fences were down.
- A Resident recalled when he moved into the community in July of 2004, assessments were \$1,440 per year and it was now \$1,000 more, of which \$500 was from last year, which was outrageous. Many of the expenses were from Hurricane Ian, but many fences were still down and questioned where the money was going. At the last meeting, many motions were made and were passed unanimously and requested that the Board listen to the motion and if they approved of it, vote in favor of it, but if they did not approve of it, vote nay.
- Mr. Judson Vann of 1658 Scarlett Avenue pointed out when he moved into the community 15 years ago, it looked like gold mine and was a dump now and questioned why the Board invested money for flowers when they died in a week and suggested planting perennials. If the pool and spa were repaired correctly the first time, they would be working now. If the Board approved an Advisory Committee and have a maintenance person tending to the flowers, wiping down the pool and covers and replacing filters, they would save \$7,000.
- Mr. Ronald Perry of 1663 Scarlett Avenue recalled at one time there was over \$409,000 in the Capital Reserve Fund, but now there was only \$100,000, which was the reason for the assessment increase. If a bill was due at year end, an

accrual should be created to cover it. One month into the new fiscal year, they were already \$8,700 over budget.

- Ms. Lisa Wells of 1050 Jonah Drive pointed out that there were five members on the Board and there should be five voices at every meeting. The lighting should be viewed as a means of security and their first line of defense, but questioned why they were discussing it when Ms. Lansford stated in August that the lighting was covered by insurance and was going to be replaced. Two months ago, the Board voted to remove the pergolas and fountains from the insurance for this year, but there were pergolas in the median. *Ms. Lansford noted that the fountains were running or not, they were still structures and should still be insured.*
- Mr. Devon Poulos of 1255 Jonah Drive felt that the chemicals were not being properly maintained. The District was paying Howards Pool World an exuberant amount of money to check the water and all they were doing was looking at the chlorine and pH and were not checking the alkalinity, dissolved solids or the filters. According to Ms. Gertsman, their chlorine canister was a “garbage can” that was not covered by a lid and rain was getting inside of it, diluting the chlorine. Yesterday, the pool had to be shocked, but no reason was provided. If someone had an accident in the pool, residents should be informed. This year’s Halloween event had less participation than prior years. A committee should be formed of electricians, builders and plumbers. According to the city, no permit was required for damaged fences due to the hurricane and questioned why. Finally, their meetings were becoming hostile and there were times when the Board liked what residents were saying and other times when they didn’t.
- Ms. Donna Keller of 2395 Savannah Drive participated in water aerobics five days per week and she arrived in the morning, all of the chairs were straightened and everything was wiped down, but last week, one of the round tables was in front of the gate. Their maintenance person, Frank, walked past every past tables where they not where it was supposed to be and they were only wiped down when she asked. The second maintenance person, Frank’s son, was disabled and did very little.

- Mr. Don Peacock of Magnolia Circle Villas hoped that the Board absorbed the feedback from residents and questioned whether the Board had the same needs and expectations and requested the Board provide some feedback to residents. *Mr. Sabol pointed out that the Board was operating on the Right to be Heard Act and were not required to answer questions and residents should not expect the community to look perfect after a loss of \$823,000 from the hurricane. Mr. Peacock questioned why residents did not have a voice in how their money was spent. Mr. Sabol noted they had a little over \$400,000 in the Capital Reserve Fund and when assessments were received in eight or nine months, it would be transferred to the Capital Reserve Fund. Later on in the meeting, the Board would consider whether to spend \$100,000 to repair the sidewalks. New feeders were placed in the pool, which cost \$9,000 and solved part of the problem. The remaining problem was the pool was 25 years old and components were breaking. They were told to expect more breakdowns until there was a major overhaul. Floors and walls in the meeting room needed to be re-painted. Mr. Peacock pointed out the front entrance looked deplorable.*

Ms. Lansford confirmed that there was \$409,593 in the Capital Reserve Fund, the majority of which was in the State Board Account and collecting interest. There was currently \$307,918.30 in additional hurricane repairs, which included the tennis court lighting and the street lighting on the Inland Marine Schedule for the Boulevard as well as pending items. Ms. Chichelli requested clarification on the increase. Ms. Lansford explained that it was under the assumption that that \$310,000 would be spent. District staff received a letter from the State of Florida about how depleted the Capital Reserve Fund was and that the Board needed to do something in the event there was another disaster and repairs needed to be made. Assessments were increased to replenish the Capital Reserve Fund.

- Mr. Ryan Hughes of 2397 Pecan Drive was unaware of the letter from the State of Florida and agreed that the community could use some improvement in terms of aesthetics, but a hurricane hit the area last year and things needed to stabilize. The priority was to build back reserves, in case there was another storm or large capital item.

- Ms. Jeanne Osborn of 2619 Peach Circle and 1321 Jonah Drive asked if residents were paying a one-time assessment or an assessment to be paid every year. *Ms. Lansford confirmed that the Board had the ability to raise or lower assessments and it was raised in order to replenish the Capital Reserve Fund.* Ms. Osborn questioned whether they would be adding another \$400,000. *Ms. Chichelli pointed out the Board did not know at this point and they were working hard to ensure that the community was nice.* Ms. Osborn noted there were at less houses and townhomes for sale in Lakeside Plantation due to the increase and was informed by a real estate agent because that they would not come into the Clubhouse to take pictures due to its condition and were using old pictures. *Ms. Chichelli noted that the Board wanted to make changes but did not have the funds and they were doing what needed to be done at this time.*

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

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

1. Update on Tennis Court Lighting and Insurance Reimbursement

Ms. Sandy reported asking EGIS, if the District decided not to move forward with any of the repair proposals that were provided to the Claims Adjuster, whether it would affect the claim that the District made under the insurance policy, whether they would have to update them on how the funds were used, if Egis would have to revise the claim and if it would affect the payout. EGIS confirmed that under the District's insurance policy, if a repair was not made at the time that the claim was made, the policy states it would only pay out the actual cost value which is essentially the repair cost, less depreciation. If the District decided to proceed with the repair, the policy provides EGIS would pay the difference between the actual cost value and the repair cost, up to the limit of the insurance policy. However, because of all the claims that they received in connection with Hurricane Ian, EGIS instead decided to go ahead and pay the District's claims based on the full repair cost rather than paying just the actual cost value for items not repaired within 2 years and waiting to see if the District made the repair at a later time. Therefore, EGIS stated the District would not have to be update them on how the funds were being used or revise the claim if the District decided not to make the repair. Egis further provided that once the

District made the claim and the insurance company provided the funds, the District could make the decision on the use of funds. Egis also stated though that should the District wait to make the repair and the repair costs go up in a subsequent year, that Egis would not pay for the increased costs. Regarding the tennis court lighting, Ms. Sandy explained if the District decided not to proceed, the claim would not change and no funds would need to be repaid to EGIS.

2. Update on Landscape Coverage from EGIS

Ms. Sandy reported that Ms. Chichelli identified two extensions of coverage items under the policy and questioned whether those items would allow the District to make additional claims. The first was a debris removal expense, which only applied to debris that caused physical damage to a covered property listed on the property schedule such as the pergolas, tennis courts and Clubhouse – the coverage would apply only if some debris physically caused damage to it. The same insurance limits on the property schedule still applied. The District already reached their limit on the tennis court, pickleball court fence and entranceway pergolas and therefore, must find some other type of debris that caused damage in order to make a claim under this extension. Ms. Murphy from WTS reviewed all of the debris that was removed with the District's landscape provider and, outside of the items where the limits had been met, did not find any payments that were made for debris removal for items on the property schedule. The second category for debris removal expenses, was debris from a neighboring non-CDD property that falls onto a covered location listed on the District's property schedule. No debris removal expenses were identified under this category by Ms. Murphy and the District's landscape provider. The last extension of coverage was for lawns, plants, trees or shrubs from a specified peril, which was a specifically defined term under the policy that did not include named storms like hurricanes. The Board had no questions.

B. District Engineer

There being no comments, the next item followed.

C. District Manager

1. Approval of Supplemental Proof of Loss

Ms. Lansford recalled from the last meeting, with the pergola payout, a supplemental Proof of Loss was presented to the Board. The street light invoices were also incorporated to

bring the total reimbursement amount from Egis still owed to \$72,858.68, which was in addition to all of the funds that the District already received.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the Supplemental Proof of Loss from the insurance company with an additional reimbursement in the amount of \$72,858.68 was approved.

2. Consideration of FY24 Property Insurance Schedule

Ms. Lansford was informed by Supervisors LaVoy and Martin that the median pergola was missing from the Property Insurance Schedule. It was added as of September 1st and once the insurance company provided the actual policy, it would be provided to the Board. Regarding the tennis court lighting, the District contracts with Welch and Sergeant's Electric were on hold until the Board made a decision on the tennis court lighting. The Welch contract was in the amount of \$148,780 and the contract with Sergeant's Electric was in the amount of \$10,391, for a total amount of \$159,171. Of that, \$103,430 would have to be paid out of pocket, if the Board chose to proceed, but if the Board chose not to move forward with the tennis court lighting, the District would receive \$45,350 in unrestricted funds. Ms. Chichelli was in favor of proceeding with the tennis court lighting, as it would cost more in the future. Residents suggested lighting one or two courts, installing LED lights, which were less expensive than the current \$3,000 monofilament light bulb and questioned if it was \$59,000 for just the lighting. Ms. Lansford clarified it was \$159,171 for just the tennis court lighting and requested no further audience comments at this time. Ms. Sandy indicated that the proposal was for LED lights. Ms. Martin asked what would happen if the Board wanted to put the tennis court lighting on hold. Ms. Lansford stated they would request that Welch remove it from their contract, but they could still put in the request for reimbursement as the insurance would have to pay it out either way.

This item was taken out of order. Mr. Sabol was not in favor of paying the \$103,430 out of pocket, as it would be half of their reserve and they could not do anything else and proposed removing it completely. Mr. LaVoy agreed as they only had so much money to work with and the sidewalks were a priority as there were safety issues and repairs needed to be made to the pool. Ms. Chichelli asked about the fencing. Ms. Lansford reported that the fencing was on hold until the Board decided on the tennis court lighting. Ms. Chichelli proposed discussing the tennis

court lighting in January or February, when they started receiving assessments. Mr. LaVoy felt that their first priority was to build reserves. A Resident recalled that there was \$400,000 in reserves and the District was receiving another \$300,000. Ms. Lansford clarified that the District did not have \$409,000 in reserves as the District was under contract for \$307,000. Once this was revised, there would be more up to date numbers. Ms. Benjamin pointed out that the \$159,171 was just for the tennis court lighting, which was separate from the other street lighting in the proposal. Ms. Sandy recalled under the revised Welch proposal, \$135,500 was for the tennis court lighting; however, per Welch the contract would only be reduced by \$110,800 if lighting was removed, for a difference of \$20,000 due to a loss in the cost efficiencies of doing it all at one time. Ms. Benjamin proposed taking the \$45,350 in unrestricted funds and applying it to another priority item.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor removing the tennis court lighting from the Welch's current contracts was approved.

3. Discussion of Settling Meeting for Amenity Fee Schedule

Ms. Lansford recalled at the last meeting, the Board scheduled a public hearing on the non-user rate for November 20th; however, due to advertising requirements, it was pushed to November 27th at Noon. A quorum was confirmed.

On MOTION by Ms. Martin seconded by Mr. LaVoy with all in favor scheduling a meeting for the Amenity Fee Schedule for November 27, 2023 at Noon at this location was approved.

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

Ms. Lansford pointed out that the Agreement with GMS had not been updated in 10 years and statutory language was missing; however, it was still being worked on.

D. Amenities Manager

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

Ms. Murphy distributed the Amenities Manager Report to the Board.

2. Update from WTS on Amenity Manager Transition

Ms. Murphy reported that Ms. Gertsman left WTS and they were working with their internal recruiting team to hire her replacement and in the interim, Ms. Courtney Sears was acting as Interim Manager. Ms. Murphy was onsite once a week but communicating with Ms. Sears almost daily on all of the projects.

3. Consideration of Sidewalk Proposals *(to be provided under separate cover)*

Ms. Murphy distributed sidewalk proposals to the Board this evening, as the final one was received an hour before the meeting. There were three different proposals with the same scope of work, but there were small differences in terms of the actual repair. All of the locations were the same. Alpha Foundation (Alpha) provided two proposals, which combined; equaled the same scope that was in the other proposals, but they broke out the section around the pond because it required a second site visit. The two Alpha proposals equaled the Onyx and Bradley Ray Concrete (Bradley Ray) quotes. Bradley Ray was the contractor that completed all of the previous repairs over the last several years and were the lowest; however, when they originally provided their proposal, they refused to sign a District agreement, which the Board needed to take into consideration. There were no issues with their work. Mr. LaVoy pointed out that Bradley Ray was \$95,000 lower than Onyx. A Resident asked if it included removing roots around the sidewalk. Ms. Murphy explained there was a long list of locations throughout the community and different approaches to bigger areas and a long scope of work. Some were raised trip hazards that would just be shaved down, but for others, they would have to cut out the concrete and replace it. Onyx was sent out by Johnson Engineering. Ms. Sears walked on site with all three vendors.

Mr. Sabol asked if they cut the roots, whether they could grow back in five to ten years. Ms. Chichelli did not know if they would guarantee it. Mr. LaVoy pointed out they could install a root barrier. Mr. Sabol noted a large variation in price. Ms. Chichelli asked if Onyx reviewed the same locations. Ms. Murphy pointed out all three vendors received the same list. Ms. Sears noted that Onyx came out on multiple occasions because the first time they were out, they did not review the entire list. The proposals were apples to apples with the same locations. Ms. Martin questioned what they used as a guideline for the repair. Ms. Murphy explained that they typically did a visual and it was considered a trip hazard if it was raised by rubbing a foot over it. Ones that had cracks and were not considered trip hazards, were not included. Mr. LaVoy

requested time to review the proposals, but noted that Alpha used a polyfoam injection, lift and stabilize, which made sense, but the other two vendors did not use that method. Ms. Sears pointed out that Bradley Ray and Onyx included grinding and some re-pouring. Alpha intended to remove a larger section and cut the roots, but if the tree died, they did not cover it. Ms. Lansford pointed out with the Board's decision earlier decision to put the tennis court lighting on hold as well as receiving the reimbursement for the \$72,000, the District had the funds to start making these repairs, if the Board chose to do so. Ms. Sears indicated that all three vendors agreed to do the work in phases. Ms. Chichelli questioned how soon they could start doing the work. Ms. Sears stated in the past, there was a three to five start time, from the time an agreement was signed, but it depends on their workload.

Mr. Sabol believed that the Onyx proposal was the best at \$95,000. Ms. Benjamin agreed, but Alpha provided a five-year warranty and questioned whether the other two vendors provided any type of warranty. Mr. LaVoy did not see one and requested that the three vendors come to the January meeting. Although Onyx was a reputable company, Mr. LaVoy did not like that they would only be doing grinding and replacing. Mr. Sabol pointed out that grinding did not look good all the time. Ms. Martin felt they should either choose the middle of the road price or the lowest and preferred the proposals from Alpha as they provided a guarantee of five years. Mr. Sabol felt Alpha was the best company. Mr. LaVoy preferred the Alpha proposal as they would do grinding and lifting, remove the failed concrete, base cut and remove tree roots as needed and offered a five-year Annual Service Plan. Ms. Benjamin questioned whether there was a warranty or Service Plan. Ms. Lansford recommended that the Board appoint a liaison to work with District Counsel, the vendor of their choice and District staff, if they wanted to proceed and not prolong it until the January meeting.

Ms. Martin MOVED to approve the Alpha Foundation proposals in the amount of \$155,000 and appointing Mr. LaVoy as liaison to work with District staff and Alpha and Ms. Chichelli seconded the motion.
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Ms. Benjamin noted that the Alpha agreement had a quantity of one next to the five-year Annual Service Plan, but no actual cost listed and believed that it was included. Mr. LaVoy pointed out that they would get the details.

On VOICE VOTE with all in favor the Alpha Foundation proposals in the amount of \$155,000 and appointing Mr. LaVoy as liaison to work with District staff and Alpha was approved.

4. Discussion Regarding Tennis Court Lighting – AAG Providing Utilization& Expense vs. Revenue Report

This item was discussed.

5. Discussion of Clubhouse Interior Remodel

Ms. Murphy reported that prior to the budget adoption for this year, a proposal was submitted to the Board to provide an idea of what to budget as a placeholder, if the Board wanted to remodel the Clubhouse and if the Board wanted to proceed, she would obtain additional quotes. Ms. Chichelli was in favor of obtaining a proposal. Mr. LaVoy was in favor of obtaining a proposal, including the removal of wallpaper from all five walls and a new sound system. Ms. Murphy pointed out that the sound system would be dealt with separately and the remodel would include carpet replacement, removing wallpaper and painting. The office flooring was not in great shape, but the one in the meeting room was new. Mr. Sabol requested that Ms. Murphy obtain as many proposals as she could. Ms. Martin asked if there was any mold. Ms. Murphy indicated a full remediation was included because there was major room damage. Mr. LaVoy agreed with Mr. Perry's earlier comments that they needed a Facility Manager and grounds person. Ms. Murphy preferred someone with management, project management and facilities experience as well as someone who had experience working with vendors and components of the building, but not necessarily a handyman. The position for Amenity Manager was posted. They went back and forth earlier today with their recruiter on key words that they could use. Mr. Sabol questioned who would cover the office, if Ms. Sears had a problem. Ms. Murphy would support Ms. Sears on a daily basis and they had front desk coverage, if Ms. Sears needed to step out for a project., but if they did not have enough coverage, Ms. Murphy would be assisting or someone from another site would come in. The A/C project was completed last night and it was working. The spa and pool were mentioned many times. The spa was close to being opened. The lid to the housing of the filter was replaced and they were waiting on a gasket. The repair was expected to be done by Friday. The street lighting was almost complete. All they were waiting for was installation of the bulbs and the top piece. All of the bulbs were replaced.

NINTH ORDER OF BUSINESS**Supervisor's Requests**

Mr. LaVoy heard many of the comments expressed by residents tonight and agreed that the Board needed to respond to them, whether by email or another method. Many of the questions were simple to answer and they would find a way to answer them.

Ms. Chichelli checked with Florida, Power & Light (FPL) about the lights along Plantation Boulevard. It would not be done right away and would probably take 10 to 12 months, but they needed to start looking into it. Currently, FPL was installing lights on the sides of the roads, but not in the middle, which would be the CDD's responsibility, because if there was an accident, they did not want to be responsible. Information was provided to the Board. A Resident asked if FPL would add more lights to the street. Ms. Chichelli pointed out there were currently 52 lights on Plantation Boulevard and seven in the parking lot. They suggested only 36, which was why she was checking into it; however, Ms. Martin also contacted FPL and received a response. Ms. Martin stated that FPL would scatter the lights so that they were not across from each other by placing conduits on either side of the Boulevard but would not put lights in the median. There would be an upfront cost for the post and the lights, but FPL would maintain and replace them. FPL was also willing to bore under the easement area and take the conduit at a cost of \$13 per lineal foot; however, since Plantation Boulevard was one mile long, it would equate to \$137,000 that the CDD would have to pay. FPL could dig a trench at no cost, but there were irrigation and gas lines; however, they must bury the conduit and cover the trench and there would be a cost to redo the sod and all of the landscaping. After the lights were installed, the electric cost would be \$20 to \$21 per light per month. For 40 lights, the cost would be \$820 per month. Ms. Chichelli spoke to someone at FPL who worked on the Carriage Homes and the Villas and were familiar with Lakeside Plantation. They provided and different prices, charging \$20,000 for the wiring only and \$1,300 per month to maintain the lights on the Boulevard. For the parking lot lights, the cost would be \$103 per month. Since this was different than what Ms. Martin was provided with, it needed to be clarified with FPL.

Ms. Benjamin wanted different quotes for different materials for the Clubhouse interior remodel, recalled that they would replace the carpet with a hard surface floor, but replacing the wallpaper with new wallpaper was not discussed. Ms. Murphy asked if the Board wanted different options for carpet replacement, hardwood replacement, painting and wallpaper or if

there was a specific direction that the Board wanted to go in. Mr. Sabol requested as many proposals as she could get. Ms. Benjamin wanted to see different options.

- **General Audience Comments** (*Con't*)

A Resident recalled that the Board just spent \$150,000 and asked if anyone walked the sidewalks to determine if some of the work could be delayed for another six months to a year and included in next year's budget and if the contractors were selecting the sites that needed to be repaired. Mr. LaVoy pointed out there was no contract and as a contractor, he walked the neighborhood more than anyone else and his goal was to get the best product at the best price.

TENTH ORDER OF BUSINESS

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

The next meeting was scheduled for January 17, 2024 at 6:00 p.m. at this location.

ELEVENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the meeting was adjourned at 7:58 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION 2

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

The special meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Monday, **November 27, 2023** at 12:00 p.m. via Zoom Communication Media Technology and at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

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

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Jordan Lansford *by Zoom*
Richard McGrath *by Zoom*
Sarah Sandy *by Zoom*
Courtney Sears

GMS – District Management
GMS
Kutak Rock, LLP
WTS

The following is a summary of the discussions and actions taken at the November 27, 2023 Special Meeting of the Board of Supervisors of the Lakeside Plantation Community Development District.

FIRST ORDER OF BUSINESS

Roll Call

Mr. LaVoy called the meeting to order at 12:02 p.m. and called the roll. All Supervisors were present with the exception of Ms. Benjamin.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

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

There being no comments, this item followed.

FOURTH ORDER OF BUSINESS**Public Hearing to Adopt the Amended Amenity Facilities Policies & Rates, Deposits & Fees, Resolution 2024-02**

Ms. Lansford reported that Ms. Murphy distributed a document to the Board with references to the rates and Ms. Sandy provided a Memorandum with a chart showing the currently and maximum rates, deposits and fees, including the rental fees and deposits for residents and non-residents, which the Board requested. Attached to the Memorandum was a redlined version of the Amenity Facilities Policies with suggested updates reflective of the Board's requested changes to the rental rates and policies. There was an explanation on the rental rates for both resident and non-resident use. Non-residents renting the amenity facilities would not be required to pay the non-resident annual user fee, but if they did, they would become a patron and treated the same as a resident under the District's policies. It also provided that deposits would be paid in advance and the renter would have to coordinate with the Facility Manager for pre and post event inspection of the facility, in order to receive a refund of the deposit. All fees would be non-refundable except when notice of cancellation was received at least one month in advance, which the Board could change and the Facility Manager would have discretion of, even if after a month, to return those fees or amounts paid. It would also allow the Board to adjust, by resolution, the adopted rental rates by 10% of each year to reflect actual cost of operations as well as other factors.

Ms. Sandy explained that the other item that was added was in regard to rental events with alcoholic beverages, which was requested by the Board. As further provided in the policies provided to the Board, the District was not licensed to serve alcohol, but the renter would be permitted to hire someone who had an alcoholic beverage license, as long as they complied with all Federal, State Laws, and Local Laws and regulations, acknowledged the risks associated with serving alcohol, and provided a certain level of insurance in an amount no less than \$1 million. Additionally, anyone being served alcohol must be 21 years of age and the District could reserve the right to request any intoxicated person to leave the District's property. If the District was going to allow events with alcoholic beverages, Ms. Sandy suggested that the renter sign an

Access or Rental Agreement with the District and was also asked to look into whether the District could require renters to pay District and amenity staff to be at the facility after hours for cleaning or security, but the District did not need to have someone under contract to provide those services and could require that they use District vendors and pay the cost plus an additional 20%.

Ms. Lansford suggested setting the non-resident rate for the various categories by multiplying the non-resident rate by one and a half, unless the Board had a different suggestion. Ms. Sandy recalled that the current non-resident annual user fee was 1.5 times the highest operation and maintenance (O&M) and debt assessment. Ms. Lansford pointed out the only actual fee to be set for residents and non-residents, would be a 1.5 multiplier to the non-resident rate for the standard rental of the great room and multipurpose room. Mr. Sabol confirmed that all Board Members were in agreement with the 1.5 multiplier. Ms. Lansford indicated that the non-resident fee for the rental of the great room was \$450, with a \$450 deposit, using the 1.5 multiplier; the rental fee of the multipurpose room / library was \$45 per hour, with a \$75 deposit; and the additional closing charge for non-residents was \$75 per half hour with no deposit. Mr. Sabol asked if they were asking someone who had an alcoholic beverage license, to carry \$1 million/\$2 million liability insurance or if there would be a waiver for the renter to sign, if their caterer did not carry the policy. Ms. Sandy pointed out that language was included that either a Liquor Liability Policy or Event Insurance would be acceptable in \$1 million or their licensed server would provide insurance, which would probably be the most likely scenario. This would be in addition to getting the renter to sign a Rental Agreement with the District that acknowledges the assumption of liability. Ms. Chichelli questioned the amount to charge for rental of the room. Ms. Lansford explained that typically amenity centers charged the highest rate, which in this case was the maximum rate of \$300. Ms. Chichelli questioned the capacity of the room. Ms. Lansford believed it was 88 people. Ms. Chichelli pointed out that alcohol would be served at weddings and proposed charging \$500. Mr. LaVoy was in favor of having a round number. Ms. Martin felt that \$500 was reasonable. *There was Board consensus to charge an additional fee for rental events with alcoholic beverages a fee of \$500 for residents, with a deposit of \$500 for residents and \$750 for non-residents.*

Ms. Lansford reported that the additional staffing and services fee was \$175 per hour for staff and recommended having it dependent on the amount of additional staff that was needed.

Ms. Sandy recalled it was advertised at the District cost, up to an additional 20% and questioned whether the Board wanted to include any additional percentage as it was a straight cost previously. Ms. Chichelli believed that 20% fair. Mr. LaVoy preferred to charge a fee per person versus a percentage. Ms. Sandy advised that the District's cost could change over time and could have it as a cost plus a certain percentage. The final dollar amount could be given to the renter by staff, but it provided the District more flexibility to not have to reset the fee each year. Mr. LaVoy questioned whether they were setting fees for every year and this was just one more category, because if it was \$150 per person, next year the Board may want to increase the base rate for residents up to \$500. Ms. Lansford proposed \$175 per hour plus 20% or \$210 for a resident and \$315 for a non-resident. Mr. LaVoy recommended revisiting it again in a year. Ms. Sandy pointed out that it was advertised as the District's cost plus up to 20% and noted it would be applied to things like cleaning or security. Ms. Sandy noted that since it was advertised as cost plus a percentage that the Board would need to stick to that method of for setting the fee, unless it wanted to readvertise. The Board agreed to leave it as cost plus up to an additional 20%.

Ms. Lansford reported that based on the 1.5 multiplier the Amended Amenity Facilities Policies and Rates, Deposits and Fees would be amended to reflect that the standard charge of the great room for a resident would be \$300 and \$450 for a non-resident; the rental fee of the multipurpose room / library would be \$30 per hour for a resident, with a deposit of \$50, and \$45 per hour for a non-resident, with a \$75 deposit; the additional closing charge would be \$50 per half hour for residents and \$75 per half hour for non-residents; the additional fee for rental events with alcohol would be \$500 for a resident and \$750 for non-residents with a deposit of \$500 for a resident and \$750 for non-residents; additional staffing for residents and non-residents would be cost plus up at 20% and the fee for early access would be \$30 per hour for residents and \$45 per hour for non-residents. Ms. Chichelli pointed out that someone had a party at the facility and were using the pool and felt that renters should not be using the pool if they had a party. Ms. Sandy confirmed that the policy provided that no amenity facilities were available to be rented unless identified and the pool was not included as for rent. Ms. Lansford would remind Ms. Alex Murphy that the pool was not to be used for rentals.

On MOTION by Mr. LaVoy seconded by Ms. Chichelli with all in favor the Public Hearing on Adopting the Amended Amenity Facilities Policies and Rates, Deposits and Fees was opened.
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Public comments were requested. It was noted for the record that no members of the public were present or called in via Zoom. Ms. Chichelli recalled that they were going to increase the tennis membership rates. Ms. Lansford confirmed that it was still 10% and the only change was to the rental fees. Ms. Sandy explained for Fiscal Year 2023/2024, the current rates were in the policy, but did not know the exact percentage of the increase. Ms. Chichelli pointed out that the rates for Fiscal Year 2024/2025 increased. Ms. Lansford stated they were already approved.

On MOTION by Ms. Martin seconded by Mr. LaVoy with all in favor Public Hearing on Adopting the Amended Amenity Facilities Policies and Rates, Deposits and Fees was closed.

On MOTION by Mr. LaVoy seconded by Ms. Chichelli with all in favor Resolution 2024-02 Adopting the Amended Amenity Facilities Policies and Rates, Deposits and Fees as amended was adopted.

- **Next Regularly Scheduled Board Meeting is January 17, 2024 at 6:00 p.m. at Lakeside Plantation Clubhouse (Item 5)**

Ms. Lansford announced that the next meeting was scheduled for January 17, 2024 at 6:00 p.m. at this location.

- **District Manager's Report (Added)**

Ms. Lansford reported that Mr. LaVoy sent a copy of the resident questions from the last meeting to her and she conferred with Ms. Murphy at WTS to try and answer some of the procedural questions that were asked by the audience. Ms. Lansford questioned whether the Board wanted, subject to staff approval, to forward it to the community via an email blast, on the procedural questions that were asked, essentially how the Board meeting operated and other matters. Mr. LaVoy pointed out that he condensed the questions from the meeting to remove the repetitive ones and agreed that they should be sent to residents and included in the January meeting minutes. Ms. Chichelli recalled that there were questions and answers on the website. Ms. Lansford confirmed that there were questions and answers on the website, but some of the questions that were asked, were not incorporated into the procedural document and were more

specific to the insurance related questions that were previously answered. There was no new information, but if the Board wanted to make changes, they would have to wait until the January meeting for approval. Mr. Sabol pointed out that everything on the website was available to everyone and they could go onto the website for more information instead of waiting until the General Audience Comments Period. Ms. Chichelli requested that the questions provided by Mr. LaVoy be included on the website. Ms. Lansford would include them, subject to staff approval and send an email to the Board once it was posted. Ms. Martin suggested sending out an email to residents informing them that answers to their questions would be on the website. *There was Board consensus.*

- **Supervisor's Requests** (*Added*)

Mr. Sabol pointed out that they could not charge people on the pickleball court the same fees that they charge those that play tennis as the provisions were different. However, since pickleball was going to be more popular than tennis, if the Board did not approve something now, in the future, it would get worse as there would be more pickleball players than non-residents. Mr. LaVoy noted that most players go down the road where there were 12 free courts. They only had one court, but if they had 14 courts, then they needed to look at it. Ms. Chichelli suggested talking to people to find out how many were coming from outside the community and if it was a large amount, they could have another special meeting. When Mr. LaVoy walked in the morning, he did not see many people playing pickleball, but if they had proper courts with lights, it would change everything. *There was Board consensus to discuss this matter at the January meeting.*

FIFTH ORDER OF BUSINESS

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

This item was discussed.

SIXTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the meeting was adjourned at 12:34 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION B

SECTION 1

Lakeside Plantation

Community Development District

Summary of Invoices

November 1, 2023 to November 30, 2023

Fund	Date	Check No.'s	Amount
General Fund	11/16/23	3167-3179	\$ 47,932.26
			\$ 47,932.26
Capital Reserve Fund			\$ -
			\$ -
Automatic Drafts			
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$ 887.77
		2200 Plantation Blvd - Fountain	\$ 143.07
		2200 Plantation Blvd - Pool	\$ 1,122.63
	North Port Utilities	2200 Plantation Blvd - Clubhouse	\$ 777.07
		2200 Plantation Blvd - Fountain	\$ 581.08
		2200 Plantation Blvd - Pool	\$ 169.90
		2200 Plantation Blvd - Garbage Collection	\$ 168.47
	TECO Peoples Gas	2200 Plantation Blvd - Clubhouse Fireplace	\$ 16.07
	Comcast	2200 Plantation Blvd - Clubhouse	\$ 412.37
	ADT	2200 Plantation Blvd - Clubhouse	\$ 267.10
	Marlin Business Bank	Copier Contract Payment	\$ 104.86
			\$ 4,650.39
			\$ 52,582.65

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
11/16/23	00362	9/19/23 I44046	202309 330-53800-51000	MAINTENANCE	*	162.52	
				SYMBIONT SERVICES CORP			162.52 003177
11/16/23	00421	11/06/23 11062023	202311 300-36900-10100	REFUND	*	119.98	
				VICKY HUNT			119.98 003178
11/16/23	00369	11/01/23 12382282	202311 330-53800-12000	MANAGEMENT NOV23	*	23,725.42	
				WTS INTERNATIONAL, LLC			23,725.42 003179
TOTAL FOR BANK A						47,932.26	
TOTAL FOR REGISTER						47,932.26	

LKSD LAKESIDE PLANT HHENRY

Invoice

Date	Invoice #
11/1/2023	2

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

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			11/1/2023			
Quantity	Item Code	Description			Price Each	Amount
	Management Fees	Management Fees- Nov 23 310513 340			3,825.00	3,825.00
	Website Maintenan...	Website Maintenance- Nov 23 310513 35200			72.00	72.00
	Information Techno...	Information Tech- Nov 23 310513 35100			112.50	112.50
	Dissemination Agent	Dissemination Agent- Nov 23 310513 313			83.33	83.33
					Total	\$4,092.83



WTS_{INTERNATIONAL}

Invoice

Bill To

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

Invoice Number: 12382282
Date: 11/1/2023
Terms Code: Due on receipt
Due Date: 11/1/2023
PO:

Invoice Description: Nov 2023 - Management

Item	Description	Quantity	Rate	Amount
All In Accounts Monthly Management Fee	November 2023	1		\$23,725.42

Subtotal \$23,725.42

Tax (0%) \$0.00

Invoice Total \$23,725.42

Total Paid \$0.00

Balance Due \$23,725.42

330538120

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

Business Observer

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

INVOICE

Legal Advertising

Invoice # 23-02289S

Date 10/27/2023

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

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

Description

Amount

Serial # 23-02289S

\$54.69

Notice of Intent

RE: Notice of intent to develop amended Amenity Facilities Policies; Lakeside
Plantation Community Development District

Published: 10/27/2023

001310513480

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid
Total

()
\$54.69

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

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

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Business Observer

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INVOICE

Legal Advertising

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, the Lakeside Plantation Community Development District ("District") hereby gives notice of its intent to develop amended Amenity Facilities Policies, including rates and fees and amenity facility rules ("Policies & Rates").

The proposed Policies & Rates will address, among other things: (1) the requirements for the use of the amenity facility; and (2) the establishment and/or amendment of certain amenity facility related rates, deposits, and/or fees. The purpose and effect of these rules are to provide for efficient and effective operations of the District by setting policies, rates, and fees as provided by Section 190.035, *Florida Statutes*. Specific legal authority for the rules includes Sections 190.011, 190.012, 190.035, 120.54, 120.69, and 120.81, *Florida Statutes*.

A public hearing and Board meeting will be conducted by the District on **November 27, 2023, at 12:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida 34289**. A copy of the proposed Amended Amenity Rules and additional information on the public hearing may be obtained by contacting the District Office at c/o Governmental Management Services – Tampa, LLC, 4648 Eagle Falls Place, Tampa, Florida 33619, (813) 344-4844.

Jordan Lansford, District Manager
Lakeside Plantation Community Development District
October 27, 2023

23-02289S

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

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941-485-7526

LAKE SIDE PLANTATION
9145 NARCOOSSEE ROAD
SUITE A206
ORLANDO, FL 32827

*Approved
CS*

330-53800-48101

IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW			
☐	☐	☐	☐
CARD NUMBER			V. CODE
SIGNATURE			EXP. DATE
DATE 10/31/2023	PAY THIS AMOUNT 69.50	ACCOUNT NUMBER 1017805	
AMOUNT PAID \$			

Pay By Date: Nov 15

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

Balance Forward Statement

RETURN THIS TOP PORTION WITH YOUR PAYMENT

PLEASE WRITE ACCOUNT NUMBER ON CHECK

Page: 1

InvDate	InvNum	Location	Billed	Tax	Balance
Previous Balance: 09/30/2023					38.50
Location 1017805					
LAKE SIDE PLANTATION 2200 PLANTATION BLVD					
10/18/2023		1017805	PO#		-38.50
	PAYMENT		@		
10/30/2023	1083032	1017805	PO#		64.50
2413	5 GAL DRINKING WATER		8.000 @	7.75 62.00 0.00	
4201	DELIVERY FEE		1.000 @	2.50 2.50 0.00	
10/31/2023	1087429	1017805	PO#		5.00
3005	6 BOTTLE RACK		1.000 @	5.00 5.00 0.00	
Total Due by the 15th:					69.50

ACCOUNT IS CURRENT

Current	69.50	30day	0.00	60day	0.00	90day	0.00	Balance	69.50
---------	-------	-------	------	-------	------	-------	------	---------	-------

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

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



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

Approved
CS

330-53800-51000

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

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		

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

*Approved
CS*

Invoice

Date

330-53800-51100

10/18/2023

Work Done At:		Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289		M898068	NET 10	10/28/2023	DAVID
Quantity	Description		Serviced		Amount
1	OCTOBER 2023 MONTHLY POOL SERVICE		10/18/2023		1,900.00
					</

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

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Phone #

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Fax #

727-784-0223

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330-53800-46700
E-mail

fitlogic@aol.com

Invoice

Date	Invoice #
10/10/2023	115069

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

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

P.O. Number	Terms	Rep	Work Order #	Completed
	Net 10	FB	116026	10/9/2023

Item Code	Description	Quantity	Price Each	Amount
Parts	Power cord	1	38.99	38.99
Parts	Power inlet	1	13.01	13.01
Shipping	Shipping charges are estimated and subject to change. Standard Shipping: 7-10 business days	1	24.00	24.00
Labor	Replace power cord and power inlet on Vision treadmill (Serial#TM4451612CA00019)	1	99.00	99.00

Thank you for your business.

Invoices over 30 Days will incur 1.5% Interest per month

Subtotal \$175.00

Sales Tax (0.0%) \$0.00

Total \$175.00



INVOICE

Lakeside Plantation C.D.D.
Install: Lakeside Plantation C.D.D.

Invoice # 215472
Date 10/01/23
Billing Terms Prepaid
Date Due 10/01/23
Order # SO-245610
Ordered By Margie Gerstmann

Bill To

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

Ship To

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

Service Requested

Installation for Two MR2 Chemical Controller for the Pool & Spa approved on orders: OR 235917-R1 Spa & 235924-R1 Pool. Your contact is Margie Gerstman at 941-423-5500.

Invoice Items

Line Item Code	Description	Qty	Unit Price	Total
CK 1200436-A	BECSys2/MR1 CPU PCB : SWAP - 2YR	1	818.18	818.18
CB Warranty	Factory Warranty Disclaimer	1	0.00	0.00

Actions Taken

9/29/2023 - I installed the new Becsys controller. I found the CPU was faulty upon start-up. I replaced the CPU and continued my Start-up. We will need to come back out to show the customer's maintenance team how to operate the equipment.;
10/4/2023 - Performed training of the becsys controllers.;

Subtotal	818.18
Adjustment	0.00
Total	818.18
Shipping	0.00
Tax	0.00
Grand Total	818.18
Balance	818.18

Please remit payment to:

Commercial Energy Specialists, LLC
PO Box 71175
Charlotte, NC 28272-1175

001 330 538 48101

Email all remittances to AR@aquafinity.com
If you wish to pay via Wire/ACH please call 561-354-2707.
***** Please Note Our New Remittance Address *****



Commercial Energy Specialists, LLC * Since 1972 * (800) 940-1557 * www.aquafinity.com
Aquafinity * Jupiter FL * Anderson SC * Addison TX * Phoenix AZ



KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 30, 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. 3297678

Client Matter No. 12323-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3297678
12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

310 513 315

09/06/23	S. Sandy	0.60	180.00	Confer regarding Opportunity to be Heard policy
09/08/23	J. Gillis	0.40	64.00	Coordinate response to auditor letter
09/08/23	S. Sandy	0.10	30.00	Respond to auditor request
09/12/23	S. Sandy	1.90	570.00	Review draft minutes; confer with Lansford regarding District's policies on Board meeting process; review summaries on same
09/14/23	S. Sandy	1.20	360.00	Review draft agenda and meeting decorum document
09/18/23	S. Sandy	0.90	270.00	Confer with Lezana, Wardrop, and Jimenez regarding policy coverage of pergolas
09/20/23	S. Sandy	2.20	660.00	Prepare for and attend board meeting; conduct follow-up regarding same
09/21/23	S. Sandy	0.40	120.00	Confer with Jimenez regarding insurance policy; review the same
09/26/23	S. Sandy	0.30	90.00	Prepare notice of termination; confer with Lansford and Lavoy regarding insurance claim
09/26/23	D. Wilbourn	0.60	96.00	Prepare notice of termination of fountain maintenance agreement

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

KUTAK ROCK LLP

Lakeside Plantation CDD
October 30, 2023
Client Matter No. 12323-1
Invoice No. 3297678
Page 2

09/28/23	S. Sandy	0.20	60.00	Confer with Lavoy
----------	----------	------	-------	-------------------

TOTAL HOURS	8.80
-------------	------

TOTAL FOR SERVICES RENDERED	\$2,500.00
-----------------------------	------------

TOTAL CURRENT AMOUNT DUE	<u>\$2,500.00</u>
--------------------------	-------------------

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

Invoice

Project Manager Christopher Beers

October 27, 2023
Project No: 20150050-002
Invoice No: 2

FEID #59-1173834

Jordan Lansford, LCAM
Lakeside Plantation CDD
c/o Governmental Management Services
4648 Eagle Falls Pl
Tampa, FL 33619

Project 20150050-002 Lakeside Plantation Clubhouse
20150050-002
Lakeside Plantation Clubhouse
Work Authorization #2023-01
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.	Topographic Survey	7,000.00	LS	100 %	7,000.00	7,000.00	0.00	0.00
2.	Site Plan	1,000.00	LS	100 %	1,000.00	0.00	1,000.00	0.00
Totals		8,000.00			8,000.00	7,000.00	1,000.00	0.00

SUB-TOTAL PROFESSIONAL SERVICES:

1,000.00

INVOICE TOTAL:

1,000.00

310 513 311000

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 88155
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

000960

Lakeside Plantation Community Development District

Ms. Sarah R. Sandy

Kutak Rock LLP

107 West College Avenue

Tallahassee, Florida 32301



- 2. Telephone:** 850-692-7300 Ext:
- 3. Fax:** 850-692-7319
- 4. Email:** Sarah.Sandy@KutakRock.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** www.lakesideplantationcdd.org
- 8. County(ies):** Sarasota
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 03/13/1999
- 11. Creation Document on File:** 03/13/1999
- 12. Date Established:** 03/01/1999
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** City of North Port
- 15. Creation Document(s):** City Ordinance 99-1
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments

310 51300 54000

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: [Signature] Date 11.08.23

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: Denied: Reason:

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
11/1/2023	179535

Bill To:

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

Property Information

320 538 46400
landscape maint

Services for the month of November 2023

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

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



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
11/6/2023	179865

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

Property Information

Estimate #
86372

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Estimate for 1711Scarlette Ave to remove the tops of 2 pine trees in the woodline that are dead. Estimate covers to trim the top and leave debris in woodline as tree is in the conservation area.			
Top trimming of 2 dead Pine trees	2	151.25	302.50
		Total	\$302.50
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	12/6/2023	Balance Due
			\$0.00
			\$302.50

320 53846500

Check Request Form

Lakeside Plantation CDD

Valentine's day

2/14/23

Vicky Hunt

15413 Scarlett Ave.

North Port, FL, 34289

508-397-1195

ASAP

300 369 10100

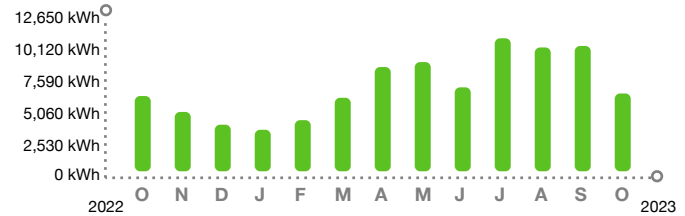
Request made by: _____

**Electric Bill Statement****For:** Sep 25, 2023 to Oct 25, 2023 (30 days)**Statement Date:** Oct 25, 2023**Account Number:** 57421-67439**Service Address:**2800 PLANTATION BLVD # CLBHSE
NORTH PORT, FL 34289**LAKE SIDE PLANTATION COMM DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$887.77**

TOTAL AMOUNT YOU OWE

Nov 15, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after January 12, 2024 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after November 05, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

Amount of your last bill	1,183.13
Payments received	-1,183.13
Balance before new charges	0.00

Total new charges 887.77

Total amount you owe \$887.77**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

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

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

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

57421-67439

ACCOUNT NUMBER

\$887.77

TOTAL AMOUNT YOU OWE

Nov 15, 2023

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number: 57421-67439

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	1,183.13
Payment received - Thank you	-1,183.13
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$29.98

Non-fuel: (\$0.034670 per kWh) \$232.63

Fuel: (\$0.031510 per kWh) \$211.43

Demand: (\$12.65 per KW) \$341.55

Electric service amount 815.59

Gross receipts tax (State tax) 20.93

Franchise fee (Reqd local fee) 50.61

Taxes and charges 71.54

Regulatory fee (State fee) 0.64

Total new charges \$887.77

Total amount you owe \$887.77

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Nov 22, 2023.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	93582	92911	10	6710
Demand KW	2.67		10.00	27

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 25, 2023	Sep 25, 2023	Oct 25, 2022
kWh Used	6710	10810	6490
Service days	30	32	32
kWh/day	223	337	202
Amount	\$887.77	\$1,183.13	\$1,056.61

KEEP IN MIND

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

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

[See if you qualify](#) ›

Easy way to save lives

As you set clocks back on Nov. 5 to end daylight saving time, change smoke alarm batteries to save lives.

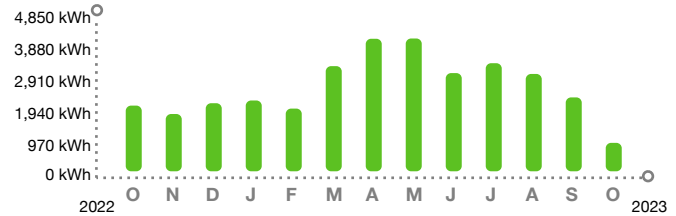
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not 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:** Sep 25, 2023 to Oct 25, 2023 (30 days)**Statement Date:** Oct 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****\$143.07**

TOTAL AMOUNT YOU OWE

Nov 15, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	349.72
Payments received	-349.72
Balance before new charges	0.00

Total new charges	143.07
-------------------	--------

Total amount you owe	\$143.07
-----------------------------	-----------------

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after January 12, 2024 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after November 05, 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

\$143.07

TOTAL AMOUNT YOU OWE

Nov 15, 2023

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMMUNITY
DEVELOPMENT DIST

Account Number: 04126-05586

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	349.72
Payment received - Thank you	-349.72
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) \$89.14

Fuel: (\$0.031510 per kWh) \$29.62

Electric service amount 131.44

Gross receipts tax (State tax) 3.37

Franchise fee (Reqd local fee) 8.16

Taxes and charges 11.53

Regulatory fee (State fee) 0.10

Total new charges \$143.07

Total amount you owe \$143.07

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN46183. Next meter reading Nov 22, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	65526		64586		940

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 25, 2023	Sep 25, 2023	Oct 25, 2022
kWh Used	940	2443	2172
Service days	30	32	32
kWh/day	31	76	67
Amount	\$143.07	\$349.72	\$279.84

KEEP IN MIND

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

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Watch savings add up

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

[See if you qualify](#) ›

Easy way to save lives

As you set clocks back on Nov. 5 to end daylight saving time, change smoke alarm batteries to save lives.

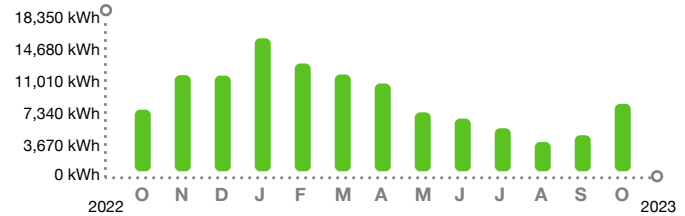
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not 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:** Sep 25, 2023 to Oct 25, 2023 (30 days)**Statement Date:** Oct 25, 2023**Account Number:** 84595-15071**Service Address:**2800 PLANTATION BLVD #POOL & TENNIS
NORTH PORT, FL 34289**LAKE SIDE PLANTATION COMM DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$1,122.63**

TOTAL AMOUNT YOU OWE

Nov 15, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after January 12, 2024 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after November 05, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

Amount of your last bill	839.22
Payments received	-839.22
Balance before new charges	0.00

Total new charges 1,122.63

Total amount you owe \$1,122.63**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

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

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

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

84595-15071

ACCOUNT NUMBER

\$1,122.63

TOTAL AMOUNT YOU OWE

Nov 15, 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	839.22
Payment received - Thank you	-839.22
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$29.98

Non-fuel: (\$0.034670 per kWh) \$292.65

Fuel: (\$0.031510 per kWh) \$265.98

Demand: (\$12.65 per KW) \$442.75

Electric service amount 1,031.36

Gross receipts tax (State tax) 26.46

Franchise fee (Reqd local fee) 64.00

Taxes and charges 90.46

Regulatory fee (State fee) 0.81

Total new charges \$1,122.63

Total amount you owe \$1,122.63

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Nov 22, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	94204		85763		8441
Demand KW	34.88				35

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 25, 2023	Sep 25, 2023	Oct 25, 2022
kWh Used	8441	4507	7707
Service days	30	32	32
kWh/day	281	140	240
Amount	\$1,122.63	\$839.22	\$1,012.00

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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[See if you qualify](#) ›

Easy way to save lives

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

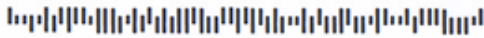


City of North Port Utilities

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	10/27/2023	11/17/2023

Total Current Charges	\$777.07
Balance Forward	\$0.00
Total Amount Due	\$777.07



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

000043123000156052000000777079

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	10/27/2023	11/17/2023

Last Bill Amount	\$171.61
Payments	-\$171.61
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$171.61 10/19/2023

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
09/21/2023 - 10/19/2023	28.0	54830746	1.0000	TGAL	329.00	321.00	8.00
Previous year Usage						10/22	13.00

Service	Consumption	Charge	Total
WA Base facility chg		\$55.72	
WA Usage block 1	8.00	\$40.80	
TOTAL WATER			\$96.52
SE Base facility chg		\$86.99	
SE Consumption	8.00	\$60.56	
TOTAL SEWER			\$147.55
FP 4 INCH FIRE LINE	0.00	\$533.00	
TOTAL FIRE PROTECTION			\$533.00
Total Current Charges			\$777.07
Balance Forward			\$0.00
Total Amount Due			\$777.07

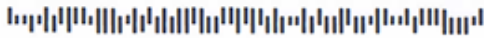


City of North Port Utilities

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	10/27/2023	11/17/2023

Total Current Charges	\$581.08
Balance Forward	\$0.00
Total Amount Due	\$581.08



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

000043123000154658000000581080

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	10/27/2023	11/17/2023

Last Bill Amount	\$748.68
Payments	-\$748.68
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$748.68 10/19/2023

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
09/21/2023 - 10/19/2023	28.0	36607560	1.0000	TGAL	1597.00	1564.00	33.00
Previous year Usage						10/22	11.00

Service	Consumption	Charge	Total
WA Base facility chg		\$23.92	
WA Usage block 1	4.00	\$20.40	
WA Usage block 2	4.00	\$30.60	
WA Usage block 3	4.00	\$43.00	
WA Usage block 4	4.00	\$57.32	
WA Usage block 5	4.00	\$73.56	
WA Usage block 6	13.00	\$332.28	
TOTAL WATER			\$581.08

Total Current Charges	\$581.08
Balance Forward	\$0.00
Total Amount Due	\$581.08

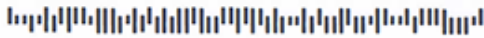


City of North Port Utilities

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	10/27/2023	11/17/2023

Total Current Charges	\$169.90
Balance Forward	\$0.00
Total Amount Due	\$169.90



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

000043123000154656000000169903

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	10/27/2023	11/17/2023

Last Bill Amount	\$147.36
Payments	-\$147.36
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$147.36 10/19/2023

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
09/21/2023 - 10/19/2023	28.0	80005382	1.0000	TGAL	5596.00	5584.00	12.00
Previous year Usage						10/22	63.00

Service	Consumption	Charge	Total
WA Base facility chg		\$108.70	
WA Usage block 1	12.00	\$61.20	
TOTAL WATER			\$169.90

Total Current Charges	\$169.90
Balance Forward	\$0.00
Total Amount Due	\$169.90



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

Statement Date: October 20, 2023

Amount Due: \$16.07

Due Date: November 10, 2023

Account #: 211014212750

DO NOT PAY. Your account will be drafted on November 10, 2023

Account Summary

Current Service Period: September 20, 2023 - October 19, 2023

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

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

Amount Due by November 10, 2023 \$16.07

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



Scan here to view
your account online.

SAFETY TIP: Ask for identification

Please remember,
if someone visits
your home or
business and claims
to be an employee
of Peoples Gas, ask
to see his or her
company badge.



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



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

Account #: 211014212750

Due Date: November 10, 2023



Pay your bill online at PeoplesGas.com

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

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

Amount Due: \$16.07

Payment Amount: \$ _____

668667847366

Your account will be
drafted on November 10, 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: October 20, 2023
Charges Due: November 10, 2023

Meter Read

Meter Location: *pool*

Service Period: Sep 20, 2023 - Oct 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	10/19/2023	405	405	0 CCF	1.039	1.0000	0.0 Therms	30 Days

Charge Details

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

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.

Don't get "tricked" by scammers. October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic - scammers are now requesting payment through mobile applications. Visit PeoplesGas.com/Scam to report a scam and learn more.

For more information about your bill and understanding your charges, please visit PeoplesGas.com

Ways To Pay Your Bill



Bank Draft

Visit PeoplesGas.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at PeoplesGas.com



Mail A Check

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

All Other Correspondences:

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at PeoplesGas.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

Contact Us

Residential Customer Care:

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

Online:

PeoplesGas.com

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		\$411.56
EFT Payment - thank you	Oct 13	-\$411.56
Balance forward		\$0.00
Regular monthly charges	Page 3	\$376.50
Taxes, fees and other charges	Page 3	\$35.87
New charges		\$412.37

Amount due \$412.37

! Thanks for paying by Automatic Payment

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

Need help?

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

Your bill explained

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

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

Account number **8535 10 055 0624394**

Automatic payment **Nov 12, 2023**

Please pay \$412.37

Electronic payment will be applied Nov 12, 2023

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

853510055062439400412379

Download the Comcast Business App

Business is always moving. Our app was built for this. Manage your account anytime, anywhere with the Comcast Business App – the easy way to manage your services on the go.

- Manage your account details
- Pay your bill and customize billing options
- View upcoming appointments

Scan the QR Code with your phone or mobile device to get started.



Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

Call today for a FREE account review at 877-564-0318.

Need help? We're here for you



Visit us online

Get help and support at **business.comcast.com/help**



Call us anytime

800-391-3000

Open 24 hours, 7 days a week for billing and technical support

Useful information

Moving?

We can help ensure it's a smooth transition.

Visit **business.comcast.com/learn/moving** to learn more.

Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call **1-855-270-0379**, chat live at **support.xfinity.com/accessibility**, email **accessibility@comcast.com**, fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838 Attn: M. Gifford.

Ways to pay



No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit **business.comcast.com/myaccount**



Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit **business.comcast.com/myaccount** to get started.

Additional billing information

More ways to pay:



Online

Visit My Account at **business.comcast.com/myaccount**



Comcast Business App

Download the Comcast Business App



In-Store

Visit **business.comcast.com/servicecenter** to find a store near you

Regular monthly charges **\$376.50****Comcast Business** **\$282.90****Packaged services** **\$344.00**

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

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

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

Discounts **-\$129.00**

Bundle Discount -\$129.00

Comcast Business services **\$67.90**

TV Select \$47.95
Business Video.

Wifi Pro \$14.95

Voice Mail Service \$5.00

Equipment & services **\$54.80**

Equipment Fee \$19.95
Voice.

TV Box + Remote \$9.95

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

Equipment Fee \$5.00
Access Point.

Service fees **\$38.80**

Directory Listing Management Fee \$5.00

Voice Network Investment \$5.00

Broadcast TV Fee \$28.80

Taxes, fees and other charges **\$35.87****Other charges** **\$6.40**

Federal Universal Service Fund \$3.02

Regulatory Cost Recovery \$3.38

Taxes & government fees **\$29.47**

Sales Tax \$2.83

State Communications Services Tax \$13.76

Local Communications Services Tax \$11.68

911 Fees \$1.20

What's included?



Internet: Fast, reliable internet on our
Gig-speed network



TV: Keep your employees informed and
customers entertained



Voice Numbers: (941)423-5500,
(941)423-5501, (941)888-2074

Visit business.comcast.com/myaccount for more
details

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

INVOICE

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: 20839486
Invoice Date: 10/16/2023
Invoice Due Date: 11/05/2023
Total Due: **\$104.86**

Amount Paid: \$ _____

Use enclosed envelope and make check payable to:

MARLIN LEASING CORP
PO BOX 13604
PHILADELPHIA PA 19101-3604



00001002083948660000001048699

For faster processing, please remove the check skirt.

Keep lower portion for your records - Please return upper portion with your payment

Important Messages



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

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

Visit and register today at PEACconnect.com!

**some restrictions apply and processing fee incurred*

CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE	LAST PAYMENT RECEIVED			
1833219	10/16/2023	20839486	11/05/2023	10/05/2023 Thank You			
CONTRACT NUMBER	DESCRIPTION	CURRENT	PAST DUE 30 DAYS	PAST DUE 60 DAYS	PAST DUE 90 DAYS	PAST DUE 120 DAYS	TOTAL DUE
401-1833219-001	Kyocera CS 308ci Copier						
	CONTRACT PAYMENT	98.00					98.00
	SALES/USE TAX	6.86					6.86
	BALANCE DUE:	104.86					104.86

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

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

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



SECTION 2

Lakeside Plantation

Community Development District

Summary of Invoices

December 1, 2023 to December 31, 2023

Fund	Date	Check No.'s	Amount
General Fund	12/4/23	3180-3197	\$ 59,560.24
	12/18/23	3199-3202	\$ 50.00
			\$ 59,610.24
Capital Reserve Fund	12/4/23	142	\$ 17,031.25
			\$ 17,031.25
Automatic Drafts			
Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$ 688.80	
		2200 Plantation Blvd - Fountain	\$ 132.91
		2200 Plantation Blvd - Pool	\$ 1,312.96
North Port Utilities	2200 Plantation Blvd - Clubhouse	\$ 345.51	
		2200 Plantation Blvd - Fountain	\$ 606.64
		2200 Plantation Blvd - Pool	\$ 129.10
		2200 Plantation Blvd - Garbage Collection	\$ 184.78
TECO Peoples Gas	2200 Plantation Blvd - Clubhouse Fireplace	\$ 16.07	
Comcast	2200 Plantation Blvd - Clubhouse	\$ 412.37	
ADT	2200 Plantation Blvd - Clubhouse	\$ 267.10	
Marlin Business Bank	Copier Contract Payment	\$ 104.86	
		\$ 4,201.10	
			\$ 63,811.34

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
12/04/23	00353	11/15/23	BB111520 BOS MEETING	202311	310	51300	-11000		BONNIE J BENJAMIN	*	200.00	200.00	003180
12/04/23	00200	11/15/23	AS111520 BOS MEETING	202311	310	51300	-11000		ALAN SABOL	*	200.00	200.00	003181
12/04/23	00014	11/30/23	1093007 WATER	202311	330	53800	-48101			*	141.75		
		11/30/23	1100380 WATER	202311	330	53800	-48101			*	5.00		
		11/30/23	1093007 WATER	202312	330	53800	-48101			V	141.75		
		11/30/23	1100380 WATER	202312	330	53800	-48101			V	5.00		
									CULLIGAN WATER			.00	003182
12/04/23	00397	10/17/23	AR102068 PRINTER LEASE	202310	330	53800	-48200		DEX IMAGING	*	82.45	82.45	003183
12/04/23	00104	11/13/23	115687 QUARTERLY MAINT	202311	330	53800	-48700		FITNESS LOGIC	*	145.00	145.00	003184
12/04/23	00061	11/15/23	6562-H PLM 200 FILTER LID	202311	330	53800	-51100			*	577.11		
		11/20/23	M919855 POOL SERVICES NOV23	202311	330	53800	-51100		HOWARD'S POOL WORLD, INC.	*	1,900.00	2,477.11	003185
12/04/23	00358	11/17/23	1109-73(MAINTENANCE	202311	320	53800	-47500		INNOTECH CONSTRUCTION SERVICES, LLC	*	4,950.00	4,950.00	003186
12/04/23	00193	11/29/23	96 ENGINEERING FEES	202311	310	51300	-31100		JOHNSON ENGINEERING, INC.	*	480.00	480.00	003187
12/04/23	00371	11/22/23	3311986 ATTORNEY FEES	202310	310	51300	-31500		KUTAK ROCK LLP	*	3,306.00	3,306.00	003188
12/04/23	00388	12/01/23	180163 LANDSCAPE MAINT DEC23	202312	320	53800	-46400		LANDSCAPE MAINTENANCE PROFESSIONALS	*	12,836.64	12,836.64	003189
									LKSD LAKESIDE PLANT HHENRY				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT	#
12/04/23	00348	11/15/23	MM111520 202311 310-51300-11000		BOS MEETING 11/15/23 MARY MARTIN	*	200.00	200.00	003190
12/04/23	00401	11/15/23	PL111520 202311 310-51300-11000		BOS MEETING 11/15/23 PATRICK LAVOY	*	200.00	200.00	003191
12/04/23	00282	11/15/23	MC111520 202311 310-51300-11000		BOS MEETING 11/15/23 MARIA J CHICHELLI	*	200.00	200.00	003192
12/04/23	00370	12/04/23	12092023 202312 330-53800-48000		SANTA RON MESSINESE	*	150.00	150.00	003193
12/04/23	00041	12/01/23	288923 202312 330-53800-48400		FIRE INSPECTION SECURITY ALARM CORP.	*	344.04	344.04	003194
12/04/23	00272	9/01/23	PSI00553 202309 320-53800-46000		AQUATIC MAINTENANCE SEPT2	*	966.00		
		10/01/23	PSI01497 202310 320-53800-46000		LAKE MAINT OCT23	*	966.00		
		11/01/23	PSI02272 202311 320-53800-46000		LAKE MAINT NOV23 SOLITUDE LAKE MANAGEMENT LLC	*	966.00	2,898.00	003195
12/04/23	00298	11/28/23	39204 202311 320-53800-47500		MAINTENANCE	*	5,855.00		
		11/28/23	39671 202311 330-53800-48102		MAIN BREAKER REPAIR SERGEANT'S ELECTRIC	*	121.00	5,976.00	003196
12/04/23	00369	12/01/23	12385508 202312 330-53800-12000		MANAGEMENT FEES	*	23,725.42		
		12/04/23	12386668 202312 330-53800-12000		MANAGEMENT FEES WTS INTERNATIONAL, LLC	*	1,189.58	24,915.00	003197
12/15/23	00422	12/06/23	12062023 202312 330-53800-48000		MUSIC FOR 1 1/2 HR HENRY & MARIA ALBANESE	*	150.00	150.00	003198
12/18/23	00423	12/06/23	12062023 202312 300-36900-10000		FOB REFUND BABA MCHUGH	*	50.00	50.00	003199

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
12/18/23	00417	11/30/23	3 202312 310-51300-34000 MANAGEMENT FEES DEC23		*	3,825.00	
		11/30/23	3 202312 310-51300-35200 WEBSITE MAINT DEC23		*	72.00	
		11/30/23	3 202312 310-51300-35100 INFORMATION TECH DEC23		*	112.50	
		11/30/23	3 202312 310-51300-31300 DISSEMINATION SVC DEC23		*	83.33	
		11/30/23	3 202312 310-51300-42000 POSTAGE		*	239.00	
		11/30/23	3 202312 310-51300-34000 MANAGEMENT FEES DEC23		V	3,825.00-	
		11/30/23	3 202312 310-51300-35200 WEBSITE MAINT DEC23		V	72.00-	
		11/30/23	3 202312 310-51300-35100 INFORMATION TECH DEC23		V	112.50-	
		11/30/23	3 202312 310-51300-31300 DISSEMINATION SVC DEC23		V	83.33-	
		11/30/23	3 202312 310-51300-42000 POSTAGE		V	239.00-	
GMS-TAMPA LLC							.00 003200
12/18/23	00371	12/13/23	3326119 202311 310-51300-31500 ATTORNEY FEES		*	4,681.00	
		12/13/23	3326119 202311 310-51300-31500 ATTORNEY FEES		V	4,681.00-	
KUTAK ROCK LLP							.00 003201
12/18/23	00106	10/30/23	3907867 202310 310-51300-48000 ADVERTISING		*	484.00	
		10/30/23	3907867 202310 310-51300-48000 ADVERTISING		V	484.00-	
SUN NEWSPAPERS							.00 003202
TOTAL FOR BANK A						59,760.24	
TOTAL FOR REGISTER						59,760.24	

LKSD LAKESIDE PLANT HHENRY

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: November 15, 2023

310 51300 11000

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

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

Approved for Payment:

District Manager Signature

11/15/23
Date

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

Check Request Form

Lakeside Plantation CDD

12/10/23

Pictures w/ Santa

Ron Messinese

2800 Plantation Blvd

North Park FL 341289

12/9/23

Request made by: Carmen Sun

061 330 538 48000

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



Invoice Number
Sale Date
Due Date

288923
12/1/2023
12/11/2023

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
Service-Comm-Fire Inspection	12	\$28.67	\$344.04	\$0.00	\$344.04
Fire Inspection billed in advance month before inspection due. For: Lakeside Plantation-F at 2200 Plantation Blvd. North Port, FL 34286 Period Covered: 12/01/2023 to 11/30/2024 inclusive.					
TOTALS		\$344.04	\$0.00	\$344.04	

Merry Christmas & Happy New Year !!!!!!!

