



Lakeside Plantation

Community Development District

Patrick Lavoy, Chairman

Mary Martin, Vice Chairperson

Bonnie Benjamin, Assistant Secretary

Maria Chichelli, Assistant Secretary

Bud Sabol, Assistant Secretary

May 15, 2024

AGENDA

Lakeside Plantation Community Development District
AGENDA

Seat 3: Patrick Lavoy - C	
Seat 1: Mary Martin - VC	
Seat 5: Maria Chichelli - AS	
Seat 4: Bonnie Benjamin - AS	
Seat 2: Alan Sabol - AS	

Wednesday
May 15, 2024
6:00 p.m.

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

Zoom Link: <https://us06web.zoom.us/j/2098354607>

Meeting ID: 209 835 4607

Passcode: q8H0Vc

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 Check Register
 - B. Balance Sheet & Income Statement
 - C. Special Assessment Receipts Schedule
- VI. New Business Items
 - A. Update of Landscape Agreement with Villas II
 - B. Consideration of Resolution 2024-06 Approving the Proposed Budget for Fiscal Year 2025 & Setting a Public Hearing Date for Adoption
 - C. Discussion of the Capital Reserve Study (*to be provided under separate cover*)
 - D. Acceptance of Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year 2024
 - E. Consideration of Reimbursement
 1. Ron Perry - \$18.06
 - F. Liaison Reports
 1. Supervisor Chichelli (Landscape)
 2. Supervisor Sabol (Aquatics)

3. Supervisor Lavoy (District Maintenance Items)
 4. Supervisor Martin (Clubhouse & Facilities)
 5. Supervisor Lavoy (Pool & Courts)
- VII. General Audience Comments
- VIII. Staff Reports
- A. Attorney
 - B. District Manager
 - C. Amenity Manager
 1. Report (*to be provided under separate cover*)
- IX. Supervisors Requests
- X. Next Regularly Scheduled Board Meeting is **June 19, 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

Lakeside Plantation Community Development District

Summary of Invoices

April 1, 2024 to April 30, 2024

Fund	Date	Check No.'s	Amount
General Fund	4/9/24	3272-3292	\$ 41,750.07
	4/23/24	3293-3294	\$ 183.09
			\$ 41,933.16
Capital Reserve Fund	4/23/24	144-146	\$ 47,506.69
			\$ 47,506.69
Automatic Drafts			
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$ 701.62
		2200 Plantation Blvd - Fountain	\$ 131.07
		2200 Plantation Blvd - Pool	\$ 1,526.66
	North Port Utilities	2200 Plantation Blvd - Clubhouse	\$ 212.15
		2200 Plantation Blvd - Fountain	\$ 27.12
		2200 Plantation Blvd - Pool	\$ 142.94
		2200 Plantation Blvd - Garbage Collection	\$ 185.32
	Comcast	2200 Plantation Blvd - Clubhouse	\$ 437.88
	ADT	2200 Plantation Blvd - Clubhouse	\$ 267.10
	Marlin Business Bank	Copier Contract Payment	\$ 104.86
			\$ 3,736.72
			\$ 45,669.88