330 538 48400

Return Stub Below

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



Customer : Lakeside Plantation CDD

Invoice Number 288923

Bill Payer ID 11765

Due This Inv. \$344.04 Amount Remitted

CSID

Payment Method Check ☐ Check Number

Date Remitted

Charge* ☐ Card Number
Name On Card

Billing Zipcode
Exp Date
Card ID

Signature

*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 # 288923



Please Remit Payment to:

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

INVOICE

Page: 1

Invoice Number: PS1022727
Invoice Date: 11/1/2023

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

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

Ship Via
Ship Date 11/1/2023
Due Date 12/1/2023
Terms Net 30

Customer ID L2077
P.O. Number
P.O. Date 11/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance November Billing 11/1/2023 - 11/30/2023 Lakeside Plantation Cdd LAKE ALL		1	1	966.00	966.00

320 538 460

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

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



Please Remit Payment to:

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

INVOICE

Page: 1

Invoice Number: PSI005536
Invoice Date: 9/1/2023

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

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

Ship Via
Ship Date 9/1/2023
Due Date 10/1/2023
Terms Net 30

Customer ID L2077
P.O. Number
P.O. Date 9/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance September Billing 9/1/2023 - 9/30/2023 Lakeside Plantation Cdd LAKE ALL		1	1	966.00	966.00

320 538 46000

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

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



Please Remit Payment to:

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

INVOICE

Page: 1

Invoice Number: PSI014972
Invoice Date: 10/1/2023

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

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

Ship Via
Ship Date 10/1/2023
Due Date 10/31/2023
Terms Net 30

Customer ID L2077
P.O. Number
P.O. Date 10/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	966.00	966.00
October Billing					
10/1/2023 - 10/31/2023					
Lakeside Plantation Cdd LAKE ALL					

001 320 538 460

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

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

Johnson Engineering, Inc.

Remit To:

2122 Johnson Street

Fort Myers, FL 33901

Ph: 239.334.0046

Invoice

November 29, 2023

Project No: 20150050-000

Invoice No: 96

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

Professional Services through November 5, 2023

310 513 31100

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.	General Engineering	84,844.26	T&M	103 %	87,519.26	87,039.26	480.00	-2,675.00
	Totals	84,844.26			87,519.26	87,039.26	480.00	-2,675.00

SUB-TOTAL PROFESSIONAL SERVICES:

480.00

INVOICE TOTAL:

480.00

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Professional 4			
Burford, Brent	10/10/2023	2.00 Hrs @ 160.00	320.00
Review JEI and SWFWMD permit files and discussion with SWFWMD staff.			
Burford, Brent	10/13/2023	1.00 Hrs @ 160.00	160.00

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

Project	20150050-000	Lakeside Plantation CDD	Invoice	96
Discussion with JEI staff and correspondance with SWFWMD staff and CDD staff.				
1. - General Engineering Total		3.00		480.00

Innotech Construction Services

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

Approved
CS
- Hurricane

INVOICE

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

INVOICE 1109-73(269)
DATE 11/17/2023
TERMS Due on receipt
DUE DATE 11/17/2023

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Sales	Labor to Remove and Replace 40 Light Fixtures & Bulbs along the Boulevard; price quoted is for labor and installation** only, customer to provide the light fixtures and bulbs.	4,950.00
	Expiration Date	All Estimates are good for 30 Days from the date they are sent. After 30 Days the estimate will need to be re-quoted. Purchase and Replace 2 Timers - Interior Clubhouse, Shutoff for Boulevard Lamps Purchase and Replace 3 Photocells - 1 Fountain, 1 Tennis Court, 1 Maintenance Shed	0.00

BALANCE DUE

\$4,950.00

320 538 47500

SERGEANT'S



ELECTRIC

CUSTOMER INVOICE

39671

LIC # EC13009943
1075 Innovation Ave., Unit 111
North Port, FL 34289
941.373.5658
SgtElect.com

HOME OWNER INFORMATION

Date 11/28/23 Technician Sergey
Name Lakeside Plantation Phone (941) 423-5500 Email _____
Address 2200 Plantation Blvd City North Port State FL Zip 34289

DEVICES

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

ASSESSMENTS

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

Approved CS

WIRING/BOXES

LEVEL 1 WIRING/BOX = small junction box, pancake box, direct burial splice kit, underground tv cct per 5', b.c. wiring per section	\$99.00 x Qty _____ = \$ _____	☐	☐
LEVEL 2 WIRING/BOX = Fan Blade Box, Medium junction box, 15-20amp underground cct per 5'	\$158.00 x Qty _____ = \$ _____	☐	☐
LEVEL 3 WIRING/BOX = Large junction box, 30-100amp underground cct per 5', speaker, tv or phone wiring, 110v indoor outlet 52B	\$210.00 x Qty _____ = \$ _____	☐	☐
LEVEL 4 WIRING/BOX = 110v w.p. Gfi outlet 52B, wiring for a light outlet	\$289.00 x Qty _____ = \$ _____	☐	☐
LEVEL 5 WIRING/BOX = wiring for a light outlet diff 2, 15-30amp cct within 15'	\$319.00 x Qty _____ = \$ _____	☐	☐
LEVEL 6 WIRING/BOX = 15-30 amp dedicated cct	\$497.00 x Qty _____ = \$ _____	☐	☐
LEVEL 7 WIRING/BOX = 15-30 amp dedicated cct diff 2, 40-50 amp 240v dedicated cct	\$679.00 x Qty _____ = \$ _____	☐	☐
LEVEL 8 WIRING/BOX = 50-60 amp cct with disconnect	\$989.00 x Qty _____ = \$ _____	☐	☐

ADDITIONAL INSTALLATIONS

<u>Emergency Fee</u>	\$ _____ x Qty _____ = \$ _____	☐	☐
	\$ _____ x Qty <u>1</u> = \$ <u>121</u>	☒	☐
	\$ _____ x Qty _____ = \$ _____	☐	☐
	\$ _____ x Qty _____ = \$ _____	☐	☐
	\$ _____ x Qty _____ = \$ _____	☐	☐

FUSE PANEL YES ☐ NO ☐ PANEL MFG _____ AGE _____

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

TOTAL INVESTMENT \$ 121

TOTAL FROM "NOTES" FORM
TOTAL \$ 121

NOTES: today I came out to check on.
Breaker, main Breaker was
tripped and girls were not aware
enough to reset. Reset Breaker
tested all works well

DEPOSIT \$ _____
PAID TODAY \$ _____
BALANCE \$ 121

Have 15 day from today to pay \$121
I hereby authorize you to proceed with the above work at the quoted price of \$ 121

Authorization _____
All work has been performed to my satisfaction _____

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

001 330 53800 48102
"Main Breaker Repair"

SERGEANT'S



ELECTRIC

CUSTOMER INVOICE

39204 HCV

LIC # EC1303843
1075 Innovation Ave., Unit 111
North Port, FL 34289
941.373.5658
SgtElect.com

HOME OWNER INFORMATION

Name Lakeside Plantation CDD Date 11/7/23 Technician Sergey/Cody
Address 2200 Plantation Blvd Phone (941) 423-5500 Email _____
City North Port State FL Zip 34289

DEVICES

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

ASSESSMENTS

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

WIRING/BOXES

LEVEL 1 WIRING/BOX = small junction box, pancake box, direct burial splice kit, underground tv cat per 5', u.c. wiring per section	\$99.00 x Qty _____ = \$ _____ ☐ ☐
LEVEL 2 WIRING/BOX = Fan Scribe Box, Medium junction box, 15-20amp underground cat per 5'	\$158.00 x Qty _____ = \$ _____ ☐ ☐
LEVEL 3 WIRING/BOX = Large junction box, 30-100amp underground cat per 5', speaker, tv, or phone wiring, 110v indoor outlet B2B	\$210.00 x Qty _____ = \$ _____ ☐ ☐
LEVEL 4 WIRING/BOX = 110v w.p. GFC outlet B2B, wiring for a light/outlet	\$269.00 x Qty _____ = \$ _____ ☐ ☐
LEVEL 5 WIRING/BOX = wiring for a light/outlet-diff 2, 15-30amp cat within 15'	\$319.00 x Qty _____ = \$ _____ ☐ ☐
LEVEL 6 WIRING/BOX = 15-30 amp dedicated cat	\$497.00 x Qty _____ = \$ _____ ☐ ☐
LEVEL 7 WIRING/BOX = 15-30 amp dedicated cat-diff 2, 40-50 amp 240v dedicated cat	\$879.00 x Qty _____ = \$ _____ ☐ ☐
LEVEL 8 WIRING/BOX = 50-60 amp cat with disconnect	\$989.00 x Qty _____ = \$ _____ ☐ ☐

ADDITIONAL INSTALLATIONS

Balance from Invoice # 37357	\$ x Qty _____ = \$ _____ ☐ ☐
	\$ x Qty <u>1</u> = \$ <u>16246</u> ☐ ☐
	\$ x Qty _____ = \$ _____ ☐ ☐
	\$ x Qty _____ = \$ _____ ☐ ☐
	\$ x Qty _____ = \$ _____ ☐ ☐

FUSE PANEL YES ☐ NO ☐ PANEL MFG _____ AGE _____

PAID CASH ☐ CHECK ☐ # _____

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

TOTAL INVESTMENT \$ 16246

NOTES 11/7, 8, 10/23 we came out to
work on 3 Street Lights Replacement
C/S Lights were installed completed
but missed all work as well.
Office to collect \$5855 for the work
that was done.
15 days to pay \$5855 from 10/10/23.

TOTAL FROM "NOTES" FORM
TOTAL \$ 16246

DEPOSIT \$ _____
DATE TODAY \$ _____
BALANCE \$ _____

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

Authorization _____

All work has been performed to my satisfaction _____

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

001 320 538 47500



Invoice

Bill To

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

Invoice Number:

12386668

Date:

12/4/2023

Terms Code:

Due on receipt

Due Date:

12/4/2023

PO:

Invoice Description: Dec 2023 - Management Add'l

330 53800 12000

Item	Description	Quantity	Rate	Amount
All In Accounts Monthly Management Fee	December 2023 - New fee as of December 1, 2023	1		\$24,915.00
All In Accounts Monthly Management Fee	Less previously billed	1		(\$23,725.42)

Subtotal

\$1,189.58

Tax (0%)

\$0.00

Invoice Total

\$1,189.58

Total Paid

\$0.00

Balance Due

\$1,189.58

*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



Invoice

Bill To

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

Invoice Number: 12385508
Date: 12/1/2023
Terms Code: Due on receipt
Due Date: 12/1/2023
PO:

Invoice Description: Dec 2023 - Management

330 53800 12000

Item	Description	Quantity	Rate	Amount
All In Accounts Monthly Management Fee	Dec-23	1		\$23,725.42
Subtotal				\$23,725.42
Tax (0%)				\$0.00
Invoice Total				\$23,725.42
Total Paid				\$0.00
Balance Due				\$23,725.42

Please note our remittance options have changed :

ACH/Wire Transfers:

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

All checks must now be sent to our lockbox:

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

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

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 22, 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. 3311986
Client Matter No. 12323-1
Notification Email: efgroup@kutakrock.comJordan Lansford
Lakeside Plantation CDD
4530 Eagle Falls Place
Tampa, FL 33619

310 513 31500

Invoice No. 3311986
12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

10/04/23	A. Warner	0.10	16.00	Prepare and send email to district manager for EDR Water and Land Survey
10/05/23	S. Sandy	0.30	90.00	Coordinate response to the Office of Economic and Demographic Research's water and land survey
10/11/23	S. Sandy	1.70	510.00	Review draft agenda and minutes; review pergola insurance claim breakdown and proof of loss; confer with Lezana regarding same; confer with Board regarding same; review property insurance schedule
10/16/23	S. Sandy	0.20	60.00	Confer with Lavoy
10/17/23	S. Sandy	0.10	30.00	Follow up with Lezana
10/18/23	S. Sandy	1.90	570.00	Prepare for and attend board meeting
10/19/23	S. Sandy	3.90	1,170.00	Conduct meeting follow-up; prepare notices of rulemaking and rule development; review amenity policies regarding non-resident rental rates; conduct research regarding insurance policy coverage of debris removal and tennis court lighting; confer with Lansford

KUTAK ROCK LLP

Lakeside Plantation CDD
November 22, 2023
Client Matter No. 12323-1
Invoice No. 3311986
Page 2

10/19/23	D. Wilbourn	0.40	64.00	Communications regarding non-compliance with financial reporting requirements
10/23/23	S. Sandy	0.40	120.00	Confer with Lavoy; confer regarding debris removal
10/23/23	D. Wilbourn	0.70	112.00	Prepare reserve study update agreement
10/24/23	D. Wilbourn	0.30	48.00	Prepare response to non-compliance letter from JLAC
10/25/23	D. Wilbourn	0.60	96.00	Prepare agreement for lamp lighting repair and replacement
10/26/23	S. Sandy	0.20	60.00	Confer regarding sunshine law
10/30/23	S. Sandy	1.20	360.00	Review insurance policy; confer with Lorenza regarding same
TOTAL HOURS		12.00		

TOTAL FOR SERVICES RENDERED \$3,306.00

TOTAL CURRENT AMOUNT DUE \$3,306.00

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

11/15/2023

330 538 5100

Work Done At:	Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289	6562-H	NET 10	11/25/2023	
Quantity	Description	Serviced	Amount	
1	PLM 200 FILTER LID		461.14	
1	SPECIAL ORDER SHIPPING		25.00	
1	PLM 200 FILTER O-RING		90.97	
			Total	\$577.11
			Payments/Credits	\$0.00
			Total Account Balance	\$2,380.64

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

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

Approved
CS

Invoice

Date

11/20/2023

Work Done At:	Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289	M919855	NET 10	11/30/2023	DAVID
Quantity	Description	Serviced	Amount	
1	NOVEMBER 2023 MONTHLY POOL SERVICE PLEASE NOTE YOU HAVE A PAST DUE BALANCE 330 538 51100	11/20/2023	1,900.00	
			Total	\$1,900.00
			Payments/Credits	\$0.00
			Total Account Balance	\$4,280.64

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



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
12/1/2023	180163

Bill To:

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

Property Information

Services for the month of December 2023

320 538 46400

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

			Total	\$12,836.64
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	12/31/2023	Balance Due	\$12,836.64



Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone #

727-784-4964

Fax #

727-784-0223

E-mail

fitlogic@aol.com

330-53500-418700

Approved
CS

Invoice

Date	Invoice #
11/13/2023	115687

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

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

P.O. Number		Terms	Rep	Work Order #	Completed
		Net 10	DU	116598	11/9/2023
Item Code	Description	Quantity	Price Each	Amount	
Maintenance	Quarterly General Maintenance and cleaning of all equipment - Labor Only Maintenance completion during November	1	145.00	145.00	
Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month				Subtotal	\$145.00
				Sales Tax (0.0%)	\$0.00
				Total	\$145.00



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

001-330
53600-48200

Approved
CS

CONTRACT INVOICE

Invoice Number: AR10206823
Invoice Date: 10/17/2023

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

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

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LAKESIDEPLANTAT-GBS	30 Days	11/16/2023	\$ 88.22	\$ 88.22
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28413-RD-GBS-01		\$ 82.45		9/21/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 10/21/2023 to 11/20/2023 billing period	\$20.00
Contract overage charge for the 9/21/2023 to 10/20/2023 overage period	\$60.45 **
Remote Diagnostic	\$2.00
	\$82.45

**See overage details below

Detail:

Equipment included under this contract
2800 Plantation Boulk

Copystar/CS 308ci

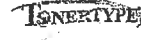
Number	Serial Number	Base Adj.	Location
AAG413	RNH2402440	\$0.00	Lakeside Plantation CDD 2800 Plantation Boulevard North Port, FL 34289

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
B/W	B/W	12,884	14,211	1,327	0	1,327	0.010000	\$13.27
Color	COLOR	4,756	5,430	674	0	674	0.070000	\$47.18
								\$60.45

Remove taxes on this one; Via dex account
may received the exempt 3 approved
-CS

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

Invoice SubTotal	\$82.45
Tax:	\$5.77
Invoice Total	\$88.22
Balance Due:	\$88.22



Check Request Form

Community Name:

Lakeside Plantation CDD

Event:

Tennis Fob

Event Date:**Check Request Date:**

12/6/23

CHECK PAYABLE TO:

Name: _____

Baba McIntosh

Address:

5302 Palena Blvd

City, State, Zip:

North part, FL, 34287

Phone #:

Check needed by date:

ASAP

300 369 100

DESCRIPTION	AMOUNT
Fob refund	\$0.00
TOTAL	\$0.00 -

Request made by:

Carly

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
12/04/23	00046	11/14/23 1109-73(	202311 600-53800-48103	HVAC REPAIR	*	17,031.25	

				INNOTECH CONSTRUCTION SERVICES, LLC			17,031.25 000142

TOTAL FOR BANK C						17,031.25	
TOTAL FOR REGISTER						17,031.25	

LKSD LAKESIDE PLANT HHENRY

Innotech Construction Services

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

INVOICE

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

PAYMENT TERMS
 50/50

Approved
 CS

INVOICE 1109-73(267)
 DATE 11/14/2023
 TERMS Due on receipt
 DUE DATE 11/14/2023

031 600 538 48103
 BFC

DATE	ACTIVITY	DESCRIPTION	AMOUNT
11/13/2023	Sales	Community Center - 15 Ton Carrier A/C Replacement Installation; includes interior unit, exterior RTU, and 20 KW Heat module. Includes consumable parts as needed, such as refrigerant and filters, as well as the replacement of existing parts as needed such as Thermostatic Expansion Valves and Solenoid Valves.	16,531.25
	Sales	Heavy Equipment Rental: Crane or Comparable machinery to safely lift and place new RTU on the roof and remove the existing RTU.	500.00
		Technical Scope	
	HVAC Repair and/or Replacement	Disconnect wiring and duct work from existing A/C handling unit; remove and dispose. Replace with a new comparably featured 15 Ton Carrier unit. Includes new fuse for disconnect.	0.00
	HVAC Repair and/or Replacement	Disconnect wiring and duct work from existing A/C condensing unit; remove and dispose. Replace with a new comparably featured 15 Ton Carrier unit. Includes the addition of a fuse for disconnect.	0.00
	HVAC Repair and/or Replacement	Disconnect wiring from thermostat; remove and dispose. Replace with a new comparably featured unit and reconnect. Includes new fuse for disconnect.	0.00
	Parts, Labor, and Installation	Flush all of the HVAC line sets and install new copper fittings. Replace refrigerant to manufacturer specifications.	0.00
	Parts, Labor, and Installation	Reconnect the pre-existing duct work and wiring to the newly installed A/C handling and condensing units.	0.00
	Parts, Labor, and Installation	Start, program, and run new unit to manufacturers specifications after completed installation; test and charge for proper operations.	0.00
		All provided services to include: all necessary materials & labor, site clean-up and appropriate off-site disposal of existing units, as well as protective measures to ensure the safety and cleanliness of all interior and exterior fixtures and surfaces we may come in to contact with during project execution.	
	Inclusions	Price includes all applicable permitting and application fees with the City of North Port. Client is responsible for filing a Notice of Commencement with Sarasota County before any work	0.00

commences. Contractor is responsible for scheduling inspections with the City of North Port.

Inclusions	Warranties Included: 1 Year Warranty on Parts 1 Year Warranty on Labor 5 Year Warranty on the Compressor Price Includes a 2 Year Quarterly Service Contract Quarterly full service; Every 3 months. Includes mechanical tune-up, inspection, and cleaning of the drains and coils, as well as filter and belt changes. The first visit will be scheduled 3 months after the installation date, continuing on a 3-month schedule from that date forward until the 2yr anniversary date of the installation. At that time a final service will be provided, fulfilling the contract. **We reserve the right to shift the calendar date that service is provided to accommodate holidays and weekends. Regardless of how the actual service date falls, the contract will not expire until you have received your 8th and final service.	0.00
Expiration Date	All Estimates are good for 30 Days from the date they are sent. After 30 Days the estimate will need to be re-quoted.	0.00
Escalation Clause	We reserve the right to increase the cost of materials if the material costs escalate between the time of estimate and the time of material acquisition.	0.00
Deposit on Invoice	50% of the Total Cost will be due to initiate the contract before work commences. At job completion, a final invoice will be sent for the remaining Balance Due.	0.00

BALANCE DUE

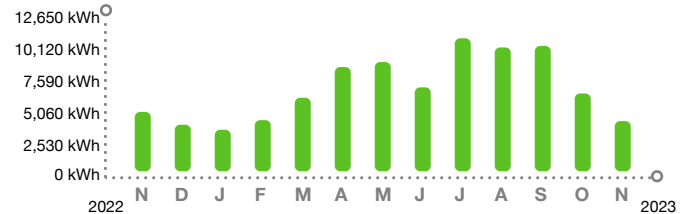
\$17,031.25

**Electric Bill Statement****For:** Oct 25, 2023 to Nov 22, 2023 (28 days)**Statement Date:** Nov 22, 2023**Account Number:** 57421-67439**Service Address:**2800 PLANTATION BLVD # CLBHSE
NORTH PORT, FL 34289**LAKE SIDE PLANTATION COMM DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$688.80**

TOTAL AMOUNT YOU OWE

Dec 13, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	887.77
Payments received	-887.77
Balance before new charges	0.00

Total new charges	688.80
-------------------	--------

Total amount you owe	\$688.80
-----------------------------	-----------------

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after February 14, 2024 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after December 03, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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Report Power Outages: 1-800-4OUTAGE (468-8243)
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for ways to pay.

57421-67439

ACCOUNT NUMBER

\$688.80

TOTAL AMOUNT YOU OWE

Dec 13, 2023

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	887.77
Payment received - Thank you	-887.77
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$29.98
Non-fuel: (\$0.034670 per kWh)	\$150.12
Fuel: (\$0.031510 per kWh)	\$136.44
Demand: (\$12.65 per KW)	\$316.25

Electric service amount 632.79

Gross receipts tax (State tax) 16.24

Franchise fee (Reqd local fee) 39.27

Taxes and charges 55.51

Regulatory fee (State fee) 0.50

Total new charges \$688.80

Total amount you owe \$688.80

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Dec 22, 2023.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	94015	93582	10	4330
Demand KW	2.45		10.00	25

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 22, 2023	Oct 25, 2023	Nov 22, 2022
kWh Used	4330	6710	5120
Service days	28	30	28
kWh/day	154	223	182
Amount	\$688.80	\$887.77	\$882.73

KEEP IN MIND

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

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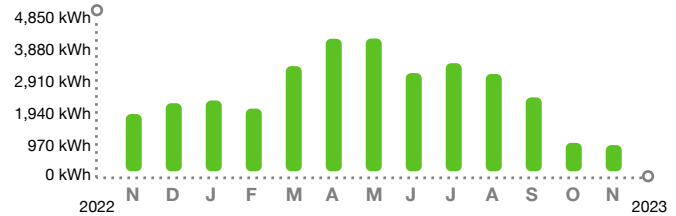
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**Electric Bill Statement****For:** Oct 25, 2023 to Nov 22, 2023 (28 days)**Statement Date:** Nov 22, 2023**Account Number:** 04126-05586**Service Address:**2800 PLANTATION BLVD # FNTN
NORTH PORT, FL 34289**LAKE SIDE PLANTATION COMMUNITY DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$132.91**

TOTAL AMOUNT YOU OWE

Dec 13, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	143.07
Payments received	-143.07
Balance before new charges	0.00

Total new charges	132.91
-------------------	--------

Total amount you owe	\$132.91
-----------------------------	-----------------

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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for ways to pay.

04126-05586

ACCOUNT NUMBER

\$132.91

TOTAL AMOUNT YOU OWE

Dec 13, 2023

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMMUNITY
DEVELOPMENT DIST

Account Number: 04126-05586

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	143.07
Payment received - Thank you	-143.07
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) \$82.13

Fuel: (\$0.031510 per kWh) \$27.29

Electric service amount 122.10

Gross receipts tax (State tax) 3.13

Franchise fee (Reqd local fee) 7.58

Taxes and charges 10.71

Regulatory fee (State fee) 0.10

Total new charges \$132.91

Total amount you owe \$132.91

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN46183. Next meter reading Dec 22, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	66392		65526		866

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 22, 2023	Oct 25, 2023	Nov 22, 2022
kWh Used	866	940	1894
Service days	28	30	28
kWh/day	30	31	67
Amount	\$132.91	\$143.07	\$245.68

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.
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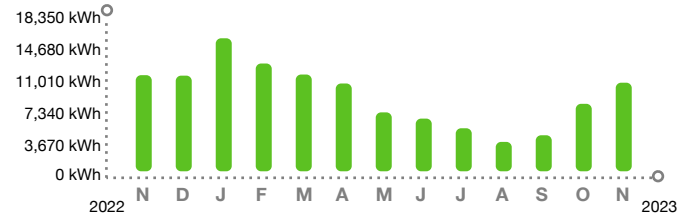
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**Electric Bill Statement****For:** Oct 25, 2023 to Nov 22, 2023 (28 days)**Statement Date:** Nov 22, 2023**Account Number:** 84595-15071**Service Address:**2800 PLANTATION BLVD #POOL & TENNIS
NORTH PORT, FL 34289**LAKE SIDE PLANTATION COMM DEVELOPMENT DIST,**
Here's what you owe for this billing period.**CURRENT BILL****\$1,312.96**

TOTAL AMOUNT YOU OWE

Dec 13, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	1,122.63
Payments received	-1,122.63
Balance before new charges	0.00

Total new charges 1,312.96

Total amount you owe \$1,312.96**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

KEEP IN MIND

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for ways to pay.

84595-15071

ACCOUNT NUMBER

\$1,312.96

TOTAL AMOUNT YOU OWE

Dec 13, 2023

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:
LAKESIDE PLANTATION 84595-15071
COMM DEVELOPMENT
DIST

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	1,122.63
Payment received - Thank you	-1,122.63
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$29.98

Non-fuel: (\$0.034670 per kWh) \$384.25

Fuel: (\$0.031510 per kWh) \$349.23

Demand: (\$12.65 per KW) \$442.75

Electric service amount 1,206.21

Gross receipts tax (State tax) 30.95

Franchise fee (Reqd local fee) 74.85

Taxes and charges 105.80

Regulatory fee (State fee) 0.95

Total new charges \$1,312.96

Total amount you owe \$1,312.96

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Dec 22, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	05287		94204		11083
Demand KW	35.30				35

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 22, 2023	Oct 25, 2023	Nov 22, 2022
kWh Used	11083	8441	12026
Service days	28	30	28
kWh/day	395	281	429
Amount	\$1,312.96	\$1,122.63	\$1,288.54

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.
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City of North Port Utilities

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

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	11/28/2023	12/19/2023

Total Current Charges	\$345.51
Balance Forward	\$0.00
Total Amount Due	\$345.51



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

000043123000156052000000345517

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	11/28/2023	12/19/2023

Last Bill Amount	\$777.07
Payments	-\$777.07
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$777.07 11/20/2023

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
10/19/2023 - 11/20/2023	32.0	54830746	1.0000	TGAL	344.00	329.00	15.00
Previous year Usage						11/22	15.00

Service	Consumption	Charge	Total
WA Base facility chg		\$55.72	
WA Usage block 1	10.00	\$51.00	
WA Usage block 2	5.00	\$38.25	
TOTAL WATER			\$144.97
SE Base facility chg		\$86.99	
SE Consumption	15.00	\$113.55	
TOTAL SEWER			\$200.54
Total Current Charges			\$345.51
Balance Forward			\$0.00
Total Amount Due			\$345.51

North Port Fire Rescue discourages the use of turkey fryers. The cooking oil is combustible and if heated beyond its cooking temperature vapors can ignite.

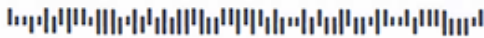


City of North Port Utilities

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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	11/28/2023	12/19/2023

Total Current Charges	\$606.64
Balance Forward	\$0.00
Total Amount Due	\$606.64



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

000043123000154658000000606642

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	11/28/2023	12/19/2023

Last Bill Amount	\$581.08
Payments	-\$581.08
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$581.08 11/20/2023

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
10/19/2023 - 11/20/2023	32.0	36607560	1.0000	TGAL	1631.00	1597.00	34.00
Previous year Usage						11/22	2.00

Service	Consumption	Charge	Total
WA Base facility chg		\$23.92	
WA Usage block 1	4.00	\$20.40	
WA Usage block 2	4.00	\$30.60	
WA Usage block 3	4.00	\$43.00	
WA Usage block 4	4.00	\$57.32	
WA Usage block 5	4.00	\$73.56	
WA Usage block 6	14.00	\$357.84	
TOTAL WATER			\$606.64

Total Current Charges	\$606.64
Balance Forward	\$0.00
Total Amount Due	\$606.64

North Port Fire Rescue discourages the use of turkey fryers. The cooking oil is combustible and if heated beyond its cooking temperature vapors can ignite.



City of North Port Utilities

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Phone: (941) 429-7122

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	11/28/2023	12/19/2023

Total Current Charges	\$129.10
Balance Forward	\$0.00
Total Amount Due	\$129.10



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

000043123000154656000000129109

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	11/28/2023	12/19/2023

Last Bill Amount	\$169.90
Payments	-\$169.90
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$169.90 11/20/2023

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
10/19/2023 - 11/20/2023	32.0	80005382	1.0000	TGAL	5600.00	5596.00	4.00
Previous year Usage						11/22	43.00

Service	Consumption	Charge	Total
WA Base facility chg		\$108.70	
WA Usage block 1	4.00	\$20.40	
TOTAL WATER			\$129.10

Total Current Charges	\$129.10
Balance Forward	\$0.00
Total Amount Due	\$129.10

North Port Fire Rescue discourages the use of turkey fryers. The cooking oil is combustible and if heated beyond its cooking temperature vapors can ignite.



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

Statement Date: December 20, 2023

Amount Due: \$16.07

Due Date: January 10, 2024

Account #: 211014212750

DO NOT PAY. Your account will be drafted on January 10, 2024

Account Summary

Current Service Period: November 17, 2023 - December 18, 2023

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

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

Amount Due by January 10, 2024	\$16.07
---------------------------------------	----------------

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



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

Account #: 211014212750

Due Date: January 10, 2024



Pay your bill online at PeoplesGas.com

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

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

Amount Due: \$16.07

Payment Amount: \$ _____

682248107924

Your account will be
drafted on January 10, 2024

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: December 20, 2023
Charges Due: January 10, 2024

Meter Read

Meter Location: *pool*

Service Period: Nov 17, 2023 - Dec 18, 2023

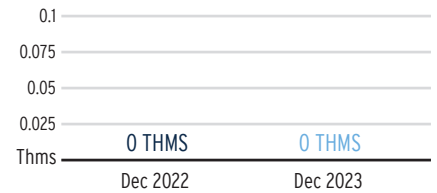
Rate Schedule: Residential Service RS-1

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
RHE73410	12/18/2023	405	405	0 CCF	1.037	1.0000	0.0 Therms	32 Days

Charge Details

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

Avg THMS Used Per Day



Total Current Month's Charges

\$16.07

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

For more information about your bill and understanding your charges, please visit PeoplesGas.com

Ways To Pay Your Bill



Bank Draft

Visit PeoplesGas.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at 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. 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

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		\$412.37
EFT Payment - thank you	Nov 13	-\$412.37
Balance forward		\$0.00
Regular monthly charges	Page 3	\$376.50
Taxes, fees and other charges	Page 3	\$35.87
New charges		\$412.37

Amount due \$412.37

! Thanks for paying by Automatic Payment

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

Need help?

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

Your bill explained

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

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

Account number **8535 10 055 0624394**

Automatic payment **Dec 12, 2023**

Please pay \$412.37

Electronic payment will be applied Dec 12, 2023

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

853510055062439400412379

Regular monthly charges **\$376.50****Comcast Business** **\$282.90****Packaged services** **\$344.00**

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

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

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

Discounts **-\$129.00**

Bundle Discount -\$129.00

Comcast Business services **\$67.90**

TV Select \$47.95
Business Video.

Wifi Pro \$14.95

Voice Mail Service \$5.00

Equipment & services **\$54.80**

Equipment Fee \$19.95
Voice.

TV Box + Remote \$9.95

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

Equipment Fee \$5.00
Access Point.

Service fees **\$38.80**

Directory Listing Management Fee \$5.00

Voice Network Investment \$5.00

Broadcast TV Fee \$28.80

Taxes, fees and other charges **\$35.87****Other charges** **\$6.40**

Federal Universal Service Fund \$3.02

Regulatory Cost Recovery \$3.38

Taxes & government fees **\$29.47**

Sales Tax \$2.83

State Communications Services Tax \$13.76

Local Communications Services Tax \$11.68

911 Fees \$1.20

What's included?



Internet: Fast, reliable internet on our Gig-speed network



TV: Keep your employees informed and customers entertained



Voice Numbers: (941)423-5500, (941)423-5501, (941)888-2074

Visit business.comcast.com/myaccount for more details

You've saved \$168.90 this month with your voice credit and bundle discounts.



Invoice 152912165

adtcommercial.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	11/20/2023	12/15/2023		\$267.10

Take action now
with eSuite

See reverse side
for details.

Payment Options

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

Pay by phone
1.800.606.3535

Mail by check
Include the section below

Manage Your Account

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

Questions?

adtcommercial.com

Email: ComCare@adt.com
1.855.238.2666

in

Description

LAKESIDE PLANTATION CDD 2800 PLANTATION RD

Services Provided (12/19/23 - 01/18/24)

Includes: Extended Service Plan, Secure Access

Total Tax

Sub Total

INVOICE AMOUNT DUE

Amount

\$249.61

\$17.49

\$267.10

\$267.10

Approved
CS



Thank you for choosing ADT Commercial

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

Please detach this portion and send with your payment.



P.O. Box 49292 | Wichita, KS 67201

Invoice Number 152912165
Account Number 70180815
Invoice Date 11/20/2023
Payment Due Date 12/15/2023
Amount Due \$267.10

Amount Enclosed \$

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

Powered by Experience. Driven by Excellence.™

1oz - #10 - 463 - 632



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



ADT COMMERCIAL
PO BOX 382109
PITTSBURGH PA 15251-8109



0000 01 070180815 00000026710 2 152912165 7

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: 20893782
Invoice Date: 11/13/2023
Invoice Due Date: 12/05/2023
Total Due: **\$104.86**

Amount Paid: \$ _____

Use enclosed envelope and make check payable to:

MARLIN LEASING CORP
PO BOX 13604
PHILADELPHIA PA 19101-3604



00001002089378210000001048698

For faster processing, please remove the check skirt.

Keep lower portion for your records - Please return upper portion with your payment

Important Messages



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

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

Visit and register today at PEACconnect.com!

**some restrictions apply and processing fee incurred*

CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE	LAST PAYMENT RECEIVED			
1833219	11/13/2023	20893782	12/05/2023	11/05/2023 Thank You			
CONTRACT NUMBER	DESCRIPTION	CURRENT	PAST DUE 30 DAYS	PAST DUE 60 DAYS	PAST DUE 90 DAYS	PAST DUE 120 DAYS	TOTAL DUE
401-1833219-001	Kyocera CS 308ci Copier						
	CONTRACT PAYMENT	98.00					98.00
	SALES/USE TAX	6.86					6.86
	BALANCE DUE:	104.86					104.86

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

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

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



SECTION C

Lakeside Plantation
Community Development District

Unaudited Financial Reporting
December 31, 2023



Table of Contents

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

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

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 89,758	\$ -	\$ -	\$ 89,758
Debit Card Account	\$ 3,516	\$ -	\$ -	\$ 3,516
Money Market Account	\$ 1,125,620	\$ -	\$ -	\$ 1,125,620
Capital Reserve Account	\$ -	\$ 152,601	\$ -	\$ 152,601
Due from General Fund	\$ -	\$ -	\$ 150,024	\$ 150,024
Due from Other	\$ 2,137	\$ -	\$ -	\$ 2,137
Deposits	\$ 517	\$ -	\$ -	\$ 517
<u>Investments:</u>				
State Board of Administration	\$ 540	\$ 239,961	\$ -	\$ 240,501
Series 1999				
Reserve	\$ -	\$ -	\$ 80,842	\$ 80,842
Revenue	\$ -	\$ -	\$ 27,225	\$ 27,225
Total Assets	\$ 1,222,087	\$ 392,562	\$ 258,090	\$ 1,872,740
Liabilities:				
Accounts Payable	\$ 13,828	\$ -	\$ -	\$ 13,828
Due to Debt Service	\$ 150,024		\$ -	\$ 150,024
Total Liabilities	\$ 163,852	\$ -	\$ -	\$ 163,852
Fund Balance:				
Nonspendable:				
Deposits	\$ 517	\$ -	\$ -	\$ 517
Restricted for:				
Debt Service - Series 1999	\$ -	\$ -	\$ 258,090	\$ 258,090
Assigned for:				
Capital Reserves	\$ -	\$ 392,562	\$ -	\$ 392,562
Unassigned	\$ 1,057,718	\$ -	\$ -	\$ 1,057,718
Total Fund Balances	\$ 1,058,236	\$ 392,562	\$ 258,090	\$ 1,708,888
Total Liabilities & Fund Balance	\$ 1,222,087	\$ 392,562	\$ 258,090	\$ 1,872,740

Lakeside Plantation

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
Revenues:				
Assessments- Tax Roll	\$ 1,199,840	\$ 925,427	\$ 925,427	\$ -
Tennis Club	\$ 20,000	\$ 5,000	\$ 7,425	\$ 2,425
Activities	\$ 10,000	\$ 2,500	\$ 2,645	\$ 145
Clubhouse Rentals	\$ 5,000	\$ 1,250	\$ 390	\$ (860)
Miscellaneous	\$ 1,500	\$ 375	\$ 918	\$ 543
Interest Earnings	\$ 50	\$ 13	\$ 10	\$ (3)
Insurance Proceeds	\$ -	\$ -	\$ 72,859	\$ 72,859
Total Revenues	\$ 1,236,390	\$ 934,565	\$ 1,009,674	\$ 75,109
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 2,000	\$ 1,000
District Manager	\$ 45,900	\$ 11,475	\$ 11,475	\$ -
District Counsel	\$ 25,750	\$ 6,438	\$ 7,987	\$ (1,550)
District Engineer	\$ 14,000	\$ 3,500	\$ 2,193	\$ 1,308
Disclosure Report	\$ 1,000	\$ 250	\$ 250	\$ 0
Trustee Fees	\$ 4,000	\$ 1,590	\$ 1,590	\$ -
Audit Fees	\$ 3,350	\$ 838	\$ -	\$ 838
Postage, Phone, Faxes, Copies	\$ 1,500	\$ 375	\$ 328	\$ 47
General Liability Insurance	\$ 8,308	\$ 8,308	\$ 7,003	\$ 1,305
Legal Advertising	\$ 2,000	\$ 500	\$ 756	\$ (256)
Dues, Licenses & Fees	\$ 175	\$ 44	\$ 175	\$ (131)
Other Current Charges	\$ 3,000	\$ 750	\$ 3,950	\$ (3,200)
Property Insurance	\$ 16,309	\$ 16,309	\$ 29,546	\$ (13,237)
Information Technology	\$ 1,350	\$ 338	\$ 338	\$ -
Website Administration	\$ 864	\$ 216	\$ 216	\$ -
Total General & Administrative	\$ 139,506	\$ 53,929	\$ 67,806	\$ (13,877)
<u>Operations & Maintenance</u>				
Field Expenditures				
Road & Sidewalk Repairs & Maintenance	\$ 17,000	\$ 4,250	\$ -	\$ 4,250
Common Area Renewal & Maintenance	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
Street Light/Decorative Light	\$ 1,000	\$ 250	\$ -	\$ 250
Landscape Maintenance - Contract	\$ 155,000	\$ 38,750	\$ 38,510	\$ 240
Landscape Maintenance - Other	\$ 10,000	\$ 2,500	\$ 787	\$ 1,713
Lake Maintenance	\$ 13,000	\$ 3,250	\$ 2,898	\$ 352
Electric Utility Services - Entrance Feature	\$ 7,500	\$ 1,875	\$ 626	\$ 1,249
Water Utility Services - Entrance Feature	\$ 3,000	\$ 750	\$ 1,936	\$ (1,186)
Repairs & Maintenance - Entrance Feature	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Hurricane Expenses	\$ -	\$ -	\$ 13,625	\$ (13,625)
Subtotal Field Expenditures	\$ 221,500	\$ 55,375	\$ 58,382	\$ (3,007)

Lakeside Plantation
Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
Amenity Expenditures				
Personnel Services (Management Contract)	\$ 296,600	\$ 74,150	\$ 72,845	\$ 1,305
Activities	\$ 22,000	\$ 5,500	\$ 5,526	\$ (26)
License/Fees	\$ 2,000	\$ 500	\$ -	\$ 500
General Supplies	\$ 10,000	\$ 2,500	\$ 6,165	\$ (3,665)
Maintenance	\$ 15,000	\$ 3,750	\$ 2,009	\$ 1,741
Office Supplies	\$ 3,500	\$ 875	\$ 311	\$ 564
Security	\$ 3,000	\$ 750	\$ 1,648	\$ (898)
AED	\$ 500	\$ 125	\$ -	\$ 125
Telephone & Internet Services	\$ 6,000	\$ 1,500	\$ 1,344	\$ 156
Janitorial Supplies	\$ 2,500	\$ 625	\$ 1,083	\$ (458)
Electric Utility Services - Clubhouse	\$ 14,000	\$ 3,500	\$ 2,760	\$ 740
Gas Utility	\$ 250	\$ 63	\$ 48	\$ 14
Garbage Collection	\$ 2,100	\$ 525	\$ 522	\$ 3
Water Utility Services - Clubhouse	\$ 6,000	\$ 1,500	\$ 1,294	\$ 206
Electric Utility Services - Tennis Courts/Pool	\$ 18,000	\$ 4,500	\$ 3,275	\$ 1,225
Pool Cleaning	\$ 10,200	\$ 2,550	\$ 5,700	\$ (3,150)
Pool Maintenance - Other	\$ 10,000	\$ 2,500	\$ 583	\$ 1,917
Tennis Courts - Maintenance	\$ 5,000	\$ 1,250	\$ 770	\$ 480
Water Utility Services - Tennis Courts/Pool	\$ 7,500	\$ 1,875	\$ 446	\$ 1,429
Subtotal Amenity Expenditures	\$ 434,150	\$ 108,538	\$ 106,330	\$ 2,208
Total Operations & Maintenance	\$ 655,650	\$ 163,913	\$ 164,712	\$ (799)
Total Expenditures	\$ 795,156	\$ 217,842	\$ 232,518	\$ (14,676)
Excess (Deficiency) of Revenues over Expenditures	\$ 441,234		\$ 777,156	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (441,234)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (441,234)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 777,156	
Fund Balance - Beginning	\$ -		\$ 281,080	
Fund Balance - Ending	\$ -		\$ 1,058,236	

Lakeside Plantation

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 1,137	\$ 1,137
Total Revenues	\$ -	\$ -	\$ 1,137	\$ 1,137
<u>Expenditures:</u>				
Capital Outlay	\$ 87,400	\$ 21,850	\$ 17,031	\$ 4,819
Total Expenditures	\$ 87,400	\$ 21,850	\$ 17,031	\$ 4,819
Excess (Deficiency) of Revenues over Expenditures	\$ (87,400)		\$ (15,894)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ 441,234	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 441,234	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 353,834		\$ (15,894)	
Fund Balance - Beginning	\$ 532,815		\$ 408,457	
Fund Balance - Ending	\$ 886,649		\$ 392,562	

Lakeside Plantation

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 174,203	\$ 141,181	\$ 141,181	\$ -
Assessments - Direct Bill	\$ 8,842	\$ 8,842	\$ 8,842	\$ -
Interest	\$ -	\$ -	\$ 1,356	\$ 1,356
Total Revenues	\$ 183,045	\$ 150,024	\$ 151,379	\$ 1,356
Expenditures:				
Interest - 11/1	\$ 38,399	\$ 38,399	\$ 38,399	\$ -
Principal - 5/1	\$ 105,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 38,399	\$ -	\$ -	\$ -
Total Expenditures	\$ 181,798	\$ 38,399	\$ 38,399	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,248		\$ 112,980	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 1,248		\$ 112,980	
Fund Balance - Beginning	\$ 53,267		\$ 145,110	
Fund Balance - Ending	\$ 54,515		\$ 258,090	

Lakeside Plantation
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments- Tax Roll	\$ -	\$ 344,510	\$ 580,918	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 925,427
Tennis Club	\$ -	\$ 2,075	\$ 5,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,425
Activities	\$ 1,017	\$ 585	\$ 1,043	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,645
Clubhouse Rentals	\$ -	\$ -	\$ 390	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 390
Miscellaneous	\$ 485	\$ 100	\$ 333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 918
Interest Earnings	\$ 4	\$ 1	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10
Insurance Proceeds	\$ -	\$ -	\$ 72,859	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,859
Total Revenues	\$ 1,506	\$ 347,270	\$ 660,898	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,009,674

Expenditures:

General & Administrative:

Supervisor Fees	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
District Manager	\$ 3,825	\$ 3,825	\$ 3,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,475
District Counsel	\$ 3,306	\$ 4,681	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,987
District Engineer	\$ 1,713	\$ 480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,193
Disclosure Report	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250
Trustee Fees	\$ 1,590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,590
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage, Phone, Faxes, Copies	\$ 89	\$ -	\$ 239	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 328
General Liability Insurance	\$ 7,003	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,003
Legal Advertising	\$ 608	\$ 74	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 756
Dues, Licenses & Fees	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Other Current Charges	\$ 3,149	\$ 373	\$ 427	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,950
Property Insurance	\$ 29,546	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,546
Information Technology	\$ 113	\$ 113	\$ 113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 338
Website Administration	\$ 72	\$ 72	\$ 72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 216
Total General & Administrative	\$ 52,097	\$ 10,876	\$ 4,833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,806

Operations & Maintenance

Field Expenditures

Road & Sidewalk Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Area Renewal & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Street Light/Decorative Light	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance - Contract	\$ 12,837	\$ 12,837	\$ 12,837	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,510
Landscape Maintenance - Other	\$ 485	\$ 303	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 787
Lake Maintenance	\$ 966	\$ 966	\$ 966	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,898
Electric Utility Services - Entrance Feature	\$ 350	\$ 143	\$ 133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 626
Water Utility Services - Entrance Feature	\$ 749	\$ 581	\$ 607	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,936
Repairs & Maintenance - Entrance Feature	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hurricane Expenses	\$ 2,820	\$ 10,805	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,625
Subtotal Field Expenditures	\$ 18,206	\$ 25,634	\$ 14,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,382

Lakeside Plantation
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Expenditures													
Personnel Services (Management Contract)	\$ 23,725	\$ 23,725	\$ 25,394	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	72,845
Activities	\$ 1,930	\$ 1,038	\$ 2,558	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,526
License/Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Supplies	\$ 4,050	\$ 1,803	\$ 312	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,165
Maintenance	\$ 311	\$ 1,041	\$ 658	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,009
Office Supplies	\$ 212	\$ 99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	311
Security	\$ 252	\$ 785	\$ 611	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,648
AED	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Telephone & Internet Services	\$ 520	\$ 412	\$ 412	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,344
Janitorial Supplies	\$ 19	\$ 924	\$ 140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,083
Electric Utility Services - Clubhouse	\$ 1,183	\$ 888	\$ 689	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,760
Gas Utility	\$ 16	\$ 16	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	48
Garbage Collection	\$ 168	\$ 168	\$ 185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	522
Water Utility Services - Clubhouse	\$ 172	\$ 777	\$ 346	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,294
Electric Utility Services - Tennis Courts/Pool	\$ 839	\$ 1,123	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,275
Pool Cleaning	\$ 1,900	\$ 1,900	\$ 1,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,700
Pool Maintenance - Other	\$ -	\$ 577	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	583
Tennis Courts - Maintenance	\$ -	\$ 240	\$ 530	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	770
Water Utility Services - Tennis Courts/Pool	\$ 147	\$ 170	\$ 129	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	446
Subtotal Amenity Expenditures	\$ 35,445	\$ 35,687	\$ 35,198	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	106,330
Total Operations & Maintenance	\$ 53,650	\$ 61,321	\$ 49,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	164,712
Total Expenditures	\$ 105,747	\$ 72,197	\$ 54,573	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	232,518
Excess (Deficiency) of Revenues over Expenditures	\$ (104,242)	\$ 275,073	\$ 606,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	777,156
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (104,242)	\$ 275,073	\$ 606,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	777,156

Lakeside Plantation

Community Development District

Long Term Debt Report

SERIES 1999A, CAPITAL IMPROVEMENT REVENUE BONDS		
INTEREST RATE:		6.950%
MATURITY DATE:		5/1/2031
RESERVE FUND REQUIREMENT		MADS
RESERVE FUND REQUIREMENT	\$	182,164
RESERVE FUND BALANCE	\$	80,842
BONDS OUTSTANDING - 9/30/13	\$	1,860,000.00
LESS: PRINCIPAL PAYMENT 5/1/14	\$	(55,000.00)
LESS: PRINCIPAL PAYMENT 11/1/14 (PREPAYMENT)	\$	(5,000.00)
LESS: PRINCIPAL PAYMENT 5/1/15	\$	(60,000.00)
LESS: PRINCIPAL PAYMENT 5/1/16	\$	(60,000.00)
LESS: PRINCIPAL PAYMENT 5/1/17	\$	(65,000.00)
LESS: PRINCIPAL PAYMENT 5/1/18	\$	(70,000.00)
LESS: PRINCIPAL PAYMENT 5/1/19	\$	(75,000.00)
LESS: PRINCIPAL PAYMENT 5/1/20	\$	(80,000.00)
LESS: PRINCIPAL PAYMENT 5/1/21	\$	(85,000.00)
LESS: PRINCIPAL PAYMENT 5/1/21 (PREPAYMENT)	\$	(5,000.00)
LESS: PRINCIPAL PAYMENT 5/1/22	\$	(95,000.00)
LESS: PRINCIPAL PAYMENT 5/1/23	\$	(100,000.00)
Current Bonds Outstanding	\$	1,105,000

SECTION D

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 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

							86.76%	13.24%	100.00%
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	1999 Debt Service	Total
11/28/23	10/01/2023-11/13/2023	\$187,454.94	\$0.00	(\$10,197.53)	\$0.00	\$177,257.41	\$153,794.77	\$23,462.64	\$177,257.41
11/30/23	11/14/2023-11/19/2023	\$223,157.24	\$0.00	(\$3,347.36)	\$0.00	\$219,809.88	\$190,714.79	\$29,095.09	\$219,809.88
12/21/23	11/20/2023-11/30/2023	\$448,068.45	\$0.00	(\$6,721.03)	\$0.00	\$441,347.42	\$382,928.55	\$58,418.87	\$441,347.42
12/28/23	12/01/2023-12/15/2023	\$231,669.12	\$0.00	(\$3,475.04)	\$0.00	\$228,194.08	\$197,989.21	\$30,204.87	\$228,194.08
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 1,090,349.75	\$ -	\$ (23,740.96)	\$ -	\$ 1,066,608.79	\$ 925,427.32	\$ 141,181.47	\$ 1,066,608.79

77%	Net Percent Collected
\$316,276.35	Balance Remaining to Collect

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
11/17/23	11/1/23	9018	\$4,421.02	\$4,421.02	\$4,421.02
11/17/23	2/1/24	9018	\$2,210.51	\$2,210.51	\$2,210.51
11/17/23	5/1/24	9018	\$2,210.50	\$2,210.50	\$2,210.50
			\$ 8,842.03	\$ 8,842.03	\$ 8,842.03

SECTION VI

SECTION A



CommunityXS is a web content management system designed and developed for neighborhoods, communities, development districts, special purpose districts and homeowners' associations that enables managers, staff, and even board members, to create, modify, and remove content from the web. We realize there are some great commercial content management systems out there, but we think they're a little too complicated and our goal is to provide a simple, purpose-driven product specifically designed to meet the needs of a community.

The Back-End

A simple, easy-to-use web content management system.

If we were forced to say only one thing about CommunityXS, we'd say it's simple. A simple solution is easy to learn and easy to use. Purpose-driven solutions start with the user in mind. CommunityXS was built with input from dozens of Managers, and we continue to welcome the input.

With their help, we make a great product with awesome features.

- **Simple** - The content management system is everything you need and nothing more. The interface is clean and consistent.
- **Easy** - We know you're not a developer. There are no short codes, plugins, modules, or add-ons. Most tasks take a few clicks.
- **Efficient** - Manage more than one site! That's right; if you manage more than one site, log in and make changes to all of them.
- **Intuitive** - Although we're happy to provide training, you're probably not going to need it. You'll know what to do within minutes.

The Back-End interface allow users to log on, add, edit and remove web content and documents that appear on the public facing interface.

The Front-End

The content management system is only half of the solution. The public facing web site is just as important to the overall experience. The public facing interface is awesome!

- **It has a history of success.** CommunityXS is in use by many communities and the origins of the application framework date back to 2012. The application has served hundreds of communities over the years.
- **The design is clean and professional.** Presenting critical information is the primary mission of a CommunityXS site. A simple, straightforward, intuitive interface allows visitors to find what they need quickly.
- **The site is “Responsive”.** This is a term used to describe a web interface that’s capable of adapting to the size of the device being used to view the page. With limited display space, like on a phone, certain aspects of the site will change to accommodate the device.
- **It works without dependencies.** There are no client-side dependencies. All aspects of the site work regardless of the hardware or software on the device.
- **It’s highly accessible.** The public facing interface of a CommunityXS site is the most “Accessible” interface. Relative to competing technology, CommunityXS is superior. You won’t find an interface that works as well or goes to the extent to which a CommunityXS site accommodates users with assistive technology.
- **It’s maintained.** The public facing interface is routinely evaluated, with consideration for improved technology, implementation methods and best practices. All sites running on the CommunityXS platform benefit from the updates and improvements to the underlying code and presentation layer of the interface.
- **It’s customizable.** Custom Colors and imagery are unique to each site. While the presentation of the public facing site is structured, many aspects of the site can be configured to provide visitors with a unique experience.

Service Level Options:

Select from a suite of services. There are five services offered in different combinations.

Option:	A	B	C	D	E	F	G	H
	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting
		Site Evaluation	Site Evaluation	Site Evaluation	Site Evaluation	Email (5)	Email (5)	Email (5)
			Email (5)	Email (5)	Email (5)	Email Archive (5)	Email Archive (5)	
				Email Archive (5)	Email Archive (5)	Archive Management		
					Archive Management			
Monthly Total:	\$40	\$120	\$170	\$220	\$240	\$200	\$180	\$130

- Site Hosting – The monthly service fee that cover access to the application and hosting of the website.
- Site Evaluation – The monthly fee that pays for a quarterly accessibility evaluation of the website.
- Email – The monthly cost of a mailbox; typically for a Board of five people. The cost of a mailbox is \$10 a month. Email services are not sold separately and require Site Hosting.
- Email Archive – The monthly cost of email archive. The cost of an archive is \$10.00 month in addition to the mailbox. Archive services are not sold separately and if the service is utilized, all mailboxes must have an archive.
- Email Archive Management – The monthly cost of having an archive manager. The cost of an archive manager is \$20 per month. Archive Management services are not sold separately and require the purchase of Email Archive services.

Transition to CommunityXS:

We typically create a site in less than four hours!

If you're worried about the transition, don't be. It's very simple. It doesn't take too much time and we do it all for you. In most cases, the community has an existing site from which we gather all the content, contacts and documents. We'll move the three most recent years of historical data.

The final step is to transfer and/or point the web address to the CommunityXS servers. This is a technical step and we're happy to handle it too.

APPLICATION HOSTING AGREEMENT

CommunityXS

IMPORTANT - READ CAREFULLY: This Application Hosting Agreement ("Agreement") is a legal Agreement between you, the organization or entity, ("Customer") and VenturesIn.com, Inc. ("Provider") which covers the hosting by Provider of the CommunityXS Content Management System. Provider agrees to provide Service to Customer and Customer agrees to pay Provider for Service subject to the following terms and conditions:

1) Service Term:

- a) The effective date of this Agreement shall be the earlier of either: (i) the date on which Customer is first notified by Provider of Service availability or (ii) the date on which Customer first logs on to Service. This Agreement shall remain in effect until unless terminated by either party by giving forty-five (45) days written notice to the other party. Upon termination, Customer shall advise Provider as to the disposition of any Customer data that is stored as part of Service. A service charge may apply. In the event no disposition instructions are provided, or payment of the service charge is not made, any Customer data shall be deleted by Provider.

2) Fees and Payments

- a) Setup Fee: None
- b) Service Fee: \$40.00 per month.
- c) Domain Name Registration: \$29.99 per year.
- d) Fees for the Service term and any associated services shall be invoiced in advance and shall be payable on receipt or in accordance with any payment terms that are included on the invoice.
- e) If payment is not made according to the terms of the invoice, Provider reserves the right to terminate service.

3) Services:

- a) Provider shall host a web content management system and delivery platform ("Software").
- b) Provider shall provide Customer with application-level access to Software via an internet Uniform Resource Locator (URL) together with a User ID and password. No direct access to server hardware, operating system, database management system or other system resources shall be provided.
- c) Provider shall store all Customer data created and managed by Software, including files, text and parameters; data shall be backed-up on a separate storage system at regular intervals. The amount of storage and monthly network data transfer available to Customer shall not exceed two gigabytes (2GB) and one gigabyte (1GB) respectively, unless otherwise agreed in writing by Provider.

4) Authorized Usage:

- a) Customer agrees that access to Service shall be restricted to authorized agents.
- b) Customer shall use commercially reasonable efforts to protect User IDs and passwords.
- c) Customer agrees that authorized Provider support personnel may access system as required to diagnose and resolve technical issues.

5) Service Level:

- a) Service shall be always available to Customer unless maintenance or upgrades require the system to be unavailable.

6) Limited Warranty:

- a) Provider warrants that the Service will conform substantially with the Service Level for the term of the Service. Customer acknowledges that Provider does not warrant that the Service shall be uninterrupted or error-free.

7) Customer Remedies:

- a) Provider's entire liability and Customer's exclusive remedy shall be as defined in this Agreement. No other remedies are provided to Customer under this Agreement.

8) No Other Warranties:

- a) Except for the Limited Warranty stated above, and to the maximum extent permitted by law, Provider disclaims all other warranties whether express or implied.

9) Limited Liability:

- a) It is expressly agreed that in no event shall Provider be liable for any damages whatsoever. The total liability of Provider to Customer, and anyone claiming by, through, or under Customer for any claims, losses, costs, or damages whatsoever arising out of, or resulting from use or inability to use the Service, from any cause or causes, including but not limited to loss of data, service interruption, negligence, professional errors and omissions, strict liability, breach of contract, or failure to perform, shall not exceed the total compensation received by Provider for Services.

10) Other Agreements:

- a) This Agreement overrides all prior written and oral communications regarding the Service and sets out the entire agreement between Provider and the Customer.
- b) Supplemental Agreements for Consulting Service may extend the Services related to hosting the Software. Other agreements attached hereto include specific terms relating to other services and only apply during the term of this agreement.

11) No Waiver:

- a) Any failure by either party to exercise an option or right conferred by this Agreement shall not of itself constitute or be deemed a waiver of such option or right.

12) Severability:

- a) If any provision in this Agreement is declared void or unenforceable by any judicial or administrative authority this shall not nullify the remaining provisions of this Agreement which shall remain in full force and effect.

13) Law:

- a) This Agreement shall be governed by the laws of the State of Florida and the parties agree to submit to the exclusive jurisdiction and venue of the Court of Hillsborough County, Florida in connection with any legal actions hereunder.

14) General:

- a) Should you have any questions concerning this Agreement, or if you desire to contact Provider for any reason, please write: VenturesIn.com, Inc., P.O. Box 272855, Tampa, Florida 33688.

I agree to the terms and conditions of this Hosting Agreement.

Customer Signature

Organization/Community/CDD/HOA

Print Name and Title

Sign

Date

www.communityxs.com

SUPPLEMENTAL AGREEMENT FOR WEBSITE ACCESSIBILITY CONSULTING SERVICE

CommunityXS

IMPORTANT - READ CAREFULLY: This Supplemental Agreement for Website Accessibility Consulting Service ("Agreement") is a legal Agreement between you, the organization or entity, ("Customer") and VenturesIn.com, Inc. ("Consultant") which covers the service by Consultant to perform a website accessibility audit and remediation. Consultant agrees to provide Service to Customer and Customer agrees to pay Consultant for Service subject to the following terms and conditions:

15) Engagement:

- a) Customer desires that Consultant conduct a website accessibility evaluation of a CommunityXS application-based web site.
- b) Customer desires that Consultant remedy issues found during a website accessibility evaluation.
- c) This Agreement shall remain in effect until unless terminated by either party by giving forty-five (45) days written notice to the other party.