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/09/24	00415	3/29/24	24-00650	202404	310	51300	48000		NOTICE OF WORKSHOP 4/8/24	*	74.38		
									BUSINESS OBSERVER			74.38	003272
4/09/24	00200	3/20/24	BS 3/20/	202403	310	51300	11000		BOS MEETING 3/20/24	*	200.00		
									ALAN SABOL			200.00	003273
4/09/24	00014	3/31/24	1136076	202403	330	53800	48101		WATER MARCH 2024	*	43.25		
									CULLIGAN WATER			43.25	003274
4/09/24	00397	3/14/24	AR109651	202403	330	53800	48200		COPIES AND PRINTING	*	53.18		
									DEX IMAGING			53.18	003275
4/09/24	00104	3/20/24	117648	202403	330	53800	48700		FITNESS CENTER SUPPLIES	*	1,444.55		
									FITNESS LOGIC			1,444.55	003276
4/09/24	00417	4/05/24	7	202404	310	51300	34000		MANAGEMENT FEES APR24	*	3,825.00		
		4/05/24	7	202404	310	51300	35200		WEBSITE MAINTENANCE APR24	*	72.00		
		4/05/24	7	202404	310	51300	35100		INFORMATION TECH APR24	*	112.50		
		4/05/24	7	202404	310	51300	31300		DISSEMINATION AGENT APR24	*	83.33		
		4/05/24	7	202404	310	51300	42000		POSTAGE APR24	*	142.58		
									GMS-TAMPA LLC			4,235.41	003277
4/09/24	00061	3/20/24	M1004596	202403	330	53800	51100		POOL SERVICE MARCH 2024	*	1,900.00		
									HOWARD'S POOL WORLD, INC.			1,900.00	003278
4/09/24	00432	2/16/24	JL REIMB	202402	330	53800	48000		MANNEQUIN REIMBURSEMENT	*	43.85		
									JANICE LESNIAK			43.85	003279
4/09/24	00193	3/27/24	97	202403	310	51300	31100		PROFFESIONAL SERVICES	*	751.25		
									JOHNSON ENGINEERING, INC.			751.25	003280
4/09/24	00371	3/26/24	3368008	202402	310	51300	31500		ATTORNEY FEES FEB24	*	3,976.00		
									KUTAK ROCK LLP			3,976.00	003281
									LKSD LAKESIDE PLANT HHENRY				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/09/24	00271	4/01/24	2675256	202404	330	53800	48600		POOL PHONE APR-JUN KINGS III OF AMERICA, LLC	*	126.00	126.00	003282
4/09/24	00381	3/29/24	SOCK HOP	202403	330	53800	48000		DJ EVENT SERVICES	*	300.00		
		3/29/24	SOCK HOP	202403	300	15500	10000		DJ EVENT DEPOSIT LATE NIGHT ENTERTAINMENT LLC	*	100.00	400.00	003283
4/09/24	00348	3/20/24	MM 3/20/	202403	310	51300	11000		BOS MEETING 3/20/24 MARY MARTIN	*	200.00	200.00	003284
4/09/24	00401	3/20/24	PL 3/20/	202403	310	51300	11000		BOS MEETING 3/20/24 PATRICK LAVOY	*	200.00	200.00	003285
4/09/24	00430	4/01/24	1385	202404	320	53800	47301		DEPOSIT FOR PAINTING PRECISE PAINTING	*	612.00	612.00	003286
4/09/24	00282	3/20/24	PC 3/20/	202403	310	51300	11000		BOS MEETING 3/20/24 MARIA J CHICHELLI	*	200.00	200.00	003287
4/09/24	00041	3/13/24	297109	202403	330	53800	48400		FIRE ALARM SERVICES SECURITY ALARM CORP.	*	480.00	480.00	003288
4/09/24	00272	4/02/24	PSI06332	202404	320	53800	46000		LAKE MAINTENACE APR24 SOLITUDE LAKE MANAGEMENT LLC	*	966.00	966.00	003289
4/09/24	00431	4/01/24	46849	202404	310	51300	35200		COMMUNITYXS EMAIL HOSTING VENTURESIN INC	*	70.00	70.00	003290
4/09/24	00369	3/20/24	12393895	202404	330	53800	12000		MANAGEMENT FEES APR24 WTS INTERNATIONAL, LLC	*	24,915.00	24,915.00	003291
4/09/24	00052	3/11/24	75615	202403	330	53800	52000		TENNIS COURT CLAY WELCH TENNIS COURTS, INC.	*	859.20	859.20	003292

LKSD LAKESIDE PLANT HHENRY

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
4/23/24	00415	4/12/24 24-00741	202403 310-51300-48000	NOTICE OF BOS MEETING BUSINESS OBSERVER	*	83.13	83.13 003293
4/23/24	00433	3/27/24 187752	202403 330-53800-51000	POOL VACUUM PUMP SERVICE GALAXY CHEMICAL CORPORATION	*	99.96	99.96 003294
TOTAL FOR BANK A						41,933.16	
TOTAL FOR REGISTER						41,933.16	