16) Fees and Payments

- a) Service Fee: \$40.00 per month.
- b) Fees for the Services and any associated services shall be invoiced in advance and shall be payable on receipt or in accordance with any payment terms that are included on the invoice.
- c) If payment is not made according to the terms of the invoice, VenturesIn reserves the right to terminate Services.

17) Services:

- a) Consultant shall, pursuant to the terms of this Agreement perform a comprehensive website accessibility evaluation (the "Services") with respect to the Web Content Accessibility Guidelines (WCAG) set forth by the World Wide Web Consortium (W3C) Web Accessibility Initiative (WAI). The consultant shall use a variety of tools and software products to facilitate the website accessibility evaluation. The Consultant shall evaluate all website content using automated testing tools and shall manually evaluate each page by reading or otherwise visually inspecting all elements.
- b) Consultant shall, pursuant to the terms of this Agreement, modify website code and content (the "Services") to conform to the Web Content Accessibility Guidelines (WCAG) set forth by the World Wide Web Consortium (W3C) Web Accessibility Initiative (WAI).

18) Performance:

- a) Conformance to the Web Content Accessibility Guidelines (WCAG) shall be measured and scored by automated accessibility audits generated by Lighthouse, an open-source website auditing suite developed and maintained by Google.
- b) Consultant agrees to modify web code and content to reach an Accessibility score of one hundred (100); indicating all applicable automated audits are "Passed".

19) Service Frequency:

- a) Service shall be performed once per calendar quarter within five (5) days of the previous date of Service.

20) Authorized Usage:

- a) Customer agrees that authorized VenturesIn support personnel may access system as required to facilitate Services.

21) Errors and Omissions:

- a) Subject to the terms of this Agreement, the Customer shall not be prejudiced in any way by inadvertent errors or omissions made by Consultant in connection with this Agreement provided such errors and omissions are corrected promptly following discovery thereof. Upon the discovery of an inadvertent error or omission, Consultant shall make all appropriate adjustments as soon as practicable to correct such inadvertent error or omission.

22) Limitation of Liability

- a) It is expressly agreed that in no event shall Consultant be liable for any damages whatsoever. The total liability of Consultant to Customer, and anyone claiming by, through, or under Customer for any claims, losses, costs, or damages whatsoever arising out of, resulting from or in any way related to this Service or Agreement from any cause or causes, including but not limited to negligence, professional errors and omissions, strict liability, breach of contract, or failure to perform, shall not exceed the total compensation received by Consultant for Services.

23) Customer Remedies:

- a) Consultant's entire liability and Customer's exclusive remedy shall be as defined in this Agreement. No other remedies are provided to Customer under this Agreement.

24) Supplemental Agreement:

- a) This Agreement supplements, and is automatically terminated upon termination of, the Application Hosting Agreement CommunityXS.

25) No Waiver:

- a) Any failure by either party to exercise an option or right conferred by this Agreement shall not of itself constitute or be deemed a waiver of such option or right.

26) Severability:

- a) If any provision in this Agreement is declared void or unenforceable by any judicial or administrative authority this shall not nullify the remaining provisions of this Agreement which shall remain in full force and effect.

27) Law:

- a) This Agreement shall be governed by the laws of the State of Florida and the parties agree to submit to the exclusive jurisdiction and venue of the Court of Hillsborough County, Florida in connection with any legal actions hereunder.

28) General:

- a) Should you have any questions concerning this Agreement, or if you desire to contact VenturesIn for any reason, please write:
VenturesIn.com, Inc., P.O. Box 272855, Tampa, Florida 33688.

I agree to the terms and conditions of this Consultant Service Agreement.

Customer Signature

Organization/Community/CDD/HOA

Print Name and Title

Sign

Date

SECTION B

**FIRST AMENDMENT TO ADDENDUM TO PROPOSAL BETWEEN THE LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") AND WELCH TENNIS COURTS, INC.
("CONTRACTOR") FOR TENNIS COURT RESURFACING**

District:	Lakeside Plantation Community Development District	Contractor:	Welch Tennis Courts, Inc.
Mailing Address:	4648 Eagle Falls Place Tampa, Florida 33619	Mailing Address:	4501 Old U.S. Highway 41 South P.O. Box 7770 Sun City, Florida 33586
Phone:	(813) 344-4844	Phone:	(813) 641-7787

The following provisions govern the *Addendum to Proposal for Tennis Court Resurfacing*, dated February 2, 2023 ("Agreement"), as amended by Contractor's Change Order #1, dated October 31, 2023, and attached hereto as Exhibit A (hereinafter referred to as the "Change Order," and as modified by this amendment, the "First Amendment") for tennis court resurfacing services:

1. This First Amendment shall be deemed effective as of the date of full execution of this First Amendment and the Change Order.
2. The Agreement is hereby amended by this First Amendment, as reflected in the Change Order, to remove the scope of work identified in Section 2 "LED LIGHTING SYSTEM" of Contractor's Proposal attached to the Agreement as Exhibit A.
3. Compensation for the services identified in the Agreement is hereby reduced by \$110,800, resulting in a net total of \$148,300.
4. All other provisions of the Agreement shall remain in full force and effect, unaltered by this First Amendment.

WELCH TENNIS COURTS, INC.

By: 
 Its: President
 Date: 11/21/23

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

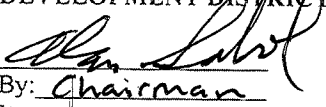
By: 
 Its: Chairman
 Date: 11/27/23

Exhibit A: Contractor's Change Order

EXHIBIT A



Welch Tennis Courts, Inc.
 4901 Old US Hwy 41 S
 P.O. Box 7770
 Sun City FL 33266
 813,441-7777

Change Order

Order# 1
 Order Date: 10/31/2020
 Job Number: 230059

To: LAKESIDE PLANTATION
 2200 PLANTATION BLVD.
 NORTH PORT FL 34289

Project: Lakeside Plantation Light & Fence
 2200 PLANTATION BLVD.
 NORTH PORT FL 34289

Description of Work	Amount
Remove lights from scope	-110,800.00

Notes

Remove contract section #2 "LED LIGHTING SYSTEM" from the scope of work.

Negative changes will lower the contract amount and require no additional payment by owner.

Requested Amount of Change

-110,800.00

The original Contract Sum was	259,100.00
Net change by previous Change Orders	0.00
The Contract Sum prior to this Change Order	259,100.00
The Contract Sum will be changed by this Change Order	-110,800.00
The new Contract Sum including this Change Order will be	148,300.00
The Contract Time will be changed by	0 Days

This Change Order is issued to CLARIFY, ADD TO, REVISE AND OR DELETE items of the Contract Documents for this work. The Change Order is a part of the Contract Documents and acknowledgement of its receipt shall be noted.

Owner: [Signature] Date: 11/27/23
 Contractor: [Signature] Date: 11/21/23

Below is a breakdown of the initial contract price with all the change orders.

<i>Original Contract amount:</i>	<i>\$259,100.00</i>
<i>Change Order 1-Remove the lights:</i>	<i>(\$110,800.00) This one has been approved on 11/27/23 = Fence replacement and permit only</i>
<i>Change Order 2-Reduction in fence:</i>	<i>(\$45,500.00) Possible changes after Jan Meeting, Pending Approval</i>
<i>Change Order 3-Add Windscreens:</i>	<i>\$8,208.00 Pending Approval</i>
<i>Change Order 4-Replace net posts:</i>	<i>\$2,600.00 Pending Approval</i>
<i>Change Order 5-Larger Canopy:</i>	<i>\$48,900.00 Pending Approval</i>
<i>Subtotal if all approved:</i>	<i>\$162,508.00</i>

Along with the decisions on the change orders, we need your selection for the canvas color for the canopy, the permit is being held for that decision.

SECTION C

LAKESIDE PLANTATION COMMUNITY

DEVELOPMENT DISTRICT

AMENITY FACILITIES POLICIES

Last Revised & Adopted
November 27, 2023 (“Effective Date”)

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

TABLE OF CONTENTS

	<u>Page</u>
TABLE OF CONTENTS.....	2
DEFINITIONS.....	3
IDENTIFICATION FOBS.....	4
NON-RESIDENT ANNUAL USER FEE.....	4
HOMEOWNERS ASSOCIATION USE OF FACILITIES.....	5
COMMUNITY CLUB USE OF FACILITIES.....	5
GUEST POLICIES.....	5
RENTER’S PRIVILEGES.....	6
GENERAL FACILITY PROVISIONS.....	6
LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY.....	9
GENERAL LAKESIDE PLANTATION AMENITY FACILITY USAGE POLICY.....	10
GENERAL SWIMMING POOL RULES.....	10
SPA RULES.....	12
SWIMMING POOL: THUNDERSTORM POLICY.....	12
FITNESS CENTER POLICIES.....	12
GENERAL FACILITY RESERVATION POLICY.....	13
TENNIS FACILITY POLICIES.....	14
BASKETBALL FACILITY POLICIES.....	15
PICKLEBALL FACILITY POLICIES.....	15
BOCCE POLICIES.....	16
CARD ROOM AND BILLIARDS ROOM POLICIES.....	17
FISHING POLICY.....	17
WILDLIFE POLICY.....	17
SUSPENSION AND TERMINATION OF PRIVILEGES.....	17
AMENITIES RATES, DEPOSITS & FEES.....	20

DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IDENTIFICATION FOBS

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

NON-RESIDENT ANNUAL USER FEE

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

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

HOMEOWNERS ASSOCIATION USE OF FACILITIES

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

COMMUNITY CLUB USE OF FACILITIES

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

GUEST POLICIES

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

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

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

RENTER'S PRIVILEGES

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

GENERAL FACILITY PROVISIONS

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

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

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

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

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

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

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

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

GENERAL LAKESIDE PLANTATION AMENITY FACILITY USAGE POLICY

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

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

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

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

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

GENERAL SWIMMING POOL RULES

NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK

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

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

SPA RULES

NO LIFEGUARD ON DUTY -- BATHE AT YOUR OWN RISK

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

SWIMMING POOL: THUNDERSTORM POLICY

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

FITNESS CENTER POLICIES

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

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

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

GENERAL FACILITY RESERVATION POLICY

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

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

TENNIS FACILITY POLICIES

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

GENERAL POLICIES

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

GUEST POLICY

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

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

TENNIS COURTS: THUNDERSTORM POLICY

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

BASKETBALL FACILITY POLICIES

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

PICKLEBALL FACILITY POLICIES

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

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

BOCCE POLICIES

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

CARD ROOM AND BILLIARDS ROOM POLICIES

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

FISHING POLICY

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

WILDLIFE POLICY

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

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

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

SUSPENSION AND TERMINATION OF PRIVILEGES

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

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

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

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

Lakeside Plantation CDD
AMENITIES RATES, DEPOSITS & FEES

Law Implemented: ss. 190.011, 190.035, Fla. Stat.
Effective Date: November 27, 2023

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

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

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

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

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

Rental Rates	Adopted Fee	Deposit
Standard Rental of Great Room (<i>maximum of 6 hours</i>)	Patron: \$300.00 Non-Resident: \$450	Patron: \$300.00 Non-Resident: \$450
Standard Rental of Multi-Purpose Room / Library (<i>minimum of 1 hour; maximum of 6 hours</i>)	Patron: \$30.00/hour Non-Resident: \$45/hour	Patron: \$50.00 Non-Resident: \$75
Additional "Closing Charge" (<i>if renter requires additional clean-up time after rental expires, or for events after 8 p.m.</i>)	Patron: \$50/half hour Non-Resident: \$75/ half hour	N/A
Additional Fee for Events with Alcoholic Beverages (<i>additional fee and deposit charged to renters of the Amenity Facilities for events with alcoholic beverages; such events are subject to advance approval by amenity staff and are subject to the District's Policies</i>)	Patron: \$500 Non-Resident: \$750	Patron: \$500 Non-Resident: \$750
Additional Staffing & Services Fee	Patrons & Non-Residents: District cost plus up to an additional 20%	N/A
Fee for Access to Set-Up Rented Room before start of rental time	Patron: \$30.00/hour Non-Resident: \$45/hour	N/A
Rental of Tables/Chairs without room rental	\$10.00/day for 1 table and 6 chair	\$50.00

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

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

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

5. Non-Resident Programs, Activities, Services and Goods Fees. As set forth in more detail in the District's Amenity Facilities Policies, and as a general rule, only Patrons and Guests are authorized to use the District's Amenity Facilities and enroll in community programming. That said, where authorized by the District, Non-Residents may attend certain events or programs and purchase goods and services of the District. Non- Residents participating in a program will pay the price of the program plus an additional 15%; however, they will not be required to pay the Non-Resident Annual User Fee. Non-Residents will pay for goods at the same prices as Patrons.

6. Rental Rates. Any Patron or Non-Resident wishing to rent portions of the Amenity Facilities must pay the appropriate fee and submit a security deposit in the amounts set forth in the chart above and, in the Facility Manager's sole discretion, be required to enter into a rental agreement with the District. Non-Residents renting the Amenity Facilities are not required to pay the Non-Resident Annual User Fee. All required deposits shall be paid in advance of the event in accordance with the District's Amenity Facilities Policies. The Facility Manager and renter shall coordinate and participate in pre- and post-event inspections of any rented Amenity Facility. The refunding of the Deposit, if any, shall not occur until the District representative has verified that the rented Amenity Facility is in the same or better condition than indicated on the pre-inspection checklist. All fees shall be non-refundable after receipt by the District except when notice of cancellation is received at least one (1) month in advance of the reserved date; provided however, exceptions to the refund policy may be made from time to time, in the Facilities Manager's sole discretion. The Board may adjust by resolution adopted at a duly noticed public meeting any of the rental fees set forth herein by not more than ten percent (10%) per year to reflect actual costs of operation of the amenities, to promote use of the amenities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may in its discretion authorize discounts.

7. Rental Events with Alcoholic Beverages. The District is **NOT** licensed for the sale of alcoholic beverages. Any Patron or Non-Resident renting the Amenity Facilities ("Facility Renter") that desires to provide alcoholic beverages for consumption during the rental event must abide by the following:

- i. Facility Renter must notify the Facility Manager in advance and receive approval for the service of alcoholic beverages at rental events, which the Facility Manager may approve in its sole discretion.
- ii. Facility Renters must adhere to all federal and state laws regulating the service of alcoholic beverages, including but not limited to any required licenses or other approvals necessary for the service of alcoholic beverages.

- iii. Facility Renters acknowledges and agrees it assumes the risk and holds the District, its supervisors, offices, agents, and staff harmless from any and all liability arising out of the use of alcohol at rental events.
- iv. Facility Renter shall provide (or cause a licensed bar service vendor) to provide liquor liability insurance in an amount no less than \$1,000,000 or event insurance acceptable to the District in an amount no less than \$1,000,000. The District shall be named as an additional insured party on any such policy. Facility Renter shall furnish a certificate to the District showing compliance prior to any rental event with alcohol.
- v. Rental event attendees must be at least twenty-one (21) years of age to be served alcohol and must present valid picture identification at the request of District staff.
- vi. The District reserves the right to ask intoxicated persons to leave the District's property or to require the suspension of service of alcohol at rental events at any time, in its sole discretion.

8. Special Provisions for Rental Events. The District may in its sole discretion require additional staffing, cleaning, security, or other service for any given event. If such additional services are provided through the District, the District may charge an additional fee for the event equal to the cost of such staffing, cleaning, security or service plus up to an additional 20%, as determined by the Facility Manager. Alternatively, the District may require Facility Renters directly contract for such services; provided the District must approve the contracted vendor. Unless identified herein, no other amenities or facilities of the District may be rented.

9. Insurance for Rental Events. The District may in its sole discretion require Facility Renter obtain, at Facility Renter's cost, additional liability insurance coverage for any given rental event. The District shall be named on these policies as an additional insured party.

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

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

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

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

SECTION D

**AGREEMENT BETWEEN THE LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT AND ALPHA FOUNDATION SPECIALISTS, LLC,
FOR SIDEWALK REPAIR SERVICES**

THIS AGREEMENT (“Agreement”) is made and entered into this ____ day of _____ 2023, by and between:

Lakeside Plantation Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of North Port, Florida, and whose mailing address is 4648 Eagle Falls Place, Tampa, Florida 33619 (the “**District**”); and

Alpha Foundation Specialists, LLC, a Delaware limited liability company, with a mailing address of 1755 Benchmark Avenue, Fort Myers, Florida 33905 (“**Contractor**,” together with District the “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “**Act**”), by ordinance enacted by the City of North Port, Florida; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide sidewalk repair services as identified in **Exhibits A-1** and **A-2**, attached hereto and incorporated by reference herein; and

WHEREAS, Contractor submitted the proposals provided in **Exhibits A-1** and **A-2** and represents that it is qualified to provide sidewalk repair services and has agreed to provide to the District those services (“**Services**”); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

SECTION 2. DUTIES. The District agrees to use Contractor to provide the Services in accordance with the terms of this Agreement.

- A. Contractor shall provide sidewalk repair Services, as described in **Exhibits A-1 and A-2**. The Services shall include any effort specifically required by this Agreement and **Exhibits A-1 and A-2** reasonably necessary to allow the District to receive the maximum benefit of all of the Services and items described herein and demonstrated in **Exhibits A-1 and A-2**, including but not limited to, the repair, construction, installation, and all materials reasonably necessary. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibits A-1 and A-2**, this Agreement controls.
- B. Services shall commence on a date and time to be agreed to by the District Representative (hereinafter defined) and Contractor. Such date and time may be extended in writing by the District in its sole discretion or terminated earlier in accordance with Section 13 herein.
- C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D. Contractor shall perform all Services in a neat and workmanlike manner. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Services.
- E. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- F. Contractor shall report directly to **Alex Murphy**, the Amenity Manager, or her designee ("**District Representative**"). The District Representative shall have complete authority to (1) instruct Contractor that the Services be completed in phases and/or to prioritize the order in which the Services are completed; and (2) transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Contractor's services. Notwithstanding the prior sentence, should Contractor determine the completion of the Services in phases as instructed by the District Representative result in additional costs, Contractor will immediately notify District Representative of such and Contractor and District Representative agree to negotiate such additional cost as provided for in Section 3.B. Contractor shall confirm each area to be repaired with District Representative prior to commencing Services for such area.
- G. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting

from Contractor's activities and work within twenty-four (24) hours.

- G. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so and the cost thereof shall be charged to the Contractor.

SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.

- A. The District shall pay Contractor **Ten Thousand Fifty-Nine Dollars and Sixty-Three Cents (\$10,059.63)**, twenty-five percent (25%) of which shall be due upon execution of this Agreement by the Parties and the remaining seventy-five percent (75%) due upon completion and acceptance of the Services as identified in **Exhibit A-1** by the District. The District shall pay Contractor **Eighty Eight Thousand Sixty-Six Dollars and Eighty-Eight Cents (\$88,066.88)**, twenty-five percent (25%) of which shall be due upon execution of this Agreement by the Parties and the remaining seventy-five percent (75%) due upon completion and acceptance of the Services as identified in **Exhibit A-2** by the District. Contractor shall invoice the District for the Services pursuant to the terms of this Agreement. The District shall provide payment within forty-five (45) days of receipt of invoices. Such amounts include all materials and labor provided for in **Exhibits A-1 and A-2** and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Services.
- B. If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, work authorization, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
- C. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. WARRANTY. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all work provided by the Contractor pursuant to this Agreement shall be warranted as provided in **Exhibits A-1 and A-2**, including the 5-year Service Plan as specified therein. Neither final acceptance of the work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or work. If any of the materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner's within the District.

SECTION 5. INSURANCE.

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:
- (1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2)** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i)** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - (3)** Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
 - (4)** Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B.** The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

- C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 6. INDEMNIFICATION.

- A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.
- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the

Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 9. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 13. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District

may have against the Contractor.

SECTION 14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibits A-1 and A-2** shall apply to this Agreement and **Exhibits A-1 and A-2** shall not be incorporated herein, except that **Exhibits A-1 and A-2** are applicable to the extent that they state the scope of services for the labor and materials to be provided under this Agreement.

SECTION 20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 22. NOTICES. All notices, requests, consents and other communications under this Agreement (“**Notice**” or “**Notices**”) shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District:

Lakeside Plantation Community
Development District
4648 Eagle Falls Place
Tampa, Florida 33618
Attn: District Manager

With a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor:

Alpha Foundation Specialists, LLC
1755 Benchmark Avenue
Fort Myers, Florida 33905
Attn: Jacob Price

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 23. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 24. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Sarasota County, Florida.

SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jordan Lansford** (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT PH: (813) 344-4844, 4648 EAGLE FALLS PLACE, TAMPA, FLORIDA 33619, OR EMAIL JLANSFORD@GMS-TAMPA.COM.

SECTION 26. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 27. ARM’S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 28. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 29. COMPLIANCE WITH E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

- A.** If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.
- B.** In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.
- C.** By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

Attest:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

ALPHA FOUNDATION SPECIALISTS, LLC

(Signature of Witness)

By: _____
Print: _____
Its: _____

Exhibit A-1: Scope of Services (Clubhouse)

Exhibit A-2: Scope of Services (Community)

EXHIBIT A-1
(Clubhouse)

Fort Myers
1755 Benchmark Ave
Fort Myers, FL 33905



Toll Free: (800) 714-3020
Website: www.alphafoundations.com

CONTRACT

Licensed Contractor CBC1257350	Date 8/15/2023
Customer Margie Gerstmann	Phone (Work or Home) (941) 423-5500
Project Location 2200 Plantation Blvd North Port, FL 34289	E-mail manager@lakesideplantationcdd.com

PROPOSED PRODUCTS	QTY
5 Year Annual Service Plan	1.0
Poly foam injection lift and stabilize	600.0
Concrete remove and replace (as specified)	140.0
Subtotal	\$11,449.00
Discount	\$1,488.37
Fuel Surcharge	\$99.00
Contract Price	\$10,059.63

This Contract, along with the Terms and Conditions, the Warranties, the Notice of Cancellation, and the Payment Terms form the contract (the "Contract") between the Customer and Alpha Foundation Specialists, LLC (the "Contractor").

X_____ Customer is responsible for removing all personal items from the work area.	X_____ A full perimeter drainage system with sump pump was recommended.
X_____ Customer assumes responsibility for damages to hidden or unmarked utility lines.	X_____ Customer is aware of warranty and all addenda.
X_____ Stabilization is warranted. Contractor can attempt to lift at Customer's request.	X_____ Customer is responsible for providing all necessary electrical outlets.

Acceptance of Contract - The above prices, specifications, conditions, and separate warranty are satisfactory and hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above or in accordance with the attached addendum. Subject to the Terms and Conditions, Contractor shall endeavor to start work within one hundred fifty (150) days of the date of the Contract and shall endeavor to complete the work within an estimated one hundred twenty (120) days of the start date of the work..

Customer

X_____

X_____

Date 8/15/2023

Contractor

X_____

Date 8/15/2023

Supplemental Notes Alpha Foundation Specialists, LLC to:

Product Specifications

5 Year Annual Service Plan

Five years of service is included in this contract. Customer is aware this will be on the anniversary date of install completed. This is not refundable and will transfer to new home owners if house is sold.

Terms and Conditions

1. **Services.** Alpha Foundation Specialists, LLC d/b/a Alpha Foundations, license no.CBC1257350, is licensed by the Florida Department of Business and Professional Regulation. This Contract for the services requested by Customer (the "Work") is based primarily upon Customer's description of the project and/or the related problem(s) and is intended to remediate those problem(s). Contractor assumes existing construction generally complies with the relevant building codes. Any drawing(s) attached to the Contract are intended solely for illustration purposes, are not to scale, and do not create any additional representation, warranty, or commitment on the part of Contractor in connection with the Work. Contractor is not responsible for products, services, or conditions not expressly reflected herein, not expressly included in the Contract, and not purchased and paid for by Customer. Start dates and completion deadlines for the Work are approximate and may be affected by events beyond Contractor's control, such as weather, permitting issues, access to the property, etc. Any delay caused by events beyond the control of Contractor shall not constitute abandonment and shall not be included in calculating timeframes for payment and performance. Contractor reserves the right to amend the scope of the Work in order to best address the project and/or problems. Any changes to the scope of Work which change the cost, materials, work to be performed, or estimated completion date must be made in writing, signed by both parties, and paid for before the Work can be performed. Any deviation from the scope of Work set forth in the Contract that results in additional costs, including but not limited to unforeseen site conditions, unusual building construction, changes needed after Contractor's engineering/ management review of the signed Contract, and/or special requirements from the county/city/agency, will become an extra charge over and above the contract amount set forth in the Contract. If Customer and Contractor cannot agree on the amount of such additional costs and sign an amendment to the Contract, then Contractor has the option, at its sole discretion, of not proceeding with the Work and canceling the Contract for its convenience. Contractor reserves the right to substitute a product with an equivalent or superior product. The Work will be completed in a workmanlike manner according to the standard practices of the industry, and Contractor will comply with local permitting, inspection, and zoning requirements.
2. **Acceptance of Contract.** By signing the Contract, Customer acknowledges that he/she understands and accepts all terms, the Terms and Conditions and the Warranties, and desires to enter into a contract with Contractor for the completion of the Work. Customer's signature authorizes Contractor to perform the Work as specified in the Contract. The Contract may be withdrawn by Contractor if it is not accepted within thirty (30) days from the date of delivery.
3. **Compensation.** Customer agrees to pay Contractor compensation as set forth in the Contract. Payment must be made in full upon completion of the Work. Failure by Customer to make payments when due shall constitute a breach of the Contract. A service fee of \$25 will be charged for each returned check, and interest at a rate of 1% per month shall be applied to any amounts owed by Customer to Contractor (both pre-judgment and post-judgment) if Customer fails to pay the amounts owed for the Work as agreed.
4. **Insurance.** Contractor represents and warrants that it maintains insurance as set forth in the Contractor's Certificate of Liability Insurance, which can be made available upon request.
5. **Dispute Resolution.** Dispute Resolution. The Contract shall be governed by the law of the place where the project is located, excluding that jurisdiction's choice of law rules. Except for instances of failure to pay the full amount of the Contract, any claim, dispute, or other matter in controversy arising out of or related to this Contract or breach thereof shall be settled by arbitration administered by the American Arbitration Association ("AAA") in accordance with its Construction Industry Arbitration Rules in the place where the project is located, unless another location is mutually agreed upon, and judgment on the award rendered by the single arbitrator appointed to decide such proceeding may be entered in accordance with applicable law in any court having jurisdiction thereof. The fee schedule is listed on the AAA website at <http://info.adr.org/constructionfeeschedule/>. The arbitrator has the discretion and authority to award such remedies as may be available under applicable law. Each party shall be responsible for its own attorneys' fees for the arbitration. If payment in full is not made when due, Contractor is entitled to proceed with litigation and may recover all expenses of collection, including attorneys' fees, court costs, court reporter fees, and expert witness fees, in such amount as the court may adjudge reasonable. Contractor is also entitled to recover interest on the unpaid amount from the date due until paid at the rate of 1% per month. EACH PARTY TO THIS CONTRACT FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, WAIVES ALL RIGHTS TO TRIAL BY JURY FOR ANY CLAIM, DISPUTE, OR OTHER MATTER IN CONTROVERSY ARISING OUT OF OR RELATED TO THIS CONTRACT.
6. **Customer's Responsibility.**
 - a. **Cosmetic Repairs.** Unless specifically noted in the Contract, Contractor is not responsible for any cosmetic repairs. Rather, Customer is responsible for any finished carpentry, painting, repointing, electrical work, extending discharge lines, replacement of floor tiles, carpeting, paneling, etc. that may be necessary after Contractor has completed the Work, unless such repairs are specifically identified in the Contract. When trenching or excavation is required, Contractor will backfill and compact soil to the best of its ability; however, Customer may need to add more topsoil at a later date if the excavated area settles. Customer is also responsible for any landscaping, reseeded, and resodding that may be necessary after Contractor has completed the Work.
 - b. **Utilities.** Contractor will call the appropriate utility protection service or damage prevention authority (i.e., 811 or "Miss Utility") to have all public underground utilities located. If Customer lives at a rural address, public lines will only be located to the pole or Customer's property line. Customer is responsible for marking any private lines such as satellite dish cables, propane lines, low voltage lighting wires, sprinkler system lines, security system wires, services to outbuildings and swimming pools, etc. Customer assumes all responsibility for damage caused to hidden, buried, or unmarked fuel/utility/service/private lines. Unless otherwise noted, electrical work is not included in this Contract and problems with electrical connections are the responsibility of Customer.
 - c. **Water Seepage.** Customer agrees to maintain positive drainage away from any wall(s) repaired by wall anchors, foundation piers, and/or carbon fiber strips/reinforcers. In the event of a wall anchor installation, a Water Management System is recommended to reduce hydrostatic pressure (which increases at greater depths) on the wall(s) and reduce the chance of water seepage into the basement. Water seepage into any area of the basement is NOT covered by the attached Warranties.
 - d. **Access and Personal Property.** Customer shall provide access to the areas where the Work is to be performed and shall furnish utilities of electric and water at no cost to Contractor. Customer shall prepare such areas so that Contractor can begin work, including moving all items at least 10 feet away from areas where Work is to be performed and adequately sealing off living space from work areas. Customer shall remove or protect personal property, inside and outside of the residence, including but not limited to carpets, rugs, shrubs and plants, and Contractor shall not be responsible for said items. In the event that the removals have not been completed by the scheduled start date for Work, Customer shall be assessed a trip fee of \$250. Contractor may offer, but is not required, to assist (i) in the preparation of the Work areas and/or (ii) in the removal and replacement of drywall, paneling, flooring, finish carpentry, wall coverings, or landscaping at a rate of \$40 per man hour.
 - e. **Representations.** Customer warrants that except as described in the request for service, all electrical, plumbing, HVAC, restoration, and handyman services located on the property are in good repair and condition and agrees to indemnify Contractor for any defective conditions that exist prior to or that occur after performance of the Work through no fault of Contractor. Customer is responsible for protecting the components that Contractor provides from future damage and shall follow all instructions provided in maintaining and protecting such components.
7. **On-Site Meetings.** Customer shall meet with Contractor on-site before the Work begins and shall meet with Contractor on-site when the Work is completed and ready for inspection such that Contractor can explain the Work and finalize payment by Customer. Customer shall be responsible for being present on-site during any attempts to lift any part of the structure and/or concrete pavement.
8. **Notice and Contractor's Right to Cure.** Customer shall promptly report, in writing, any problems with the Work to Contractor. If the problem with the Work is attributable to Contractor, Contractor will begin to repair/correct the problem within fourteen (14) days of receipt of written notice and shall complete the repair/correction in a reasonable time.
9. **Assignment.** This Contract will be binding upon the parties hereto and their respective successors and assigns. This Contract is not assignable without the written consent of both parties.
10. **Miscellaneous.** This Contract constitutes the entire agreement of the parties. All prior agreements, whether written or oral, are merged herein and shall be of no force or effect. This Contract shall not be modified except in writing signed by both parties. The waiver by any party of a breach or the failure to enforce any provision of this Contract shall not operate as a continued waiver or agreement or be construed as any other waiver or agreement. The validity, performance, and construction of this Contract shall be governed and interpreted in accordance with the law of the place where the project is located. If any term, condition, or provision of this Contract is found unenforceable by a court of law or equity, this Contract shall be construed as though that term, condition, or provision did not exist, and its unenforceability shall have no effect whatsoever on the rest of this Contract.
11. **Signatures.** This Contract may be executed in any number of counterparts, each of which shall, when executed, be deemed to be an original and all of which shall be deemed to be one and the same instrument. This Contract may be executed by facsimile or electronic signature pages which shall have the same force and effect as original executed signature pages. The person signing below for Customer represents that he/she has authority to act on behalf of the owner(s) of the property described in the Contract.
12. **Limitation of Liability.** IN NO EVENT SHALL CONTRACTOR BE RESPONSIBLE FOR INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO, LOSS OF USE OF THE SUBJECT PROPERTY, DAMAGE TO ANY PROPERTY NOT FURNISHED BY CONTRACTOR, ATTORNEYS' FEES, EXPERT FEES AND/OR COSTS.
13. **FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND.**

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF CUSTOMER LOSES MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: (850) 921-6593, Construction Industry Licensing Board, 2601 Blair Stone Road, Tallahassee, Florida 32399.