LKSD LAKESIDE PLANT HHENRY

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: March 20, 2024

	<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		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

3/20/24
Date

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

001-310-51300-11000

Business Observer

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

INVOICE

Legal Advertising

Invoice # 24-00650S

Date 03/29/2024

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 # 24-00650S Notice of Board Townhall Workshop RE: <u>Workshop on April 8, 2024</u> at 6:00pm; Lakeside Plantation Community Development District Published: 3/29/2024	\$74.38

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 **\$74.38**

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

001-310-51300-48000

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

NOTICE OF BOARD TOWNHALL WORKSHOP LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Lakeside Plantation Community Development District will hold a Town Hall workshop on April 8, 2024 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida 34289.

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

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

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

Jordan Lansford, District Manager
Governmental Management Services - Tampa, LLC
24-00650S

March 29, 2024

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

NOTICE

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



better water. pure and simple.®

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

LAKESIDE PLANTATION
219 E LIVINGSTON STREET
ORLANDO, FL 32801

*Approved
CS*

330-53800-48701

IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT			
CARD NUMBER		V. CODE	
SIGNATURE		EXP. DATE	
DATE	PAY THIS AMOUNT	ACCOUNT NUMBER	
03/31/2024	43.25	1017805	
AMOUNT PAID \$			

Pay By Date: Apr 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

InvDate	InvNum	Location	Billed	Tax	Balance
Previous Balance: 02/29/2024					-59.75
Location 1017805					
LAKESIDE PLANTATION		2200 PLANTATION BLVD			
03/18/2024	1136076	1017805	PO#		15.50
2413	5 GAL DRINKING WATER	8.000 @	7.75	62.00	0.00
2704	BOTTLE DEPOSIT	-9.000 @	6.00	-54.00	0.00
4201	DELIVERY FEE	1.000 @	2.50	2.50	0.00
4202	OFF ROUTE DELIVERY FEE	1.000 @	5.00	5.00	0.00
03/28/2024	1137967	1017805	PO#		82.50
2413	5 GAL DRINKING WATER	8.000 @	7.75	62.00	0.00
2704	BOTTLE DEPOSIT	3.000 @	6.00	18.00	0.00
4201	DELIVERY FEE	1.000 @	2.50	2.50	0.00
03/31/2024	1141214	1017805	PO#		5.00

InvDate	InvNum	Location			Billed	Tax	Balance
3005	6 BOTTLE RACK		1.000 @	5.00	5.00	0.00	

Total Due by the 15th: 43.25

ACCOUNT IS CURRENT

Current	103.00	30day	-59.75	60day	0.00	90day	0.00	Balance	43.25
---------	--------	-------	--------	-------	------	-------	------	---------	-------

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

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



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

*Approved
CS*

CONTRACT INVOICE

Invoice Number: AR10965141
Invoice Date: 3/14/2024

330-53800-48200

Bill To: Lakeside Plantation Community Development District
 2800 Plantation Boulevard
 North Port, FL 34289
Customer: Lakeside Plantation Community Development
 2800 Plantation Boulevard
 North Port, FL 34289

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LAKESIDEPLANTAT-GBS	30 Days	4/13/2024	\$ 53.18	\$ 53.18
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28413-RD-GBS-01		\$ 53.18		9/21/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 3/21/2024 to 4/20/2024 billing period	\$20.00
Contract overage charge for the 2/21/2024 to 3/20/2024 overage period	\$31.18 **
Remote Diagnostic	\$2.00
	\$53.18

**See overage details below

Detail:

Equipment included under this contract

2800 Plantation Boul

Copystar/CS 308ci

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

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
B/W	B/W	16,257	16,862	605	0	605	0.010000	\$6.05
Color	COLOR	7,402	7,761	359	0	359	0.070000	\$25.13
								\$31.18