IN WITNESS WHEREOF, Customer and Contractor have caused their duly authorized representatives to execute this Contract as of the date first written above.

Customer

Name: X_____

By: Margie Gerstmann

Contractor Alpha Foundation Specialists, LLC

Name: X_____

By: Jon Quintero

Warranties

These Warranties are in effect only after the Work is completed and Customer has paid in full. If payment is not received, these Warranties are null and void. These Warranties are made in lieu of all other warranties, express or implied, and of all other obligations on the part of Contractor to Customer. There are no other oral or written warranties. There are no warranties which extend beyond the descriptions that appear below, including no warranties of express or implied merchantability and no warranties of express or implied fitness for a particular purpose. These Warranties are transferable to future owners of the structure on which the Work is completed. Contractor shall charge a fee of \$200 to complete a system inspection and new owner orientation. All warranty claims must be brought prior to the expiration of the applicable warranty period in order to be valid. Contractor does not warrant products not mentioned herein. Some products may be covered by a separate manufacturer's warranty, and Customer is responsible for compliance with any notice and claim procedure included in such warranties.

1. Definitions. The term "stabilize," as used in these Warranties, shall mean to make unlikely to give way or fail. The term "horizontal movement," as used in these Warranties shall mean bowing. The term "vertical movement," as used in these Warranties shall mean settlement.
2. Wall Support Systems. Contractor hereby warrants that wall support systems, including wall anchors, carbon fiber strips, and steel I-beam systems, will stop further inward horizontal movement of the wall(s) in the areas where they are installed for the lifetime of the structure from the date of installation. Wall support systems are warranted only to stabilize repaired walls(s), not straighten. Walls that do not have wall support systems installed by Contractor entirely from corner to corner are not warranted. Contractor recommends annual maintenance for wall support systems. The cost of maintenance is not included in this contract, but maintenance is available from Contractor at an additional charge. For Carbon Fiber Strips, contractor does not warrant against: (1) any tipping or leaning at the top of the wall(s) repaired; (2) shearing or sliding at the bottom of the wall(s) repaired. In the rare instance that the repaired wall(s) experience leaning or shearing, steel brackets or other methods can be installed by Contractor at an additional charge.
3. Foundation Push Piers and Foundation Helical Piers. Contractor warrants that the foundation push piers and foundation helical piers will stabilize the affected area(s) against further vertical movement for the lifetime of the structure from the date of installation. Contractor DOES NOT WARRANT TO LIFT ANY STRUCTURE, to close cracks, to render doors and windows operational, or to move walls back to their original position, but will do its best to achieve positive results in this regard, if lift is requested by Customer. Contractor is not responsible for any damages caused by a lifting operation on Customer's foundation. Foundation push piers and foundation helical piers are sold and installed without the benefit of detailed knowledge of the existing foundation construction or subsurface conditions at the site. Contractor reserves the right to conduct a more thorough subsurface investigation, if necessary. Such an investigation may result in additional charges and delays.
4. Steel Columns/Adjustable Screw Jacks/IntelliJack Support. Contractor warrants that the IntelliJacks will stabilize the affected area(s) against further vertical movement for a period of two (2) years from the date of installation. This two (2) years warranty against further vertical movement is separate and apart from the manufacturer's warranty of twenty-five (25) years on the product(s). Contractor DOES NOT WARRANT TO LIFT ANY STRUCTURE, to close cracks, to render doors and windows operational, or to move walls back to their original position, but will do its best to achieve positive results in this regard, if lift is requested by Customer. Contractor is not responsible for any damages caused by a lifting operation on Customer's framing. The condition of wood located in crawl spaces can be highly variable and can rapidly deteriorate or move as a result of changes in environmental conditions and/or changes in the building envelope conditions. Contractor is not responsible for wood repair (i.e., joist sistering, beam replacement, sill plate repair, cracking/movement in hardwood flooring or tiles) incidental to changes in environmental conditions and/or changes in the building envelope conditions, unless specifically noted in this Contract. Contractor warrants carpentry work for a period of one (1) year. Steel columns/adjustable screw jacks are sold and installed without the benefit of detailed knowledge of the existing foundation construction or subsurface conditions at the site. Contractor reserves the right to conduct a more thorough subsurface investigation, if necessary. Such an investigation may result in additional charges and delays.
5. Slab Piers. Contractor warrants that the slab piers will stabilize the affected area(s) against further vertical movement for a period of ten (10) years from the date of installation. Contractor DOES NOT WARRANT TO LIFT the slab back to its original position.
6. Water Management. Contractor warrants that if water from the walls or floor wall joint passes through the perimeter of the water management system and into the basement floor, Contractor will provide the additional labor and materials to fix the leak at no additional charge to the Customer. This warranty applies to water management systems along the specific areas where the system is installed. This warranty will be in effect for the lifetime of the structure and may be transferred to future homeowners provided Contractor is notified within thirty (30) days of the real estate transfer. Annual maintenance is strongly recommended for all water management systems, but is not required for the warranty to be in effect. The water management system shall not rust, rot, or corrode for the life of the structure. If the entire perimeter of the basement was not treated, then additional work at an additional charge may be necessary to extend the system or treat other areas or other problems not addressed by this Work. In addition, a pump or power failure is possible; therefore, this warranty is not a guarantee of a dry basement. This warranty shall not apply to condensation, or any system that has been altered in any way, water vapor transmission, concrete discoloration from capillary action, water squirting out of the walls over the system, window well flooding, plumbing leaks, surface water flooding, leaks from chimneys or garages, wall dampness, or efflorescence (white powder) on concrete, masonry or bricks. Contractor is not responsible for frozen discharge lines or water once it is pumped from the structure. Installation of a water management system does not include extending discharge lines more than five (5) feet from the foundation or electrical work, unless specified. Floor cracks are warranted against leakage only with full perimeter water management systems. Primary AC operated sump pumps and DC back-up pumps may be covered under a separate manufacturer's warranty. Systems that drain to daylight cannot be warranted by Contractor if such system does not drain enough water, does not drain water from under the floor, clogs, or freezes. While drainage systems clogging or malfunctioning from iron ochre, iron get, or iron bacteria from the soil are rare, Contractor cannot be responsible for these situations, or for a system that requires cleaning, flushing, or other service as necessary to keep it functioning.
7. Crawl Space Encapsulation. A crawl space encapsulation system will isolate the home from the earth. The humidity level in the air will be lowered, reducing moisture; however, the encapsulation system does not claim to be a mold mitigation system and a dehumidification/air purification system is highly recommended to further reduce mold growth. CrawlSeal has a transferable twenty-five (25) years warranty—there will be no charge for service calls on any tears or holes in the CrawlSeal liner (not caused by abuse or misuse), in the unlikely event this occurs. Wet crawl spaces require a drainage system and a sump pump system to remedy any problems with water below the liner. There will be no charge for Contractor to repair tears or holes in the crawl space encapsulation liner, unless Contractor determines that the tear/hole was caused by abuse or misuse. Sump pumps and crawl space encapsulation systems may be covered under a separate manufacturer's warranty. Installation of a crawl space encapsulation system does not include extending discharge lines more than five (5) feet from the foundation or electrical work, unless specified. Contractor is not responsible for frozen discharge lines, water once it is pumped from the structure, or condensation. The condition of wood located in crawl spaces can be highly variable and can rapidly deteriorate or move as a result of changes in environmental conditions and/or changes in the building envelope conditions. Contractor is not responsible for the repair of pre-existing wood damage unless specifically noted in this Contract.
8. PolyRenewal and Expanding Polyurethane Structural Foam. Contractor represents that expanding polyurethane structural foam will fill voids, but will not necessarily lift Customer's slab to meet any criteria of levelness. Contractor recommends sealing all cracks and joints, and Contractor can do so for an additional charge. Contractor warrants that the area where the slab of concrete was stabilized will not settle more than ¼ inch for a period of five (5) years from the date of installation. If it does, Contractor will provide the labor and materials to re-inject the area at no additional charge to Customer. This Warranty does not include patching or caulking between slabs. Customer is aware that the concrete may not be perfectly level or may not lift at all. Contractor guarantees stabilization, NOT LIFT. Any personal items in the work area are to be removed by the Customer prior to the arrival of the Contractor's crew. This warranty is void if Customer does not maintain grade around slabs and seal joints between slabs.
9. Exclusions. THIS WARRANTY DOES NOT COVER, AND CONTRACTOR SPECIFICALLY DISCLAIMS LIABILITY FOR: (a) any product or system that is altered in any way; (b) exterior waterproofing; (c) system damage caused by Customer's negligence, misuse, abuse, or alteration; (d) damage, issues, and conditions incidental to installation, including dust and dirt; (e) changes to wood framing system; (f) damage to personal property of any type; (g) unmarked utility line breakage; (h) private utilities and lines (e.g., sprinkler, plumbing, discharge lines, etc.); (i) damage caused by unforeseen conditions such as mold, asbestos, or lead based paint; (j) removal and/or disposal of any hazardous materials; (k) failure or delay in performance or damage caused by acts of God (flood, fire, storm, earthquake, methane gas, etc.), acts of civil or military authority, or any other cause outside of Contractor's control; (l) damage beyond Contractor's control caused by dry rot, corrosion, termite infestation, and substandard construction; (m) damage done during a lifting operation; (n) basement water seepage, unless a full perimeter drainage system has been installed; (o) heave or any damage caused by it; and (p) damage caused by lateral movements and forces of hillside creep, land sliding or slumping of fill soils of deep embankments. EXCEPT AS EXPRESSLY SET FORTH, ALL SERVICES, MATERIALS, PARTS AND COMPONENTS PROVIDED BY CONTRACTOR ARE PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, AND CONTRACTOR EXPRESSLY DISCLAIMS ALL WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

NOTICE OF CANCELLATION

Transaction Date: _____

You may CANCEL this transaction, without any penalty or obligation, within THREE BUSINESS DAYS from the above date.

If you cancel, any property traded in, any payments made by you under the Contract or sale, and any negotiable instrument executed by you will be returned within 10 BUSINESS DAYS following receipt by Contractor of your cancellation notice, and any security interest arising out of the transaction will be canceled.

If you cancel, you must make available to Contractor at your residence, in substantially as good condition as when received, any goods delivered to you under this Contract or sale; or you may, if you wish, comply with the instructions of Contractor regarding the return shipment of the goods at Contractor's expense and risk.

If you do make the goods available to Contractor and Contractor does not pick them up within 20 days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to Contractor, or if you agree to return the goods to Contractor and fail to do so, then you remain liable for performance of all obligations under the Contract.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram, to:

Alpha Foundation Specialists, LLC at 1755 Benchmark Ave, Fort Myers, FL 33905

NOT LATER THAN MIDNIGHT OF X _____ (Date).

I HEREBY CANCEL THIS TRANSACTION.

(Date) _____

(Customer's signature) _____

If after three business days the transaction has not been canceled, then the deposit will be non-refundable.

PAYMENT TERMS

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

Contract Amount	\$10,059.63
Deposit	\$2,514.91
Due Upon Completion	\$7,544.72

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

Approval/Account # _____

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

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

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

Customer

Contractor

X _____

X _____

X _____

Date _____ 8/15/2023 _____

Date _____ 8/15/2023 _____

EXHIBIT A-2
(Community)

Fort Myers
1755 Benchmark Ave
Fort Myers, FL 33905
(239) 722-6920



Toll Free: (800) 714-3020
Website: www.alphafoundations.com

CONTRACT

Licensed Contractor	Date
CBC1257350	1/10/2024
Customer	Phone (Work or Home)
Lakeside Plantation CDD & Pat Lavoy	(239)241-1160
Project Location	E-mail
2200 plantation Blvd North Port, FL 34289	Patlavoycdd@gmail.com

PROPOSED PRODUCTS	QTY
Permit Package A	1.0
Engineering A	1.0
Mobilization	5.0
SettleStop PolyRenewal	1400.0
5 year service plan	1.0
New Concrete - 3500psi (4" pad w/ 1/2" re-bar) gravel base / root remove	2500.0
Subtotal	\$95,868.88
Discount	\$7,901.00
Fuel Surcharge	\$99.00
Contract Price	\$88,066.88

This Contract, along with the Terms and Conditions, the Warranties, the Notice of Cancellation, and the Payment Terms form the contract (the "Contract") between the Customer and Alpha Foundation Specialists, LLC (the "Contractor").

X_____ Customer is responsible for removing all personal items from the work area.	X_____ A full perimeter drainage system with sump pump was recommended.
X_____ Customer assumes responsibility for damages to hidden or unmarked utility lines.	X_____ Customer is aware of warranty and all addenda.
X_____ Stabilization is warrantied. Contractor can attempt to lift at Customer's request.	X_____ Customer is responsible for providing all necessary electrical outlets.

Acceptance of Contract - The above prices, specifications, conditions, and separate warranty are satisfactory and hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above or in accordance with the attached addendum. Subject to the Terms and Conditions, Contractor shall endeavor to start work within

one hundred fifty (150) days of the date of the Contract and shall endeavor to complete the work within an estimated one hundred twenty (120) days of the start date of the work.

Customer	Contractor
X_____	X_____
X_____	
Date _____ 1/10/2024	Date _____ 1/10/2024

Product Specifications

- Mobilization on project.
- Permit package includes all administration duties and permit fees associated with project.
- PolyRenewal is a two-part urethane polymer that expands into rigid, structural foam to fill voids, stabilize, and sometimes lift concrete. Small 3/8" holes are drilled in strategic locations in the slab. PolyRenewal is injected beneath the slab to fill voids and attempt lift. Holes are grouted and sealed but may not match the color of the existing flooring or concrete. Customer is aware that the concrete can crack during the lifting process. Contractor will repair cracks that are caused by the lift but will not replace any concrete. The concrete can sometimes be ground down to reduce tripping hazards. Customer is aware that the concrete may not be perfectly level. Contractor guarantees stabilization. Sealing all joints and preexisting cracks are recommended and can be added for an additional charge.
- Engineering package includes all administration duties, engineering documentation and fees associated with project.

The products and/or services listed below have been recommended, however Customer has declined to have these products installed and/or services performed.

RECOMMENDED PRODUCTS DECLINED	QTY
SettleStop PolyRenewal	175.0
New Concrete - 3500psi (4" pad w/ 1/2" re-bar) gravel base / root remove	550.0

Recommended Specifications

- PolyRenewal is a two-part urethane polymer that expands into rigid, structural foam to fill voids, stabilize, and sometimes lift concrete. Small 3/8" holes are drilled in strategic locations in the slab. PolyRenewal is injected beneath the slab to fill voids and attempt lift. Holes are grouted and sealed but may not match the color of the existing flooring or concrete. Customer is aware that the concrete can crack during the lifting process. Contractor will repair cracks that are caused by the lift but will not replace any concrete. The concrete can sometimes be ground down to reduce tripping hazards. Customer is aware that the concrete may not be perfectly level. Contractor guarantees stabilization. Sealing all joints and preexisting cracks are recommended and can be added for an additional charge.

Terms and Conditions

Services. Alpha Foundation Specialists, LLC d/b/a Alpha Foundations, license no.CBC1257350, is licensed by the Florida Department of Business and Professional Regulation.

This Contract for the services requested by Customer (the "Work") is based primarily upon Customer's description of the project and/or the related problem(s) and is intended to remediate those problem(s). Contractor assumes existing construction generally complies with the relevant building codes. Any drawing(s) attached to the Contract are intended solely for illustration purposes, are not to scale, and do not create any additional representation, warranty, or commitment on the part of Contractor in connection with the Work. Contractor is not responsible for products, services, or conditions not expressly reflected herein, not expressly included in the Contract, and not purchased and paid for by Customer. Start dates and completion deadlines for the Work are approximate and may be affected by events beyond Contractor's control, such as weather, permitting issues, access to the property, etc. Any delay caused by events beyond the control of Contractor shall not constitute abandonment and shall not be included in calculating timeframes for payment and performance. Contractor reserves the right to amend the scope of the Work in order to best address the project and/or problems. Any changes to the scope of Work which change the cost, materials, work to be performed, or estimated completion date must be made in writing, signed by both parties, and paid for before the Work can be performed. Any deviation from the scope of Work set forth in the Contract that results in additional costs, including but not limited to unforeseen site conditions, unusual building construction, changes needed after Contractor's engineering/ management review of the signed Contract, and/or special requirements from the county/city/agency, will become an extra charge over and above the contract amount set forth in the Contract. If Customer and Contractor cannot agree on the amount of such additional costs and sign an amendment to the Contract, then Contractor has the option, at its sole discretion, of not proceeding with the Work and canceling the Contract for its convenience. Contractor reserves the right to substitute a product with an equivalent or superior product. The Work will be completed in a workmanlike manner according to the standard practices of the industry, and Contractor will comply with local permitting, inspection, and zoning requirements.

Acceptance of Contract. By signing the Contract, Customer acknowledges that he/she understands and accepts all terms, the Terms and Conditions and the Warranties, and desires to enter into a contract with Contractor for the completion of the Work. Customer's signature authorizes Contractor to perform the Work as specified in the Contract. The Contract may be withdrawn by Contractor if it is not accepted within thirty (30) days from the date of delivery.

Compensation. Customer agrees to pay Contractor compensation as set forth in the Contract. Payment must be made in full upon completion of the Work. Failure by Customer to make payments when due shall constitute a breach of the Contract. A service fee of \$25 will be charged for each returned check, and interest at a rate of 1% per month shall be applied to any amounts owed by Customer to Contractor (both pre-judgment and post-judgment) if Customer fails to pay the amounts owed for the Work as agreed.

Insurance. Contractor represents and warrants that it maintains insurance as set forth in the Contractor's Certificate of Liability Insurance, which can be made available upon request.

Dispute Resolution.

Dispute Resolution. The Contract shall be governed by the law of the place where the project is located, excluding that jurisdiction's choice of law rules. Except for instances of failure to pay the full amount of the Contract, any claim, dispute, or other matter in controversy arising out of or related to this Contract or breach thereof shall be settled by arbitration administered by the American Arbitration Association ("AAA") in accordance with its Construction Industry Arbitration Rules in the place where the project is located, unless another location is mutually agreed upon, and judgment on the award rendered by the single arbitrator appointed to decide such proceeding may be entered in accordance with applicable law in any court having jurisdiction thereof. The fee schedule is listed on the AAA website at <http://info.adr.org/constructionfeeschedule/>.

The arbitrator has the discretion and authority to award such remedies as may be available under applicable law. Each party shall be responsible for its own attorneys' fees for the arbitration.

If payment in full is not made when due, Contractor is entitled to proceed with litigation and may recover all expenses of collection, including attorneys' fees, court costs, court reporter fees, and expert witness fees, in such amount as the court may adjudge reasonable. Contractor is also entitled to recover interest on the unpaid amount from the date due until paid at the rate of 1% per month. EACH PARTY TO THIS CONTRACT FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, WAIVES ALL RIGHTS TO TRIAL BY JURY FOR ANY CLAIM, DISPUTE, OR OTHER MATTER IN CONTROVERSY ARISING OUT OF OR RELATED TO THIS CONTRACT.

Customer's Responsibility.

- a. **Cosmetic Repairs.** Unless specifically noted in the Contract, Contractor is not responsible for any cosmetic repairs. Rather, Customer is responsible for any finished carpentry, painting, repointing, electrical work, extending discharge lines, replacement of floor tiles, carpeting, paneling, etc. that may be necessary after Contractor has completed the Work, unless such repairs are specifically identified in the Contract. When trenching or excavation is required, Contractor will backfill and compact soil to the best of its ability; however, Customer may need to add more topsoil at a later date if the excavated area settles. Customer is also responsible for any landscaping, reseeding, and resodding that may be necessary after Contractor has completed the Work.
- b. **Utilities.** Contractor will call the appropriate utility protection service or damage prevention authority (i.e., 811 or "Miss Utility") to have all public underground utilities located. If Customer lives at a rural address, public lines will only be located to the pole or Customer's property line. Customer is responsible for marking any private lines such as satellite dish cables, propane lines, low voltage lighting wires, sprinkler system lines, security system wires, services to outbuildings and swimming pools, etc. Customer assumes all responsibility for damage caused to hidden, buried, or unmarked fuel/utility/service/private lines. Unless otherwise noted, electrical work is not included in this Contract and problems with electrical connections are the responsibility of Customer.
- c. **Water Seepage.** Customer agrees to maintain positive drainage away from any wall(s) repaired by wall anchors, foundation piers, and/or carbon fiber strips/reinforcers. In the event of a wall anchor installation, a Water Management System is recommended to reduce hydrostatic pressure (which increases at greater depths) on the wall(s) and reduce the chance of water seepage into the basement. Water seepage into any area of the basement is NOT covered by the attached Warranties.
- d. **Access and Personal Property.** Customer shall provide access to the areas where the Work is to be performed and shall furnish utilities of electric and water at no cost to Contractor. Customer shall prepare such areas so that Contractor can begin work, including moving all items at least 10 feet away from areas where Work is to be performed and adequately sealing off living space from work areas. Customer shall remove or protect personal property, inside and outside of the residence, including but not limited to carpets, rugs, shrubs and plants, and Contractor shall not be responsible for said items. In the event that the removals have not been completed by the scheduled start date for Work, Customer shall be assessed a trip fee of \$250. Contractor may offer, but is not required, to assist (i) in the preparation of the Work areas and/or (ii) in the removal and replacement of drywall, paneling, flooring, finish carpentry, wall coverings, or landscaping at a rate of \$40 per man hour.
- e. **Representations.** Customer warrants that except as described in the request for service, all electrical, plumbing, HVAC, restoration, and handyman services located on the property are in good repair and condition and agrees to indemnify Contractor for any defective conditions that exist prior to or that occur after performance of the Work through no fault of Contractor. Customer is responsible for protecting the components that Contractor provides from future damage and shall follow all instructions provided in maintaining and protecting such components.
- f. **On-Site Meetings.** Customer shall meet with Contractor on-site before the Work begins and shall meet with Contractor on-site when the Work is completed and ready for inspection such that Contractor can explain the Work and finalize payment by Customer. Customer shall be responsible for being present on-site during any attempts to lift any part of the structure and/or concrete pavement.
- g. **Notice and Contractor's Right to Cure.** Customer shall promptly report, in writing, any problems with the Work to Contractor. If the problem with the Work is attributable to Contractor, Contractor will begin to repair/correct the problem within fourteen (14) days of receipt of written notice and shall complete the repair/correction in a reasonable time.
- h. **Assignment.** This Contract will be binding upon the parties hereto and their respective successors and assigns. This Contract is not assignable without the written

consent of both parties.

- 1. **Miscellaneous.** This Contract constitutes the entire agreement of the parties. All prior agreements, whether written or oral, are merged herein and shall be of no force or effect. This Contract shall not be modified except in writing signed by both parties. The waiver by any party of a breach or the failure to enforce any provision of this Contract shall not operate as a continued waiver or agreement or be construed as any other waiver or agreement. The validity, performance, and construction of this Contract shall be governed and interpreted in accordance with the law of the place where the project is located. If any term, condition, or provision of this Contract is found unenforceable by a court of law or equity, this Contract shall be construed as though that term, condition, or provision did not exist, and its unenforceability shall have no effect whatsoever on the rest of this Contract.
- 2. **Signatures.** This Contract may be executed in any number of counterparts, each of which shall, when executed, be deemed to be an original and all of which shall be deemed to be one and the same instrument. This Contract may be executed by facsimile or electronic signature pages which shall have the same force and effect as original executed signature pages. The person signing below for Customer represents that he/she has authority to act on behalf of the owner(s) of the property described in the Contract.
- 3. **Limitation of Liability.** IN NO EVENT SHALL CONTRACTOR BE RESPONSIBLE FOR INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO, LOSS OF USE OF THE SUBJECT PROPERTY, DAMAGE TO ANY PROPERTY NOT FURNISHED BY CONTRACTOR, ATTORNEYS' FEES, EXPERT FEES AND/OR COSTS.
- 4. FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND.

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF CUSTOMER LOSES MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: (850) 921-6593, Construction Industry Licensing Board, 2601 Blair Stone Road, Tallahassee, Florida 32399.

IN WITNESS WHEREOF, Customer and Contractor have caused their duly authorized representatives to execute this Contract as of the date first written above.

Customer **Contractor Alpha Foundation Specialists, LLC**

Name: X_____ Name: _X_____

By: Lakeside Plantation CDD & Pat Lavoy By: Jon Quintero

Warranties

These Warranties are in effect only after the Work is completed and Customer has paid in full. If payment is not received, these Warranties are null and void. These Warranties are made in lieu of all other warranties, express or implied, and of all other obligations on the part of Contractor to Customer. There are no other oral or written warranties. There are no warranties which extend beyond the descriptions that appear below, including no warranties of express or implied merchantability and no warranties of express or implied fitness for a particular purpose. These Warranties are transferable to future owners of the structure on which the Work is completed. Contractor shall charge a fee of \$240 to complete a system inspection and new owner orientation. All warranty claims must be brought prior to the expiration of the applicable warranty period in order to be valid. Contractor does not warrant products not mentioned herein. Some products may be covered by a separate manufacturer's warranty, and Customer is responsible for compliance with any notice and claim procedure included in such warranties.

- **Definitions.** The term "stabilize," as used in these Warranties, shall mean to make unlikely to give way or fail. The term "horizontal movement," as used in these Warranties shall mean bowing. The term "vertical movement," as used in these Warranties shall mean settlement.
- **Wall Support Systems.** Contractor hereby warrants that wall support systems, including wall anchors, carbon fiber strips, and steel I-beam systems, will stop further inward horizontal movement of the wall(s) in the areas where they are installed for the lifetime of the structure from the date of installation. Wall support systems are warranted only to stabilize repaired walls(s), not straighten. Walls that do not have wall support systems installed by Contractor entirely from corner to corner are not warranted. Contractor recommends annual maintenance for wall support systems. The cost of maintenance is not included in this contract, but maintenance is available from Contractor at an additional charge. For Carbon Fiber Strips, contractor does not warrant against: (1) any tipping or leaning at the top of the wall(s) repaired; (2) shearing or sliding at the bottom of the wall(s) repaired. In the rare instance that the repaired wall(s) experience leaning or shearing, steel brackets or other methods can be installed by Contractor at an additional charge.
- **Foundation Push Piers and Foundation Helical Piers.** Contractor warrants that the foundation push piers and foundation helical piers will stabilize the affected area(s) against further vertical movement for the lifetime of the structure from the date of installation. Contractor DOES NOT WARRANT TO LIFT ANY STRUCTURE, to close cracks, to render doors and windows operational, or to move walls back to their original position, but will do its best to achieve positive results in this regard, if lift is requested by Customer. Contractor is not responsible for any damages caused by a lifting operation on Customer's foundation. Foundation push piers and foundation helical piers are sold and installed without the benefit of detailed knowledge of the existing foundation construction or subsurface conditions at the site. Contractor reserves the right to conduct a more thorough subsurface investigation, if necessary. Such an investigation may result in additional charges and delays.
- **Steel Columns/Adjustable Screw Jacks/IntelliJack Support.** Contractor warrants that the IntelliJacks will stabilize the affected area(s) against further vertical movement for a period of two (2) years from the date of installation. This two (2) years warranty against further vertical movement is separate and apart from the manufacturer's warranty of twenty-five (25) years on the product(s). Contractor DOES NOT WARRANT TO LIFT ANY STRUCTURE, to close cracks, to render doors and windows operational, or to move walls back to their original position, but will do its best to achieve positive results in this regard, if lift is requested by Customer. Contractor is not responsible for any damages caused by a lifting operation on Customer's framing. The condition of wood located in crawl spaces can be highly variable and can rapidly deteriorate or move as a result of changes in environmental conditions and/or changes in the building envelope conditions. Contractor is not responsible for wood repair (i.e., joist sistering, beam replacement, sill plate repair, cracking/movement in hardwood flooring or tiles) incidental to changes in environmental conditions and/or changes in the building envelope conditions, unless specifically noted in this Contract. Contractor warrants carpentry work for a period of one (1) year. Steel columns/adjustable screw jacks are sold and installed without the benefit of detailed knowledge of the existing foundation construction or subsurface conditions at the site. Contractor reserves the right to conduct a more thorough subsurface investigation, if necessary. Such an investigation may result in additional charges and delays.
- **Slab Piers.** Contractor warrants that the slab piers will stabilize the affected area(s) against further vertical movement for a period of ten (10) years from the date of installation. Contractor DOES NOT WARRANT TO LIFT the slab back to its original position.
- **Water Management.** Contractor warrants that if water from the walls or floor wall joint passes through the perimeter of the water management system and into the basement floor, Contractor will provide the additional labor and materials to fix the leak at no additional charge to the Customer. This warranty applies to water management systems along the specific areas where the system is installed. This warranty will be in effect for the lifetime of the structure and may be transferred to future homeowners provided Contractor is notified within thirty (30) days of the real estate transfer. Annual maintenance is strongly recommended for all water management systems, but is not required for the warranty to be in effect. The water management system shall not rust, rot, or corrode for the life of the structure. If the entire perimeter of the basement was not treated, then additional work at an additional charge may be necessary to extend the system or treat other areas or other problems not addressed by this Work. In addition, a pump or power failure is possible; therefore, this warranty is not a guarantee of a dry basement. This warranty shall not apply to condensation, or any system that has been altered in any way, water vapor transmission, concrete discoloration from capillary action, water squirting out of the walls over the system, window well flooding, plumbing leaks, surface water flooding, leaks from chimneys or garages, wall dampness, or efflorescence (white powder) on concrete, masonry or bricks. Contractor is not responsible for frozen discharge lines or water once it is pumped from the structure. Installation of a water management system does not include extending discharge lines more than five (5) feet from the foundation or electrical work, unless specified. Floor cracks are warranted against leakage only with full perimeter water management systems. Primary AC operated sump pumps and DC back-up pumps may be covered under a separate manufacturer's warranty. Systems that drain to daylight cannot be warranted by Contractor if such system does not drain enough water, does not drain water from under the floor, clogs, or freezes. While drainage systems clogging or malfunctioning from iron ochre, iron get, or iron bacteria from the soil are rare, Contractor cannot be responsible for these situations, or for a system that requires cleaning, flushing, or other service as necessary to keep it functioning.
- **Crawl Space Encapsulation.** A crawl space encapsulation system will isolate the home from the earth. The humidity level in the air will be lowered, reducing moisture; however, the encapsulation system does not claim to be a mold mitigation system and a dehumidification/air purification system is highly recommended to further reduce mold growth. CrawlSeal has a transferable twenty-five (25) years warranty—there will be no charge for service calls on any tears or holes in the CrawlSeal liner (not caused by abuse or misuse), in the unlikely event this occurs. Wet crawl spaces require a drainage system and a sump pump system to remedy any problems with water below the liner. There will be no charge for Contractor to repair tears or holes in the crawl space encapsulation liner, unless Contractor determines that the tear/hole was caused by abuse or misuse. Sump pumps and crawl space encapsulation systems may be covered under a separate manufacturer's warranty. Installation of a crawl space encapsulation system does not include extending discharge lines more than five (5) feet from the foundation or electrical work, unless specified. Contractor is not responsible for frozen discharge lines, water once it is pumped from the structure, or condensation. The condition of wood located in crawl spaces can be highly variable and can rapidly deteriorate or move as a result of changes in environmental conditions and/or changes in the building envelope conditions. Contractor is not responsible for the repair of pre-existing wood damage unless specifically noted in this Contract.
- **PolyRenewal and Expanding Polyurethane Structural Foam.** Contractor represents that expanding polyurethane structural foam will fill voids, but will not necessarily lift Customer's slab to meet any criteria of levelness. Contractor recommends sealing all cracks and joints, and Contractor can do so for an additional charge. Contractor warrants that the area where the slab of concrete was stabilized will not settle more than ¼ inch for a period of five (5) years from the date of installation. If it does, Contractor will provide the labor and materials to re-inject the area at no additional charge to Customer. This Warranty does not include patching or caulking between slabs. Customer is aware that the concrete may not be perfectly level or may not lift at all. Contractor guarantees stabilization, NOT LIFT. Any personal items in the work area are to be removed by the Customer prior to the arrival of the Contractor's crew. This warranty is void if Customer does not maintain grade around slabs and seal joints between slabs.
- **Exclusions.** THIS WARRANTY DOES NOT COVER, AND CONTRACTOR SPECIFICALLY DISCLAIMS LIABILITY FOR: (a) any product or system that is altered in any way; (b) exterior waterproofing; (c) system damage caused by Customer's negligence, misuse, abuse, or alteration; (d) damage, issues, and conditions incidental to installation, including dust and dirt; (e) changes to wood framing system; (f) damage to personal property of any type; (g) unmarked utility line breakage; (h) private utilities and lines (e.g., sprinkler, plumbing, discharge lines, etc.); (i) damage caused by unforeseen conditions such as mold, asbestos, or lead based paint; (j) removal and/or disposal of any hazardous materials; (k) failure or delay in performance or damage caused by acts of God (flood, fire, storm, earthquake, methane gas, etc.), acts of civil or military authority, or any other cause outside of Contractor's control; (l) damage beyond Contractor's control caused by dry rot,

corrosion, termite infestation, and substandard construction; (m) damage done during a lifting operation; (n) basement water seepage, unless a full perimeter drainage system has been installed; (o) heave or any damage caused by it; and (p) damage caused by lateral movements and forces of hillside creep, land sliding or slumping of fill soils of deep embankments. EXCEPT AS EXPRESSLY SET FORTH, ALL SERVICES, MATERIALS, PARTS AND COMPONENTS PROVIDED BY CONTRACTOR ARE PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, AND CONTRACTOR EXPRESSLY DISCLAIMS ALL WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

NOTICE OF CANCELLATION

Transaction Date: _____

You may CANCEL this transaction, without any penalty or obligation, within THREE BUSINESS DAYS from the above date.

If you cancel, any property traded in, any payments made by you under the Contract or sale, and any negotiable instrument executed by you will be returned within 10 BUSINESS DAYS following receipt by Contractor of your cancellation notice, and any security interest arising out of the transaction will be canceled.

If you cancel, you must make available to Contractor at your residence, in substantially as good condition as when received, any goods delivered to you under this Contract or sale; or you may, if you wish, comply with the instructions of Contractor regarding the return shipment of the goods at Contractor's expense and risk.

If you do make the goods available to Contractor and Contractor does not pick them up within 20 days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to Contractor, or if you agree to return the goods to Contractor and fail to do so, then you remain liable for performance of all obligations under the Contract.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram, to:

Alpha Foundation Specialists, LLC at 1755 Benchmark Ave, Fort Myers, FL 33905

NOT LATER THAN MIDNIGHT OF X _____ (Date).

I HEREBY CANCEL THIS TRANSACTION.

(Date) _____

(Customer's signature) _____

If after three business days the transaction has not been canceled, then the deposit will be non-refundable.

PAYMENT TERMS

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

Contract Amount	\$88,066.88
Deposit	\$22,016.72
Due Upon Completion	\$66,050.16

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

Approval/Account # _____

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

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

BUYER’S RIGHT TO CANCEL.

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

Customer	Contractor
X _____	_X _____
X _____	
Date _____ 1/10/2024	Date _____ 1/10/2024

Community Sites Identified for Repair

<i>To be Replaced/Lifted*</i>	<i>Home</i>	<i>Street</i>	<i>CRR</i>	<i>Lift/Level</i>	<i>Recommended</i>	<i>To be Replaced/Lifted*</i>	<i>Home</i>	<i>Street</i>	<i>CRR</i>	<i>Lift/Level</i>	<i>Recommended</i>
Scarlet Ave.						Boxwood St.					
X	1578	Scarlet Ave.	50				2289	Boxwood St.		50	
	1511	Scarlet Ave.			50p		2266	Boxwood St.	50		
X	1574	Scarlet Ave.		25			2260	Boxwood St.	50		
X	1513 across	Scarlet Ave.		50			2249	Boxwood St.	50	50	
	1568	Scarlet Ave.		50			2244	Boxwood St.		100	
X	1524 across	Scarlet Ave.		25		X	2226	Boxwood St.		50	
X	1573	Scarlet Ave.		50	75crr		2209	Boxwood St.		75	
	1564	Scarlet Ave.		100		X	2168	Boxwood St.		50	
X	1556	Scarlet Ave.		100		X	2177	Boxwood St.	75	25	50crr/25p
	1554	Scarlet Ave.		50		X	2201	Boxwood St.	50		75
	1552	Scarlet Ave.		125		X	2193	Boxwood St.	50		100
X	1544	Scarlet Ave.	100	50		X	2137	Boxwood St.		25	
X	1548	Scarlet Ave.	100				2148	Boxwood St.		125	
	1546	Scarlet Ave.		50							
	1540	Scarlet Ave.		75		Cottonwood Ln.					
	1536	Scarlet Ave.		100			2616	Cottonwood Ln.	50		
	1530	Scarlet Ave.		50			2520	Cottonwood Ln.	50		
	1526	Scarlet Ave.		75			2479	Cottonwood Ln.	50		
X	1592	Scarlet Ave.	75				2465	Cottonwood Ln.	50		
X	1603	Scarlet Ave.	50	50			2448	Cottonwood Ln.	50		
	1596	Scarlet Ave.		50			2425	Cottonwood Ln.	50		
X	1611	Scarlet Ave.		75		X	2401	Cottonwood Ln.		50	50crr
	1631	Scarlet Ave.		100			2616	Cottonwood Ln.	50		
X	1635	Scarlet Ave.	75			X	2592	Cottonwood Ln.	25		75
X	1647	Scarlet Ave.		25		X	2520	Cottonwood Ln.	25		50
	1658	Scarlet Ave.		50			2479	Cottonwood Ln.	50		
	1659	Scarlet Ave.		50			2465	Cottonwood Ln.	50		
X	1688	Scarlet Ave.		25			2448	Cottonwood Ln.	50		
X	1679	Scarlet Ave.	50				2425	Cottonwood Ln.	50		
X	1691 across	Scarlet Ave.		25			2400	Cottonwood Ln.	75	200	
	1699	Scarlet Ave.		75							
X	1703	Scarlet Ave.	100			Savanah					
X	1715	Scarlet Ave.	50				2395	Savanah		50	
	1718	Scarlet Ave.		25		X	2389	Savanah		25	50p
X	1726	Scarlet Ave.	75			X	2388	Savanah		25	50p
	1723	Scarlet Ave.		25		X	2396	Savanah		25	
X	1731	Scarlet Ave.		25							
	1750	Scarlet Ave.		50		Pecan Dr.					
X	1756	Scarlet Ave.	50			X	2397	Pecan Dr.	50		
	1760	Scarlet Ave.	50	50			2398	Pecan Dr.		25	
X	1763	Scarlet Ave.		25			2389	Pecan Dr.		25	
X	1779	Scarlet Ave.		50			2386	Pecan Dr.		50	
X	1771	Scarlet Ave.	50	50		X	2393	Pecan Dr.		50	

<i>To be Replaced/Lifted*</i>	<i>Home</i>	<i>Street</i>	<i>CRR</i>	<i>Lift/Level</i>	<i>Recommended</i>	<i>To be Replaced/Lifted*</i>	<i>Home</i>	<i>Street</i>	<i>CRR</i>	<i>Lift/Level</i>	<i>Recommended</i>
X	1782	Scarlet Ave.	25		50crr	X	2390	Pecan Dr.		50	
X	1787	Scarlet Ave.		50			2394	Pecan Dr.	50	25	
X	1791	Scarlet Ave.		25							
X	1796	Scarlet Ave.		25	50p	Magnolia Cir.					
X	1803	Scarlet Ave.	75	25			2401	Magnolia Cir.	25		
	1816	Scarlet Ave.	50				2408	Magnolia Cir.	25		
X	1819	Scarlet Ave.		25			2412	Magnolia Cir.	25		
X	1822	Scarlet Ave.	50		150crr	X	2422	Magnolia Cir.	50		
X	1827	Scarlet Ave.	75				2440	Magnolia Cir.	25		
X	1828	Scarlet Ave.	50		100crr		2446	Magnolia Cir.	25		
	1838	Scarlet Ave.		25		X	2452	Magnolia Cir.	75		
X	1842 corner	Scarlet Ave.		25		X	2462	Magnolia Cir.	50		25p
	1848	Scarlet Ave.		125			2466	Magnolia Cir.	50		
X	1847	Scarlet Ave.	100	0	100p		2471	Magnolia Cir.	50		
X	1851	Scarlet Ave.	50		75	X	2476	Magnolia Cir.	75	25	100crr
X	1862	Scarlet Ave.		25		X	2450		50		
	1868	Scarlet Ave.		50		X	2460			50	
X	1907	Scarlet Ave.	50			X	2490	Magnolia Cir.	50		
	1913	Scarlet Ave.	50				2501	Magnolia Cir.	25		
X	1917 across	Scarlet Ave.	25		50crr/25p		2506	Magnolia Cir.	25		
	1918	Scarlet Ave.	50				2510	Magnolia Cir.		25	
	1921	Scarlet Ave.	50				2522	Magnolia Cir.	25		
	1923	Scarlet Ave.	50								
X	1925	Scarlet Ave.	75			Peach Cir.					
	1924	Scarlet Ave.	50			X	2603	Peach Cir.		25	
	1924 F	Scarlet Ave.	150			X	2604	Peach Cir.	50	25	
	1926	Scarlet Ave.		25			2607	Peach Cir.	25		
	1938	Scarlet Ave.		100		X	2612	Peach Cir.	50		
X	1943	Scarlet Ave.	25		50	X	2624	Peach Cir.	50		25p
	1947	Scarlet Ave.	50				2635	Peach Cir.		25	
	1946	Scarlet Ave.	50				2631	Peach Cir.			25p
X	1949	Scarlet Ave.	50				2607	Peach Cir.		20	
X	1951	Scarlet Ave.	50								
X	1955	Scarlet Ave.		25							
	1953	Scarlet Ave.	50	75							
	1962	Scarlet Ave.	50								
	1963	Scarlet Ave.	50	50							
X	1984	Scarlet Ave.	50		50p						
	1988	Scarlet Ave.	50								
	1991	Scarlet Ave.	50								
X	1996	Scarlet Ave.	50								
X	2011 across	Scarlet Ave.		25							
	2012	Scarlet Ave.	50								
	2016	Scarlet Ave.	50								
X	2019	Scarlet Ave.		50	50crr						
	2022	Scarlet Ave.		75							

<i>To be Replaced/Lifted*</i>	<i>Home</i>	<i>Street</i>	<i>CRR</i>	<i>Lift/Level</i>	<i>Recommended</i>	<i>To be Replaced/Lifted*</i>	<i>Home</i>	<i>Street</i>	<i>CRR</i>	<i>Lift/Level</i>	<i>Recommended</i>
X	2027	Scarlet Ave.	50		75crr						
	2030	Scarlet Ave.	50								
	2031	Scarlet Ave.	25								
	2042	Scarlet Ave.	50								
	1938	Scarlet Ave.		200							
	1943	Scarlet Ave.	25								
	1947	Scarlet Ave.	50								
	1946	Scarlet Ave.	50								
	1949	Scarlet Ave.	100								
	1953	Scarlet Ave.	50	75							
	1962	Scarlet Ave.	50								
	1963	Scarlet Ave.	50	50							
	1988	Scarlet Ave.	50								
	1991	Scarlet Ave.	50								
	1996	Scarlet Ave.	50								
	2011	Scarlet Ave.	50								
	2012	Scarlet Ave.	50								
	2016	Scarlet Ave.	50								
	2019	Scarlet Ave.	50								
	2022	Scarlet Ave.		75							
	2027	Scarlet Ave.	75								
	2030	Scarlet Ave.	50								
	2031	Scarlet Ave.	25								
	2042	Scarlet Ave.	50								
Boxwood St.											
	2289	Boxwood St.		50							
	2266	Boxwood St.	50								
	2260	Boxwood St.	50								
	2249	Boxwood St.	50	50							
	2244	Boxwood St.		100							
X	2226	Boxwood St.		50							
	2209	Boxwood St.		75							
X	2168	Boxwood St.		50							
X	2177	Boxwood St.	75	25	50crr/25p						
X	2201	Boxwood St.	50		75						
X	2193	Boxwood St.	50		100						
X	2137	Boxwood St.		25							
	2148	Boxwood St.		125							
Cottonwood Ln.											
	2616	Cottonwood Ln.	50								
	2520	Cottonwood Ln.	50								
	2479	Cottonwood Ln.	50								
	2465	Cottonwood Ln.	50								
	2448	Cottonwood Ln.	50								

To be Replaced/Lifted*	Home	Street	CRR	Lift/Level	Recommended
	2425	Cottonwood Ln.	50		
X	2401	Cottonwood Ln.		50	50crr
	2616	Cottonwood Ln.	50		
X	2592	Cottonwood Ln.	25		75
X	2520	Cottonwood Ln.	25		50
	2479	Cottonwood Ln.	50		
	2465	Cottonwood Ln.	50		
	2448	Cottonwood Ln.	50		
	2425	Cottonwood Ln.	50		
	2400	Cottonwood Ln.	75	200	
Savanah					
	2395	Savanah		50	
X	2389	Savanah		25	50p
X	2388	Savanah		25	50p
X	2396	Savanah		25	
Pecan Dr.					
X	2397	Pecan Dr.	50		
	2398	Pecan Dr.		25	
	2389	Pecan Dr.		25	
	2386	Pecan Dr.		50	
X	2393	Pecan Dr.		50	
X	2390	Pecan Dr.		50	
	2394	Pecan Dr.	50	25	
Magnolia Cir.					
	2401	Magnolia Cir.	25		
	2408	Magnolia Cir.	25		
	2412	Magnolia Cir.	25		
X	2422	Magnolia Cir.	50		
	2440	Magnolia Cir.	25		
	2446	Magnolia Cir.	25		
X	2452	Magnolia Cir.	75		
X	2462	Magnolia Cir.	50		25p
	2466	Magnolia Cir.	50		
	2471	Magnolia Cir.	50		
X	2476	Magnolia Cir.	75	25	100crr
X	2450		50		
X	2460			50	
X	2490	Magnolia Cir.	50		
	2501	Magnolia Cir.	25		
	2506	Magnolia Cir.	25		
	2510	Magnolia Cir.		25	
	2522	Magnolia Cir.	25		

<i>To be Replaced/Lifted*</i>	<i>Home</i>	<i>Street</i>	<i>CRR</i>	<i>Lift/Level</i>	<i>Recommended</i>		<i>To be Replaced/Lifted*</i>	<i>Home</i>	<i>Street</i>	<i>CRR</i>	<i>Lift/Level</i>	<i>Recommended</i>
Peach Cir.												
X	2603	Peach Cir.		25								
X	2604	Peach Cir.	50	25								
	2607	Peach Cir.	25									
X	2612	Peach Cir.	50									
X	2624	Peach Cir.	50		25p							
	2635	Peach Cir.		25								
	2631	Peach Cir.			25p							
	2607	Peach Cir.		20								

*Sites selected for replacement or lifting pursuant to the Agreement as part of the Exhibit A-2 Scope are highlighted in blue & marked with X; remaining addresses will be monitored for potential future repair

SECTION VIII

SECTION B

SECTION 1

**Lakeside Plantation Community Development District**

Policy No.: 100123675
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch					Roof Covering	Covering Replaced	Roof Yr Blt
1	Clubhouse		2001	10/01/2023	\$1,450,000		\$1,557,800		
	2800 Plantation Blvd North Port FL 34289		Joisted masonry	10/01/2024	\$107,800				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch					Roof Covering	Covering Replaced	Roof Yr Blt
2	Pool		2001	10/01/2023	\$650,000		\$650,000		
	2800 Plantation Blvd North Port FL 34289		Below ground liquid storage tank / pool	10/01/2024					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch					Roof Covering	Covering Replaced	Roof Yr Blt
3	Tennis Court		2001	10/01/2023	\$105,000		\$105,000		
	2800 Plantation Blvd North Port FL 34289		Non combustible	10/01/2024					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch					Roof Covering	Covering Replaced	Roof Yr Blt
4	Equipment Shed		2001	10/01/2023	\$30,000		\$30,000		
	2800 Plantation Blvd North Port FL 34289		Frame	10/01/2024					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch					Roof Covering	Covering Replaced	Roof Yr Blt
5	Gazebo		2001	10/01/2023	\$11,000		\$11,000		
	2800 Plantation Blvd North Port FL 34289		Frame	10/01/2024					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch					Roof Covering	Covering Replaced	Roof Yr Blt
6	Pool Pavillion		2001	10/01/2023	\$25,000		\$25,000		
	2800 Plantation Blvd North Port FL 34289		Joisted masonry	10/01/2024					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch					Roof Covering	Covering Replaced	Roof Yr Blt
9	Pickleball Court and Fence		2001	10/01/2023	\$104,000		\$104,000		
	2800 Plantation Blvd North Port FL 34289		Non combustible	10/01/2024					

**Lakeside Plantation Community Development District**

Policy No.: 100123675
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
10	Playground		2001	10/01/2023	\$150,000			
	2800 Plantation Blvd North Port FL 34289		Joisted masonry	10/01/2024			\$150,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
11	Picnic Benches -4		2001	10/01/2023	\$5,000			
	2800 Plantation Blvd North Port FL 34289		Non combustible	10/01/2024			\$5,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
12	Picnic Benches w/Shade Structure - 3		2001	10/01/2023	\$35,000			
	2800 Plantation Blvd North Port FL 34289		Non combustible	10/01/2024			\$35,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
13	Pool Furniture in the Open		2001	10/01/2023	\$55,000			
	2800 Plantation Blvd North Port FL 34289		Property in the Open	10/01/2024			\$55,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
14	Decorative Median Structure		2023	10/01/2023	\$65,000			
	2800 Plantation Blvd North Port FL 34289		Non combustible	10/01/2024			\$65,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
15	Bocce Ball Court		2023	11/01/2023	\$15,000			
	2800 Plantation Blvd North Port FL 34289		Non combustible	10/01/2024			\$15,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
16	Bocce Ball Court fence		2023	11/01/2023	\$10,000			
	2800 Plantation Blvd North Port FL 34289		Non combustible	10/01/2024			\$10,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
17	Tennis Court Fence		2023	11/01/2023	\$90,000			
	2800 Plantation Blvd North Port FL 34291		Non combustible	10/01/2024			\$90,000	

**Lakeside Plantation Community Development District**

Policy No.: 100123675
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
18	Tennis Court Lighting		2023	11/01/2023	\$160,000		\$160,000	
	2800 Plantation Blvd North Port FL 34289		Non combustible	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
19	Tennis Court Shade Structure		2023	11/01/2023	\$40,000		\$40,000	
	2800 Plantation Blvd North Port FL 34289		Non combustible	10/01/2024				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
20	Pickleball Court Fence		2023	11/01/2023	\$15,000		\$15,000	
	2800 Plantation Blvd North Port FL 34289		Non combustible	10/01/2024				
			Total:	Building Value \$3,015,000		Contents Value \$107,800		Insured Value \$3,122,800

SECTION 2

STATE ATTORNEY'S OFFICE, 12TH JUDICIAL CIRCUIT
ED BRODSKY, STATE ATTORNEY
4000 S TAMiami TRL RM 135
VENICE, FL 34293-5076

December 4, 2023

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT
219 E LIVINGSTON STREET
ORLANDO, FL 32801

Assistant State Attorney (ASA) assigned: **TRINIDAD PERAZA**
ASA contact number: **(941) 861-3121**

RE: State of Florida vs: ANDREW MARCUS JOHNSON
SAO No: 23CT027918AV; Clerk No: 2023CT010320SC
Agency No: 2023-NPD-068426

Dear Sir or Madam:

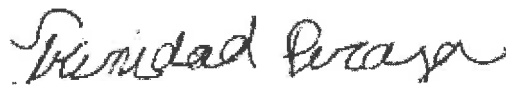
In order to determine the amount of restitution that is owed to you, please complete & return the Victim Impact and Restitution Statement (VIRS). You can send it to the address listed above or via email to saorounds@sao12.org.

We must have this form returned to this office returned to our office within **fifteen (15) days** of the date of this letter. **If we do not hear from you within fifteen (15) days, there will be no further attempts to recover your expenses.**

To ensure we are able to continue to advise you as each critical stage occurs, it is important that this office has up-to-date contact information. Please contact our office with any changes in your email, telephone numbers or mailing address. When calling our office, be prepared to provide the case information listed above to ensure we are able to reference your case and route your call properly.

Thank you for your assistance and cooperation.

Sincerely,



TRINIDAD PERAZA
Assistant State Attorney

* granted 2 week extension. Rec'd
on December 19, 2023.

STATE ATTORNEY'S OFFICE, 12TH JUDICIAL CIRCUIT
ED BRODSKY, STATE ATTORNEY
4000 S Tamiami Trl Rm 135, Venice, FL 34293-5076
VICTIM IMPACT & RESTITUTION STATEMENT (VIRS)

It is important that you complete & return this form to our office within **15 days**. You can mail it to the address shown above -or- send it via Email to saorounds@sao12.org. Should you have questions, feel free to call **(941) 861-3121**.

State of Florida vs: ANDREW MARCUS JOHNSON

SAO#: 23CT027918AV Clerk #: 2023CT010320SC Agency #: 2023-NPD-068426

Victim: LAKE SIDE PLANTATION COMMUNITY DEVELOPMENT

Address: 4530 Eagle Falls Place

Cell: 813-344-4844 ext. 106 **Home:** _____ **Other:** _____

What is the best number to contact you during the day? (check one) ☒ Cell ☐ Home ☐ Other ☐ Any

How would you like to receive future correspondence? (check one) ☒ E-mail ☐ US Postal Mail

**** E-mail (please print legibly):** jlansford@gms-tampa.com

**** Business victims please provide a business email ****

Please remember to inform us of any changes in your address, phone, or email contact information.

Emergency contact, not living with victim: _____

Phone: _____ E-mail: _____

You have a right to be notified of the developments of this case & the outcome of the case, even if you do not have any input related to how it should be decided. Please let us know if you would like to receive updates regarding this case by selecting one of the options below:

- ☒ I **do want** to receive information and notifications about this case.
- ☐ I **do not want** to receive any further notifications from your office regarding updates on this case. I understand this is only a request to stop case updates and **does not** release me from any letters or subpoenas I may receive for mandatory proceedings, depositions, etc.

VICTIM IMPACT STATEMENT (Optional)

This statement gives you the opportunity to express your feelings regarding the effects of the crime on your life and your thoughts regarding a sentencing recommendation. To assist you, we have provided questions which may help with your statement. You may use the blank area below to write your statement. Attach an additional sheet if necessary.

1. Have any changes occurred in your life as a result of this incident?
1. What are the short term and/or long-term effects on you and/or your family?
2. Do you have an opinion regarding the sentence which the Court should impose?

Total cost to repair damage \$ 753.75. Proposal attached.

PLEASE CONTINUE TO NEXT PAGE

RESTITUTION STATEMENT

This section is for you to list your losses and/or damages that resulted from this crime. Please send copies of all documentation such as bills, damage estimates, receipts of property damaged or stolen (if available), appraisals, and insurance reimbursement. The judge will determine the amount of restitution to be paid by the offender.

Are you seeking restitution in this case? (Check one)

☒ YES ☐ NO

If "YES" complete page. If "NO" proceed to bottom of page and sign.

INSURANCE INFORMATION

Have you, or do you intend to file a claim with any insurance company?

☐ YES ☒ NO

**If yes, please select the type of Insurance:

☐ LIFE ☐ HEALTH ☐ PROPERTY ☐ AUTO

Company name _____ Claim # _____ Phone: _____

Did this insurance company pay your claim? ☐ YES ☐ NO

Did you pay a deductible? ☐ YES ☐ NO

**If yes, list amount of deductible \$ _____

(Please provide any documentation)

LOST WAGE INFORMATION

Are you seeking lost wages, as a result of this crime?

☐ YES ☐ NO

Employer: _____ Phone: _____

Address: _____

Time you lost from work _____ Amount of lost wages \$ _____

(Documentation from your employer must be included)

MEDICAL INFORMATION

Did you incur any medical costs as a result of this crime?

☐ YES ☐ NO

**If yes, what is the current total of medical bills and prescriptions as a result of this crime: \$ _____

Are you expecting more medical bills as a result of the crime?

☐ YES ☐ NO

(Attach copies of all bills and/or receipts to verify the above amount)

PROPERTY LOSS AND/OR DAMAGE

List only damaged/stolen property and the fair market value or repair cost of each item. Please attach supporting documentation, if you do not have supporting documentation, please explain how the amount was determined. **Do not include items that were covered by insurance.** Attach additional list if needed.

1. Juniper removal & disposal
2. _____
3. _____
4. _____
5. _____
6. _____

TOTAL AMOUNT OF PROPERTY LOSS AND/OR DAMAGE: \$ 753.75

TOTAL ALL LOSSES FOR RESTITUTION AMOUNT YOU ARE SEEKING \$ 753.75

Signature of victim and/or person completing form

Date 1/2/2024



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

Estimate

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

Date	11/2/2023
Estimate #	86475
LMP REPRESENTATIVE	
SR	
PO #	
Work Order #	

--

DESCRIPTION	QTY	COST	TOTAL
Estimate is for the removal of Juniper that was damaged from the Car accident at the Front Entryway. Estimate includes removal of Juniper, debris removal, debris disposal, and removing some palmetto palms that were also damaged.			
Juniper removal and debris disposal (Labor Hours)	15	50.25	753.75

TERMS AND CONDITIONS:

TOTAL	\$753.75
--------------	-----------------

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

OWNER / AGENT

DATE

SECTION C

SECTION 1

Monthly Summary Report

November & December 2023

Submitted by:

Courtney Sears, Interim Amenity Manager
Alex Murphy, Senior Regional Director

Lakeside Plantation CDD



PROGRAMMING

Lakeside Plantation Lifestyle Program Profit/Loss FY 23-24					
Date	Event	Revenue	Expense	Attendees	Notes
<i>October events total</i>		\$1,515.00	\$1,835.58		
<i>Misc. activities expenses YTD</i>					
11/2/2023	Coffee and Donuts	-	\$55.72	15	
11/11/2023	Veteran's Breakfast	\$112.00	\$247.35	16	
11/14 & 11/28/2023	Bingo	-	\$19.30	20	
12/5/2023	Coffee and Donuts		\$120.19	32	
12/6/2023	Create and Sip	\$90.00	\$117.28	9	
12/10/2023	Photos with Santa	-	\$657.42	20	
12/12/2023	Bingo		\$26.65	30	
12/15/2023	Holiday Wine and Cheese Happy Hour	-	\$326.03	80	Offered free for the holidays
Nov & Dec events total		\$202.00	\$1,570.44	140	
Year to Date TOTAL		\$1,717.00	\$3406.02		

FACILITY OPERATIONS & MAINTENANCE

LSPCDD Action List		Status	Notes
One treadmill down, needs belt replacement	Vendor recommends full replacement of the machine as it has reached its lifespan	IN PROGRESS	Presented to board at January meeting
Spa pump issue	Jet pump went down, we had it repaired but vendor states it is temporary and recommends replacement	IN PROGRESS	Presented to board at January meeting
3 sections of fence behind new A/C unit	fencing	IN PROGRESSS	Innotec to complete after the installation
Plantings around new A/C unit	beautification plantings	IN PROGRESSS	Will schedule after fencing is complete
Magnolias on Plantation Blvd	4 leaning magnolias	PENDING	Board decided not to repair and requested 4 removed and 8 replaced, seeking quotes from LMP, Joshua Tree for Jan Meeting
Electrical Panel on Plantation Blvd for irrigation and streetlights	Panel needs completed replaced, based is fully rusted and will not survive another major storm	PENDING	To be presented at January meeting.
Electrical boxes (one at front entrance and one across from clubhouse on Plantation)	FPL owned boxes	IN PROGRESS	FPL will remove the one at the front entrance as it was replaced over a year ago. They determined that the other one does not need to be replaced and we can paint at our own expense. District Management does not recommend as we do not own it.
Fountain at front entrance	motor completely totaled	ON HOLD	Board directed staff to shut the fountains down and put repairs on hold indefinitely. Staff will bring repair costs back to the board in February along with alternatives.
Interior of clubhouse updated	Wallpaper removal, Painting, new flooring, fan replacement	IN PROGRESS	Working on multiple quotes for the work

THANK YOU.



Lakeside Plantation CDD

SECTION 2

2041 Whitfield Park Avenue
Sarasota, FL 34243

Estimate

Date	Estimate #
12/11/2023	6235

Name / Address		
Lakeside Plantation 2800 Plantation Blvd. North Port, Fl. 34289 Courtney 941-423-5500 lifestyle@lakesideplantationcdd.com		
Phone #	(941) 758-6126	

Ship To
Lakeside Plantation 2800 Plantation Blvd. North Port. Fl. 34289 Courtney 941-423-5500 lifestyle@lakesideplantationcdd.com

Description	Qty	Rate	Amount	Discount	Total
Waterway Gunitite Venturi Tee Nozzle (7/16") 7/16In Vent Tee Nozzle Orifice 0 217-3330	8	5.15	41.20		41.20T
1.5"MPT 1" EYE WHITE EYEBALL FITTING USED ON SPA'S	1	4.05	4.05		4.05T
Regenerative Blower R5125-5	1	2,800.00	2,800.00		2,800.00T
To Repair Jets And Air Blower Pump	4	125.00	500.00		500.00T
Sales Tax Exempt		0.00%			0.00
License Numbers: CPC0056697 CPC1457445 Gas License Number: L112416					
			Total	\$3,345.25	

SECTION 3



ESTIMATE #11991

SENT ON:

Nov 10, 2023

RECIPIENT:

Lakeside Plantation

2200 Plantation Boulevard
North Port, Florida 34289
Arborist : Chris

SENDER:

Joshua Tree, INC

2620 Brightside Court
Cape Coral, Florida 33991

Email: jtooffice@myjoshuatree.com

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

SERVICE ADDRESS:

2200 Plantation Boulevard
North Port, Florida 34289

Product/Service	Description	Qty.	Unit Price	Total
Tree removal	Remove (4) leaning magnolia trees along the center island. Grind the stumps deep to prepare for new plantings.	1	\$2,584.80	\$2,584.80
				Not included
Installation	Purchase, provide, and install (8) 25 gallon magnolia trees along the center median (~6' height)	1	\$4,523.40	\$4,523.40
				Not included
Installation	Purchase, provide, and install (8) 45 gallon magnolia trees along center median (8-10' height)	1	\$5,772.72	\$5,772.72

Total

\$2,584.80

This quote is valid for the next 30 days, after which values may be subject to change. All debris will be hauled off site & disposed of in a proper facility. All work will be performed to ANSI A300 Standards with an Arborist on site at all times. Joshua Tree, INC is not responsible for damage to underground utilities or irrigation when stump grinding services are performed. Please note: Tree service involves the use of equipment & machinery and may result in some minor damage to the surrounding area, such as turf, plants, and/or landscaping. 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. Joshua Tree Inc is not responsible for discovery or identification of hidden or otherwise non-observable hazards. Observations do not include individual testing or analysis and does not include aerial or sub-soil inspection. Any reference to time frame is not a guarantee for tree stability. Records may not



ESTIMATE #11991

SENT ON:

Nov 10, 2023

Notes Continued...

remain accurate after inspection due to variable deterioration of inventoried materials. Extreme weather or unforeseeable events may cause tree failure Joshua Tree Inc provides no warranty with respect to the fitness and health of trees for any use or purpose whatsoever. Thank you for choosing Joshua Tree Inc for your arbor services, if you have any questions please contact us at 239-888-6817.