Invoice SubTotal	\$53.18
Tax:	\$0.00
Invoice Total	\$53.18
Balance Due:	\$53.18

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





Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone #
727-784-4964

Fax #
727-784-0223

E-mail
fitlogic@aol.com

Approved CS

330-53800-48700

Invoice

Date	Invoice #
3/20/2024	117648

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	MAN	118134	3/19/2024

Item Code	Description	Quantity	Price Each	Amount
Parts	Keypad, speed overlay	1	13.22	13.22
Parts	Console display overlay	1	44.93	44.93
Parts	Overlay membrane (4 key)	1	14.53	14.53
Parts	Overlay membrane (12 key)	1	21.95	21.95
Parts	Deck springs	6	10.99	65.94
Parts	Walking belt	1	799.99	799.99
Parts	Deck	1	190.99	190.99
Shipping	Shipping charges are estimated and subject to change. Standard Shipping: 7-10 business days	1	95.00	95.00
Labor	Replace overlays on Vision treadmill (Serial#TM4451612CA00019;Model#T-80-F). Replace springs, walking belt and deck on Vision treadmill (Serial#TM4451612CA00020;Model#T-80-F)	2	99.00	198.00

Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month	Subtotal	\$1,444.55
	Sales Tax (0.0%)	\$0.00
	Total	\$1,444.55

Governmental Management Services- Tampa, LLC

Invoice

1001 Bradford Way
TN 37763

Date	Invoice #
4/5/2024	7

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

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			4/5/2024			
Quantity	Item Code	Description			Price Each	Amount
	Management Fees	Management Fees- April 24 001-310-51300-34000			3,825.00	3,825.00
	Website Mainten...	Website Maintenance- April 24 001-310-51300-35200			72.00	72.00
	Information Techno...	Information Tech- April 24 001-310-51300-35100			112.50	112.50
	Dissemination Agent	Dissemination Agent- April 24 001-310-51300-31200			83.33	83.33
	Reimbursed Expense	Postage 001-310-51300-42000			142.58	142.58
Total						\$4,235.41

HOWARD'S POOL WORLD, INC.

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

*Approved
CS*

12419 SW COUNTY RD 769
 LAKE SUZY, FL 34269

Bill To

LAKESIDE PLANTATION
 2200 PLANTATION BLVD
 NORTH PORT, FL 34289

330-5380-5100

Invoice

Date

3/20/2024

Work Done At..	Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289	M1004596	NET 10	3/30/2024	DAVID
Quantity	Description	Serviced	Amount	
1	MARCH 2024 MONTHLY POOL SERVICE	3/20/2024	1,900.00	
			Total	\$1,900.00
			Payments/Credits	\$0.00
			Total Account Balance	\$1,913.53

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

LIC. # CPC 053310

POOL MAINTENANCE & REPAIRS

www.howardspoolworld.com

Lakeside Plantation CDD

FY 2024 - Operating Account

Reimbursement Request Form

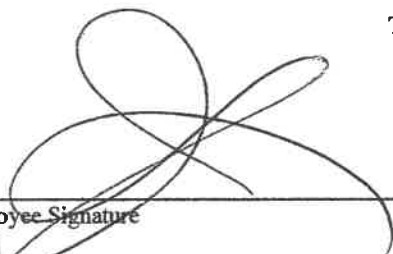
GMS-Tampa, LLC
4530 Eagle Falls Place
Tampa, FL 33619


Employee Name:

JANICE LESNIAK

Date	Description	Cost
	Mameguire Dress Form	43.85

Total 43.85 0



Employee Signature


Manager Signature

001-330-53800-48000



Amazon.com 6:34 AM
to me ▾



Hello Jan,

We wanted to let you know that we have shipped your items.