Signature: _____ Date: _____

MSF Tree & Landscaping LLC

12995 S Cleveland Ave Ste 36
FL 33907 US
+1 2396007159
msftree@gmail.com

Estimate

ADDRESS
Lakeside Plantation CDD
(Courtney)
2800 Plantation Blvd
Port Charlotte, FL 34829
941-423-5500

ESTIMATE 1063
DATE 11/09/2023
EXPIRATION DATE 12/08/2023

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Labor	Magnolia Tree Removal with Stump Grinding	4	1,050.00	4,200.00
	Sales/Labor	Magnolias Tree (45gal 8ft-10ft tall) purchased (includes installing of trees)	9	500.00	4,500.00
	Trash Hauling	Disposal of debris included	0	0.00	0.00
TOTAL					\$8,700.00

Accepted By

Accepted Date



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

Estimate

Submitted To:

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

Date	11/10/2023
Estimate #	86599
LMP REPRESENTATIVE	
SR	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Estimate to remove and stump grind 4 Magnolias on the Boulevard and adding 8 Magnolia's on the Boulevard. Add command soil and mulch to have a finished and completed look. Irrigation modifications are also included. Magnolia's have a 1 year warranty, 14-16 ft, full, and will have to be delivered to property from Vendor as they are exceptionally large and heavy. Machine will be utilized to install Trees properly and professionally.			
Magnolia DD Blanchard B&B	8	4,675.00	37,400.00
Soil -	3	198.00	594.00
Mulch - Cocoa Brown (2cu)	24	7.50	180.00
Removal of Magnolias/Flush cut and stump grind	4	770.00	3,080.00
Irrigation Modifications/ Adjustments	8	74.25	594.00

TERMS AND CONDITIONS:

TOTAL	\$41,848.00
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OWNER / AGENT

DATE

SECTION 4



Fitness Logic
380 Scarlet Blvd.
Oldsmar, FL 34677

Phone #
727-784-4964

Fax #
727-784-0223

E-mail
fitlogic@aol.com

Quote

Date	Quote #
12/4/2023	58842

Name / Address
Lakeside Plantation GMS - Lakeside Plantation 9145 Narcoossee Rd Ste. A206 Orlando, FL 32827

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

P.O. No.	Terms	Rep
	Net 10	MM

Item	Description	Qty	Cost	Total
Equipment	New Fitnex T-70 Treadmill	1	3,895.99	3,895.99
Trade-In	Warranty 3 year parts and 2 year labor	1		
Shipping	Trade-In	1	-300.00	-300.00
	Shipping charges are estimated and subject to change. Standard Shipping: 7-10 business days	1	450.00	450.00

Thank you for the opportunity to quote. The above prices are valid for 30 days from quote.

Subtotal \$4,045.99

A Deposit of 50% is Required on the Sale of Equipment.

Sales Tax (0.0%) \$0.00

Total \$4,045.99

Signature: _____

Date: _____

SECTION 5

ELECTRIC PANEL



ELECTRIC

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

HOME OWNER INFORMATION

Name Lakeside Plantation Date 8/4/23 Technician Sergey/Andy
Address 2200 Plantation Blvd Phone (941) 423-5500 Email _____
City North Port State FL Zip 3

ADDITIONAL WORK

INV# 37228.

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

TOTAL

NOTES

Replace all Station for Street Lights and Irrigation System.
Install 2 pt posts.
Install New frame and mounting channels.
Replace 2 main meters. 3 phase.
Replace New Box with New Contractors "2"
Replace a 3 phase panel.
Replace 1 J Box to connect.
Replace 1 disconnect 100 Amp.
Replace 1 disconnect 30 Amp.
Replace 1 disconnect 30 Amp.
Replace 1 3 phase panel.
Replace 4 1-20 Breakers for Street Lights.
Replace 1 220 Breaker for Street Lights.
Upgrade ground system.
Use Stainless Steel material to mount everything.
Pour concrete to install all posts.
perm. +

total Investment \$26985.

by pond 3 FPL boxes

Lake Side plantation managers

discount 10%

total \$24285.

SERGEANT'S



ELECTRIC

CUSTOMER INVOICE

38976

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

HOME OWNER INFORMATION

Date 025123 Technician Sergey/Steven
Name Lake Side plantation Phone (941) 423-5500 Email _____
Address Lake Side Plantation City North Port State FL Zip 34289
2200 Plantation Blvd

DEVICES

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

ASSESMENTS

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

WIRING/BOXES

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

ADDITIONAL INSTALLATIONS

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

FUSE PANEL YES ☐ NO ☐ PANEL MFG _____ AGE _____

PAID CASH ☐ CHECK ☐ # _____

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

TOTAL INVESTMENT \$ _____

NOTES See add notes

Panel by gas station

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

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

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

Authorization _____

All work has been performed to my satisfaction _____

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



ELECTRIC

LIC #EC1500043
1075 Innovation Ave., Unit 111
North Port, FL 34289
941.373.5658
SgtElect.com

HOME OWNER INFORMATION

Name Lakeside Plantation Date 10 25 23 Technician Sargey/Steven
Address 2200 Plantation Blvd Phone (941) 438-5500 Email _____
City North Port State FL Zip 34289

INV# 38976

ADDITIONAL WORK

_____	\$	_____
_____	\$	_____
_____	\$	_____
_____	\$	_____
_____	\$	_____
_____	\$	_____
TOTAL		_____

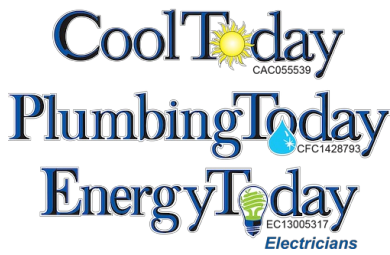
NOTES

Replace 200 Amp outdoor main Breaker panel.
Replace 2 46x4 bx 2 J boxes.
Replace 100 Amp Heavy Duty disconnect.
Replace transformer for fountain.
Replace main connector from transformer.
Permit.

total Investment \$ 14724

* Replacement of transformer is not included.

* Panel by gas station*



Cool Today
6143 Clark Center Ave
Sarasota, FL 34238
(800) 226-2636

BILL TO

Gms Lakeside Plantation
9145 Narcoossee Road #208-206
Orlando, FL 32832 USA

ESTIMATE
752848242

ESTIMATE DATE
Dec 18, 2023

JOB ADDRESS

Lakeside Plantation
2200 Plantation Boulevard
North Port, FL 34289 USA

Project: 748145597

Technician: Darren Ali

Technician: Rodman Brutus

Technician: Troy Litchfield

ESTIMATE DETAILS

2nd location next to gas station. : Irrigation equipment to be done by others.

6' x 3/4" Stainless uni-struts x 4.

Step-down 480 primary to 208y/120 Transformer.

Concrete mounting posts x 2.

12" x 12" junction box x 2.

Photo cell.

100 amp 3 phase non-fused outdoor disconnect.

Main outdoor 3 phase 208y panel @ 36" high with main breaker disconnect.

Install new outdoor bell box, bubble and gfcı properly on uni-strut.

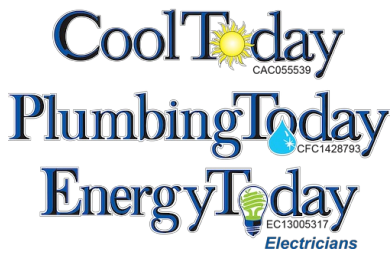
Eliminate unnecessary trough. (No charge for no replacement).

Permit fee.

To order parts for project, 40% non-refundable fee is required as the majority of this equipment is non-returnable to vendor. This will cover the non-refundable permit fee and process fees.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
14-F0956.0.e	Permit Fees	1.00	\$439.00	\$439.00
14-F07000.0.e	Remodel Various Materials and Labor	1.00	\$32,584.00	\$32,584.00

POTENTIAL SAVINGS	\$43.90
SUB-TOTAL	\$33,023.00
TAX	\$0.00
TOTAL	\$33,023.00



Cool Today
6143 Clark Center Ave
Sarasota, FL 34238
(800) 226-2636

BILL TO

Gms Lakeside Plantation
9145 Narcoossee Road #208-206
Orlando, FL 32832 USA

ESTIMATE
752836624

ESTIMATE DATE
Dec 18, 2023

JOB ADDRESS

Lakeside Plantation
2200 Plantation Boulevard
North Port, FL 34289 USA

Project: 748145597

Technician: Darren Ali

Technician: Rodman Brutus

Technician: Troy Litchfield

ESTIMATE DETAILS

1st location (all 3 phase equipment): Concrete mounting posts x 2.

3 phase 200 amp meter can x 2.

12" x 12" junction box x 2.

3 phase main panel 480/277.

3 phase 100 amp spare.

3 phase 20 amp spare x 3.

Single phase 2 pole 20 amp spare.

Single phase single pole 20 amp x 4.

Grounding system.

6' x 3/4" stainless uni-struts x 6.

4' x 1-1/2" stainless uni-struts x 4.

Trough (6" x 6" x 36").

Photocells x 5.

100 amp outdoor 3 phase disconnect.

30 amp outdoor 3 phase disconnect.

30 amp outdoor 3 phase disconnect.

Replace timer with pvc body timer to minimize rust issue.

30 amp 3 phase Lighting relays x 2

Reuse all existing wiring feeding the equipment.

Permit fee.

To order parts for project, 40% non-refundable fee is required as the majority of this equipment is non-returnable to vendor. This will cover the non-refundable permit fee and process fees.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
14-F0956.0.e	Permit Fees	1.00	\$439.00	\$439.00
14-F07000.0.e	Remodel Various Materials and Labor	1.00	\$37,196.00	\$37,196.00

POTENTIAL SAVINGS	\$43.90
SUB-TOTAL	\$37,635.00
TAX	\$0.00
TOTAL	\$37,635.00



ESTIMATE	#100059
EXPIRATION DATE	Dec 18, 2023
TOTAL	\$47,249.00

Courtney Sears

 (941) 276-7754
 Manager@lakesideplantationcdd.com

CONTACT US

PO Box 511386
Punta Gorda, FL 33951

 (239) 788-4646
 flservice@jcorrmechanical.com

Service completed by: Anthony Corrado

ESTIMATE

Services	qty	unit price	amount
Install New Stainless Frame for Panels Install new frame for electrical panels in each location. The new frame will be made from stainless steel materials so they do not rust or rot. All panels and existing equipment will be attached via bolts with nylock nuts to prevent anything from coming loose.	1.0	\$9,829.00	\$9,829.00
Install Concrete Around Panels By installing concrete around the panel bases will not only strengthen the whole system, but it will also keep damages to a minimum from lawn equipment and chemicals used on the lawn that ultimately rust and rot the electrical equipment.	1.0	\$5,491.00	\$5,491.00
Install New Electrical Cabinets, Panels, and Transformer Many of the cabinets, panels, and the transformer are completely rotted through allowing natures elements to enter inside the cabinets. The longevity is severely lessened as the components inside these panels are not designed to see any type of elements. To ensure the reliability of the equipment, we recommend changing out all of the equipment on both racks. This quote is for all of the connected equipment attached to the racks in both locations.	1.0	\$31,929.00	\$31,929.00

Services subtotal: \$47,249.00

Subtotal	\$47,249.00
Tax (Florida Tax 7%)	\$0.00
Total	\$47,249.00

SECTION IX

SECTION A

SECTION 1



Landscape Management Proposal

Lakeside Plantation CDD

PREPARED BY:

Bloomings Landscape and Turf Management, Inc.

Jay Perez

Jay@bloomingslandscape.com



Click to play video in browser





Dear Lakeside Plantation CDD,

On behalf of Bloomings Landscape and Turf Management Inc., we are honored and privileged for the opportunity to provide a landscape management proposal for your community.

The Bloomings Management Team has meticulously custom designed the following Landscape Management Plan to precisely fit your community needs. With a significant focus on the plant species, turf species, soil physiology, and irrigation possibilities your property currently allows.

Bloomings's number one priority is to provide your community with the best customer service, horticultural expertise, and cutting-edge turf science the industry offers. We have over 20 plus years of professional Landscape and Turf Management experience. Combining that industry experience with the latest landscaping management tools, equipment, and technology allows Bloomings to create innovative plans that keep clients' budgets in line. At the same time, providing all-inclusive result-oriented Landscape Management Program.

Program Highlights:

- ***Communication - Our customer service's TRUE strength and integration into our company ethos.***
 - ***Company policy to return all verbal/written communications within 24 hours.***
 - ***Online Work Orders submitted will be updated within 24 - 48 hours.***
 - ***<https://www.bloomingslandscape.com/service-request-1>***
- ***Local Account Manager (not on the crew) will be specifically assigned to your community to answer questions related to our service and this contract.***
 - ***The Local Account Manager does weekly drive-throughs of the property and proactively identifies potential issues and opportunities.***
- ***An English-speaking Crew Supervisor will be on site with the crew the entire time we are servicing the property.***
- ***Our staff is uniformed with distinguishable colored shirts and pants.***
- ***A quarterly schedule of services will be provided. This keeps you up to date on when we will be in your community and what services we will be providing you each week.***
 - ***A Yearly schedule can be provided upon request.***
- ***Exchange of Services Program (EOS) can be utilized when the scheduled mowing service day is not needed. Labor Hours can be used on another project on the property. This would be agreed upon between Account Manager and (Landscape Committee or Property Management member) before enacting.***
- ***Again, Bloomings truly wants to thank you for the opportunity to become your Landscape Maintenance partner and we look forward to forging a long term successful business relationship.***

Regards,

Jay Perez-Bloomings Landscape and Turf Management, Inc.



About Us:

Bloomings Landscape and Turf Management, Inc. was founded and incorporated in June of 1999 by Robert Yarish. Rob graduated from North Carolina State University in 1996 with a B.S. in Turf Grass Management. While completing his degree at NC State, he worked with the PGA tour in Raleigh, North Carolina, as an Assistant Superintendent, where he was able to apply his education to his passion for Turf Grass Management. In 1998, Rob made the decision to move his family to Sarasota and apply his passion to business by incorporating Bloomings Landscape and Turf Management.

The Company is privileged to employ several additional Turf and Horticultural degreed TEAM members with expertise ranging from knowledge of the industry's latest technology, fertilization chemistry, pest control, and a Certified Arborist. We believe in cross-training all of our employees to optimize each employee's ability to improve and grow in their role within the Bloomings team. This proven business philosophy has provided our client communities with low turnover rates and highly trained employees.

Throughout Bloomings 20 plus years of Landscaping industry service, we have partnered with every type of client, including HOAs, COAs, CDDs, Retail, Office & Mixed Use Complex. Our expertise ranges from total landscape design, annual landscape management, irrigation maintenance and repair, fertilization, mulching programs, tree pruning services, and pest control. We strive to provide a well-rounded landscape program, well-trained staff, and a "whatever it takes" attitude from our employees to our client communities.

****References can be provided upon request.***

***Robert F. Yarish, President
Bloomings Landscape and Turf Management, Inc.***

Our Proposal

St Augustine Turf Grass Areas:

- Mowed weekly during the growing season (April 15th - October 15th).
- Bi-weekly or as needed during the dormant season (October 16th - April 14th).
 - All debris will be picked up before each mowing event.
- Minimum height of 4.5 inches for THIRTY-EIGHT (38) events per contract year.
- Hardscapes (Streets, Drives, walkways, paths, curbs, etc) will be edged with each mowing event.
 - A team member will begin blowing hardscapes behind the edging service to provide the community with as little disruption as possible.
- Softscapes (Tree beds and plant beds, etc) will be edged with every other mowing.
- Turf weeds will be spot-treated throughout the year. Rates are altered during the warmer months to keep weed control thresholds constant.
- All vegetative growth in cracks of paved surfaces shall be treated with herbicide on a regular rotation to keep thresholds at an acceptable level.

Plant Bed Management:

- Ornamental beds will be maintained on the same schedule as mowing services.
- Ornamental Plants and shrubs will be pruned as needed, up to TWELVE (12) times per year.
- Dead Foliage will be removed during each visit to the property. I.E. palm branches, oak limbs
- Pre-emergent weed control will be applied TWICE (2) each year to maintain the integrity and aesthetics of the plant beds.
- Flowering plant bud on the terminal axis and will be seasonally hand pruned to facilitate the greatest opportunity for the species to bloom.

Note: Bloomings sharpens and changes mower blades daily. This provides a clean cut for healthier turf and reduces the chance of weeds spreading from property to property

Fertilization Management Program:

- Turf Grass - Granular Fertilize FOUR (4) per year at a rate of 1 LB of Nitrogen per 1000 square foot.
 - Applications made during October, January, March and May. No fertilization is permitted during the months of June thru September.
- Flowering Shrubs and Trees - Granular Fertilize TWO (2) time per year with a 6-month release blend at a rate of 1 LB of Nitrogen per 100 square foot.
 - Applications shall be made during the months of November and April
- Foliar Shrubs - Treat with Plant Growth Regulator to promote color and inner shrub growth, which creates more resistant plant species.

Pest Control Management Program:

- Turf will be treated annually for Chinch Bug.
 - As needed there-after.
- Treatments for the control of other pests shall be performed as part of an (IPM) Integrated Pest Control Management program.
- Inspections for pest infestation will be made during the regular pruning of shrubs by trained personnel as well as supervising managers.

Tree & Palm Management Program:

- All specimen trees will be pruned as needed to allow their natural habitat up to 8 feet of clear trunk in turf grass areas to prevent obstruction.
- Palms under 15 feet shall be pruned as needed from the ground on a rotation throughout the year. All palms that cannot be pruned from the ground shall be pruned at the cost and request of the association.
- Pygmy Date Palms shall be pruned THREE (3) times per year to avoid fertility deficiencies associated with over-pruning.
- Pruning of trees will be limited to heights with reasonable reach from the ground for trimming extraneous stray growth outside the canopy to promote the natural characteristics of the variety or to provide clearance from the buildings.
- Trees should be allowed to form a natural canopy head. Pruning, shaping, topping or internal pruning of trees is not part of this agreement.
- Sucker growth, considered to be all new shoots that appear at the base of the tree trunks or non-major trunks to limbs below the foliage canopy, will be removed.

Irrigation Management Program:

- THIRTY-EIGHT (38) weekly visual irrigation inspections.
- The entire irrigation system will be tested and inspected monthly to ensure proper operation and coverage.
 - Distressed turf and plant areas will be inspected on an as-needed basis.
- Repairs or work done to the system will be billed on a time and materials basis. We bill in 15-minute intervals to help keep irrigation maintenance costs down where applicable.
 - Billed at a time rate of \$55.00 per hour for a Technician.
 - Any irrigation repair over \$250 will require pre-authorization before the start of any work.
- 24-Hour Emergency Service
 - Billed at a time rate of \$125 per hour, a minimum of ONE (1) hour.
- Clocks will be adjusted as necessary for changes in water usage and time changes.
- In addition to our irrigation department, Bloomings Landscape crews carry a total supply of irrigation parts, allowing us to make minor repairs immediately.
- Estimated Irrigation Parts Pricing:
 - 2" Valve - \$450
 - 1.5" Valve - \$300
 - 1" Valve - \$150
 - Solenoid - \$10
 - ORotor - \$60
 - Popup - \$40

Extras: These will need to be revisited before the project starts.

- Mulch - estimated 230 Cubic Yards - \$17,250*
- Palm Tree Trimming - estimated 202 trees - \$8,100*



Description	Per Contract Year
Turf: Mow, Trim, Blow	38
Edging Hardscapes	38
Edging Softscapes	19
Shrub & Bed Maintenance: Pruning, Trimming	12
Fertilization Turf	4
Fertilization Shrub	2
Insect Control Turf	1
Insect Control Shrub	2
Pre-emergent Landscape Beds	2
Post-emergent Landscape Beds - Weed Control	19
Irrigation Visual Inspection	38
Irrigation Operational Inspection	12
Mulch Installation	Per Request
Annuals	4

General Terms and Conditions:

Description of Work and Contractors Responsibilities

The Contractor shall perform all work in accordance with the specifications as described.

Acts of God

Work schedules may be interrupted by acts of God, to the point scheduled activities may be temporarily halted in which event the following conditions apply.

- 1. Temporary interruption outside the control of the Contractor and the Contractor's employees shall be re-scheduled within one week of the interruption.*
- 2. Any clean-up and or repair work caused by an Act of God will be charged an additional labor hourly rate plus any materials or equipment used during the completion of the project.*
- 3. Catastrophic loss due to acts of God shall terminate the said agreement.*

Terms

This Agreement is effective upon the date signed by both parties and shall commence on the date determined on the signature page for a period of one year unless canceled in accordance with the provisions of the Default Clause. Client shall have the right to terminate this agreement with or without cause upon sixty (60) days with written notice. All invoices will be required to be paid in full, and no additional money is owed to the Contractor before the contract can officially be terminated. The intent to terminate shall be sent by certified mail to 5824 Bee Ridge Road #165, Sarasota, Florida 34233.

The Contractor shall have the right to cancel the Agreement within sixty (60) days with written notice with or without cause and will be sent via certified mail.

Renewal

Client shall have the option to renew this agreement for up to two years with written notice from Client. The following terms shall apply to a request for renewal.

- 1. The Contractor shall reserve the option to increase the annual Agreement amount by that percentage equal to the CPI index during the previous twelve months.*
- 2. If the Contractor incurs an increase in costs reflected by local, state, or Federal regulations directly affecting the cost of providing services within the scope of this Agreement, the contractor shall have the option to proportionate those increases given Client agreement to the costs.*

Provision for Default

In the event of default by Contractor, Client shall have the right to notify the Contractor of the deficiencies in writing. The Contractor has the right to correct the deficiencies within SEVEN (7) business days. If the deficiencies are not corrected within the 7- business day period, Client may cancel this Agreement in its entirety.



General Terms and Conditions:

Contract Price and Payments

1. *Within thirty days of the execution of this Agreement, Client shall receive a written schedule of service events for the year of services.*
2. *Within thirty days of the execution of this Agreement the Contractor shall set Client up for ACH payment on the first of each month's monthly management fee for the previous months service. All additional enhancement or itemized invoices outside of the recurring monthly service fee shall have an invoice submitted as the scope of work is completed.*

Insurance

The Contractor shall provide Client with an active certificate of Insurance for Workers' Compensation, General Liability, property damage, and Auto. Client shall be listed as additional Insured.

Supervision

The Contractor shall supervise and direct the work, using its best skill and attention to provide the highest level of horticultural expertise the industry has to offer. The Contractor shall designate a horticulturally trained and experienced Manager responsible for the direct communications and executions of the said scope of work identified within this Agreement.

All labor and material is included to provide the scope of work within the aforementioned Agreement.

Safety

The Contractor shall be responsible for compliance of all safety regulations of jurisdiction in the area of work and shall use traffic cones as may be required at both the front and rear of the vehicles when on public roadways. Employees shall be in uniform shirt and pants for identification purposes and all vehicles shall be identifiable with Bloomings lettering.

Pre-existing Conditions

The Contractor is not responsible for Acts of God or pre-existing conditions. The Contractor shall not be held responsible for underground utilities, pipes, wires or any other underground service lines not identified or clearly marked. The Contractor shall have any and all utilities marked prior to doing any excavation or digging.

Attorneys Fees

If Bloomings Landscape or Client fail to comply with the agreements, conditions, or covenants of this agreement and legal action is required to resolve any dispute, the prevailing party thereof shall be entitled to costs and attorneys fees.

Indemnity

Bloomings Landscape shall indemnify, defend and hold Client harmless from any and all claims, causes, action, judgements, liens, and suits of any nature, including claims for personal injury, damage to property and others, damage to any property and claims for payment of services rendered arising out of the Bloomings being on the property.

Budget:

This proposed budget includes all labor and materials necessary to perform the highest level of landscape management services described within our Proposal. We have priced the scope of work to provide this community with the level of service and product necessary to improve the health, vigor and aesthetics that everyone in the neighborhood is expecting to see. Bloomings looks forward to the opportunity to continue this Proposal discussion with you.

Lakeside Plantation CDD - 2024			Total
Annual Landscape Maintenance Fee	\$9,100	12	\$109,200
Fertilizer Applications	\$1,701	4	\$6,804
Irrigation Inspections	\$450	12	\$5,400
Annual Installation	\$1,500	4	\$6,000
Mulch - Need to be revisited before installation	\$17,250	1	\$17,250
Tree Trimming	\$8,100	1	\$8,100
Total			\$152,754

Lakeside Plantation CDD - 2025			Total
Annual Landscape Maintenance Fee	\$9,100	12	\$109,200
Fertilizer Applications	\$1,701	4	\$6,804
Irrigation Inspections	\$450	12	\$5,400
Annual Installation	\$1,500	4	\$6,000
Mulch - Need to be revisited before installation	\$17,250	1	\$17,250
Tree Trimming	\$8,100	1	\$8,100
Total			\$152,754

This contract will commence upon signature and run from TBD to TBD.

 SIGNATURE
Jay Perez

 SIGNATURE
Pina Chichelli

Bloomings

Landscape & Turf Management Inc.

References:

- The Heritage Oaks Golf and Country Club - Common Area
 - Andrew Bell, Super Intendent, superintendent@heritageoaksgcc.com, 941-773-6064.
- Cobblestone - Maintenance Free.
 - 8749 Amaretto Ave, Sarasota, FL 34238, gate code 4202.
 - Johanna Lampert, Board President, Cobblestonepresident23@gmail.com.
- Palmer Ranch - Masters Association.
 - 5589 Marquesas Circle, Suite 201, Sarasota, FL 34233.
 - Sue Ambrecht, LCAM, sue@palmerranch.net, 941-922-3866.
- Arbor Lakes – All Common Areas.
 - 5820 Palmer Ranch Pwky, Sarasota, FL 34238.
 - Dylan Clements, Property Manager, dylan@capstoneam.com, 941-554-8838.

ACORD		BLOOLAN-01		TBORTZ		
CERTIFICATE OF LIABILITY INSURANCE				DATE (MM/DD/YYYY)		
				4/26/2022		
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER. IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. IF SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).						
PRODUCER Roberts Insurance Group, LLC 211 South Nokomis Avenue Venice, FL 34289		CONTACT NAME: Tracey@robertsinsurancegroup.com PHONE (A/C, No. Ext.): (941) 485-5686 FAX (A/C, No.): (941) 485-5626 ADDRESS:				
INSURED Bloomings Land and Turf Management, Inc. 5824 Bee Ridge Road #165 Sarasota, FL 34233		INSURERS AFFORDING COVERAGE INSURER A: FCI INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:				
		NAIC # 10178				
COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:		
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
FORM	TYPE OF INSURANCE	ADDL. SUBP. INFO.	POLICY NUMBER	POLICY EFF. (MM/DD/YYYY)	POLICY EXP. (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☐ OTHER:		GL100076837-00	4/11/2022	4/11/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG. \$ 2,000,000
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☒ OWNED ☒ AUTOS ONLY ☒ HIRE ☒ AUTO ONLY ☐ SCHEDULED ☐ AUTOS ☐ NON-OWNED ☐ AUTOS ONLY		CA100076838-00	4/11/2022	4/11/2023	COMBINED SINGLE LIMIT \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ UNINSURED MOTORIST \$
A	☒ UMBRELLA LIAB ☐ EXCESS LIAB ☐ RETENTION \$		UMB100076840-00	4/11/2022	4/11/2023	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ☐ ANY PROSPECTIVE PART-TIME/SEASONAL/TEMPORARY/CONTRACTOR/INDEPENDENT CONTRACTOR/OTHERS EXCLUDED (Mandatory in FL) ☐ Y/N N/A						
A	☒ Equip/Leased/misc ☐ Auto Physical Damage		CM100076836-00 CA100076838-00	4/11/2022 4/11/2022	4/11/2023 4/11/2023	Equip/Leased/misc \$ 100,000 Comp & Coll Deduct \$ 1,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)						

SECTION B

SECTION 1



Welch Tennis Courts, Inc.

4501 Old US Hwy 41 S
P.O. Box 7770
Sun City FL 33586
(813) 641-7787

Change Order

Order#: 5
Order Date: 12/29/2023
Job Number: 230068

To: LAKESIDE PLANTATION
2200 PLANTATION BLVD.
NORTH PORT FL 34289

Project: Lakeside Plantation Light & Fence
2200 PLANTATION BLVD.
NORTH PORT FL 34289

Description of Work	Amount
Larger Canopy	48,900.00

Notes

In lieu of the 10x20 canopy in the contract, provide and install one (1) 10x60 canopy, this does not include a pad.

Please note that this will require new engineering that could be around \$1,500 plus additional permitting fees to alter the permit that is already in review for the 10x20.

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change

48,900.00

The original Contract Sum was	259,100.00
Net change by previous Change Orders	-110,800.00
The Contract Sum prior to this Change Order	148,300.00
The Contract Sum will be changed by this Change Order	48,900.00
The new Contract Sum including this Change Order will be	197,200.00
The Contract Time will be changed by	0 Days

This Change Order is issued to CLARIFY, ADD TO, REVISE AND/OR DELETE items of the Contract Documents for this work. The Change Order is a part of the Contract Documents and acknowledgement of its receipts shall be noted.

Owner: _____ Date: _____

Contractor: _____ Date: _____



Welch Tennis Courts, Inc.

4501 Old US Hwy 41 S
P.O. Box 7770
Sun City FL 33586
(813) 641-7787

Change Order

Order#: 4
Order Date: 12/13/2023
Job Number: 230068

To: LAKESIDE PLANTATION
2200 PLANTATION BLVD.
NORTH PORT FL 34289

Project: Lakeside Plantation Light & Fence
2200 PLANTATION BLVD.
NORTH PORT FL 34289

Description of Work	Amount
Replace tennis net posts	2,600.00

Notes

In conjunction with current work, replace existing four (4) sets of tennis net posts with WTC External Wind Tennis Net Posts in Black or Green.

This number is contingent on the net posts coming out of the existing sleeves. If the net posts are not able to be removed we will stop and provide a new proposal to replace the foundations and resurface the courts.

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change

2,600.00

The original Contract Sum was	259,100.00
Net change by previous Change Orders	-110,800.00
The Contract Sum prior to this Change Order	148,300.00
The Contract Sum will be changed by this Change Order	2,600.00
The new Contract Sum including this Change Order will be	150,900.00
The Contract Time will be changed by	0 Days

This Change Order is issued to CLARIFY, ADD TO, REVISE AND/OR DELETE items of the Contract Documents for this work. The Change Order is a part of the Contract Documents and acknowledgement of its receipts shall be noted.

Owner: _____ Date: _____

Contractor: _____ Date: _____



Welch Tennis Courts, Inc.

4501 Old US Hwy 41 S
P.O. Box 7770
Sun City FL 33586
(813) 641-7787

Change Order

Order#: 3
Order Date: 12/13/2023
Job Number: 230068

To: LAKESIDE PLANTATION
2200 PLANTATION BLVD.
NORTH PORT FL 34289

Project: Lakeside Plantation Light & Fence
2200 PLANTATION BLVD.
NORTH PORT FL 34289

Description of Work	Amount
Add Windscreens	8,208.00

Notes

In conjunction with current work, provide and install approximately 864 LF of 6' tall windscreen in Green or Black.

This includes the perimeter of the approximately 60'x60' basketball court and the ends of each of the four (4) tennis court coming out 10' on each exterior side of the battery.

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change

8,208.00

The original Contract Sum was	259,100.00
Net change by previous Change Orders	-110,800.00
The Contract Sum prior to this Change Order	148,300.00
The Contract Sum will be changed by this Change Order	8,208.00
The new Contract Sum including this Change Order will be	156,508.00
The Contract Time will be changed by	0 Days

This Change Order is issued to CLARIFY, ADD TO, REVISE AND/OR DELETE items of the Contract Documents for this work. The Change Order is a part of the Contract Documents and acknowledgement of its receipts shall be noted.

Owner: _____ Date: _____

Contractor: _____ Date: _____