Shipping Confirmation

Your package will arrive by
**Thursday, February 15 -
Friday, February 16**

Ship to
**Janice
NORTH PORT, FL**

Order #
114-8564787-8772204

[Track package](#)

Shipment total **\$43.85**

Return or replace items in Your orders

Learn how to recycle your packaging at

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

Invoice

March 27, 2024
 Project No: 20150050-000
 Invoice No: 97

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

LP CDD research on fountain water Leak @ Toledo Blade entrance.

Professional Services through March 10, 2024

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	104 %	88,270.51	87,519.26	751.25	-3,426.25
Totals		84,844.26			88,270.51	87,519.26	751.25	-3,426.25

SUB-TOTAL PROFESSIONAL SERVICES: 751.25

INVOICE TOTAL: 751.25

001-310-51300-31100

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering Professional 7 Beers, Christopher Fountain, CofNP Waterlines	2/29/2024 .50	Hrs @ 225.00	112.50

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

Project	20150050-000	Lakeside Plantation CDD			Invoice	97
	Beers, Christopher	3/4/2024	1.50	Hrs @	225.00	337.50
	Fountain Leak, Utility investigation, research Technician 4					
	Raimondo, Robert	3/7/2024	2.00	Hrs @	120.00	240.00
	Foundatain research, city of NP utility plan review Administrative 2					
	Colindres Duron, Michelle	2/15/2024	.25	Hrs @	85.00	21.25
	Data management: agenda package Professional 4					
	Burford, Brent	11/9/2023	.25	Hrs @	160.00	40.00
	Review agenda.					
1. - General Engineering Total			4.50			751.25

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 26, 2024

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. 3368008

Client Matter No. 12323-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3368008

12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

02/04/24	L. Whelan	0.30	115.50	Monitor legislative process relating to matters impacting special districts
02/06/24	S. Sandy	1.40	441.00	Confer regarding property damage letters; confer with unauthorized repairs to pool chair lifts; conduct research regarding Arch Amenities Management agreement; confer with Lavoy regarding same
02/07/24	S. Sandy	1.70	535.50	Prepare for and attend call with Lavoy regarding work by residents on District equipment; prepare agreement for website services
02/08/24	S. Sandy	0.10	31.50	Confer regarding website services agreement
02/13/24	S. Sandy	0.60	189.00	Confer with Lavoy regarding pool accessibility under the ADA; review draft agenda
02/15/24	D. Wilbourn	0.50	87.50	Prepare response to JLAC letter
02/20/24	S. Sandy	0.60	189.00	Prepare response to JLAC letter; prepare website maintenance agreement

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

001-310-51300 - 71500

Attorney Fees

KUTAK ROCK LLP

Lakeside Plantation CDD
March 26, 2024
Client Matter No. 12323-1
Invoice No. 3368008
Page 2

02/21/24	S. Sandy	3.60	1,134.00	Confer with CommunityXS vendor regarding website accessibility; follow-up with Jimenez regarding same; prepare for and attend board meeting; conduct follow-up regarding same
02/21/24	D. Wilbourn	0.40	70.00	Revise and transmit response to JLAC findings
02/22/24	S. Sandy	0.30	94.50	Conduct meeting follow-up; prepare volunteer waiver and audit RFP; confer with Lansford regarding amenity RFP
02/22/24	D. Wilbourn	0.80	140.00	Prepare participant waiver and release; prepare audit RFP package
02/23/24	D. Wilbourn	0.90	157.50	Revise waiver and release for volunteer activities; prepare agreement for fence repair
02/26/24	S. Sandy	0.50	157.50	Prepare agreement for tennis and pickleball court fencing; review and confer regarding proposals for repair of ADA pool chair lifts; prepare proposal for same
02/26/24	D. Wilbourn	0.20	35.00	Prepare addendum to proposal for pool lift chair repairs
02/28/24	S. Sandy	0.80	252.00	Confer regarding volunteer waiver, work completed under same, pool chair lifts addendum, and reserve study
02/29/24	S. Sandy	1.10	346.50	Confer with Lavoy regarding volunteer activities and sunshine law
TOTAL HOURS		13.80		
TOTAL FOR SERVICES RENDERED				\$3,976.00
TOTAL CURRENT AMOUNT DUE				<u>\$3,976.00</u>



Kings III Of America, LLC
The Nation's Leading Provider
of Emergency Communications Solutions
 751 Canyon Dr Ste 100
 Coppell, TX 75019
 www.KingsIII.com

Account Information

Important Messages

Customer Name 2800 Plantation Blvd
 Customer Number 42876
 Invoice Number 2675256
 Invoice Date 04/01/2024
 Terms Net Due in 20 Days
 PO Number

Test Your Telephone Regularly

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

Summary of Charges

Description	Quantity	Rate	Months	Amount
<i>2800 Plantation Blvd, 2800 Plantation Blvd, North Port, FL, 34289</i>				
Pool Phone(s) - Complete Service 04/01/2024 - 06/30/2024	1.00	42.00	3.00	126.00
Sales Tax				0.00
Payments/Credits Applied				0.00
Invoice Balance Due:				\$126.00
Date	Invoice #	Description	Amount	Balance Due
04/01/2024	2675256	Recurring Charges	\$126.00	\$126.00

001-330-53800-48660

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

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

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

INVOICE

Customer Number	42876
Invoice Number	2675256
Invoice Date	04/01/2024
Terms	Net Due in 20 Days
Amount Due	\$126.00
Amount Enclosed:	\$ _____



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

Return Service Requested

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

Governmental Management Services
 4530 Eagle Falls Pl
 Tampa, FL 33619

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

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

Late Night Entertainment LLC

EVENT PRODUCTION,
PROFESSIONAL AUDIO, DJ &
KARAOKE SERVICES

Late Night Entertainment LLC Services Agreement

741 Red Bay Street, Port Charlotte, Florida 33948

latenightentertainment1459@gmail.com

941-600-3447

I. Client Information

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

II. Event Information

Event Info	Lakeside Plantation CDD Christmas Party				
Date of Event	April 12, 2024	From (time)	6:00PM	To (time)	9:00PM
Address of Venue	2200 Plantation Blvd. North Port, FL 34289				

III. Services and Payment

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

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

IV. Termination

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

Client Signature	<i>Carney Sears</i>	Date	3/25/24
Print Name	Carney Sears		



Precise Painting

3060 TUSKET AVE
NORTH PORT, FL 34286 US
941-456-1426
1precisepainting@gmail.com
1precisepainting.com

INVOICE

BILL TO
Patrick Lavoy
Plantation Entry
2200 Plantation Blvd
North Port, FL 34286
United States

INVOICE 1385
DATE 04/01/2024
TERMS Deposit
DUE DATE 04/11/2024

DATE	ACTIVITY	AMOUNT	DUE
	<u>24 Painting</u> Painting Exterior Pergola Excluding. Scope of work; Pressure wash all areas to be painted. Place masking and protection. Apply Sherwin-Williams Chalk/Sealer, Make any minor Repairs to step cracks with elastomeric cement crack patch. Re caulk any failed caulking. Paint with Sherwin-Williams Duration Exterior Satin Paint Satin 10-year material warranty.	612.00	30.00 % of 2,040.00

BALANCE DUE

\$612.00

001-320-53800-47301

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

297109
 3/13/2024
 3/23/2024

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

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

Service Address
 Lakeside Plantation-F
 2200 Plantation Blvd.
 North Port, FL 34286

Description	Qty	Net	Tax	Total
Fire Lite Manual Fire Alarm Pull Station	4			
Fire-Lite Surface Mount Backbox	4			
TOTALS		\$480.00	\$0.00	\$480.00

For Service Provided As Per Work Order Number 115806

*001-330-53800-48400
 Fire Alarm Services*

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

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



Customer : Lakeside Plantation CDD

		Invoice Number	297109
		Bill Payer ID	11765
Acct. Bal.	\$452.00	Amount Remitted	<input type="text"/>
Payment Method	Check <input type="checkbox"/>	Check Number	<input type="text"/>
	Charge* <input type="checkbox"/>	Card Number	<input type="text"/>
		Name On Card	<input type="text"/>
		CSID	<input type="text"/>
		Date Remitted	<input type="text"/>
		Billing Zipcode	<input type="text"/>
		Exp Date	<input type="text"/>
		Card ID	<input type="text"/>
Signature <input type="text"/>			

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

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

Inv No. 297109



320-53800-46000

Approved
CS

INVOICE

Page: 1

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

Invoice Number: PSI063323
Invoice Date: 4/2/2024

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 4/2/2024
Due Date 5/2/2024
Terms Net 30

Customer ID L2077
P.O. Number
P.O. Date 4/2/2024
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance April Billing 4/1/2024 - 4/30/2024 Lakeside Plantation Cdd LAKE ALL		1	1	966.00	966.00

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

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

VenturesIn.com, Inc.

P.O. Box 272855
Tampa FL 33688-2855



Invoice

Date	Invoice #
4/1/2024	46849

Bill To:

Lakeside Plantation CDD
C/O GMS-Tampa FL, LLC
4530 Eagle Falls Place
Tampa, FL 33619

For additional information, or for questions about your bill, call (813) 205-0054, or email danderson@venturesin.com.

Please visit us on the web at www.venturesin.com

Due Date	P.O. No.	Terms	Project
4/1/2024		Due on receipt	

Description	Qty	Rate	Amount
CommunityXS Application Hosting	1	40.00	40.00
Email Essentials - Professional Email	3	10.00	30.00
001-310-51300-35200			

Subtotal	\$70.00
Sales Tax (0.0%)	\$0.00
Total	\$70.00
Payments/Credits	\$0.00
Balance Due	\$70.00

Payment Instructions

Do not send cash. Please reference the invoice number on your check or money order and make payable to: VenturesIn.com, Inc.

Late Fee Policy

A late fee of 5% per month will be assessed on the unpaid total balance due when more than 30 days past due.



Invoice

Bill To

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

Invoice Number: 12393895
 Date: 4/1/2024
 Terms Code: Due on receipt
 Due Date: 4/1/2024
 PO:

Invoice Description: Apr 2024 - Management

Item	Description	Quantity	Rate	Amount
All In Accounts Monthly Management Fee	April 2024	1		\$24,915.00

001-370-53800-12000

Subtotal	\$24,915.00
Tax (0%)	\$0.00
Invoice Total	\$24,915.00
Total Paid	\$0.00
Balance Due	\$24,915.00

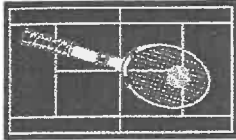
Please note our remittance options have changed :

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



Welch Tennis Courts, Inc.
 Welch Sport Surfaces
 P.O. Box 7770
 Sun City, FL 33586
 Phone: 813-641-7787

*Approved
CS*

330-53000-52000

Invoice

Date	Invoice #
3/11/2024	75615

Bill To
Governmental Management Services, Attn: ... Lakeside Plantation 4530 Eagle Falls Place Tampa FL 33619 United States

Ship To
Margie Gerstmann Lakeside Plantation 2200 Plantation Blvd. North Port FL 34289 United States

Terms	PO #	Due Date
Net 30	Courtney Sears	4/10/2024
Sales Rep	Ship Via	Ship Date
Kimberly Valencia		3/11/2024

Notes

For Delivery on Our Clay Truck -

Quantity	Units	Description	Options	Unit Price	Amount
1.4		Hydroblend 50lb Each pallet is 1.4 tons or 56 bags	Size: 50lb	453.00	634.20
1		Delivery to Sarasota, Pasco, Polk, Hardee, Desoto Counties		225.00	225.00

Thank you for your business.	Total	\$859.20
------------------------------	--------------	-----------------

ALL PAST DUE ACCOUNTS ARE SUBJECT TO AN ANNUAL INTEREST CHARGE OF 1-1/2% PER MONTH THIS REPRESENTS AN ANNUAL INTEREST RATE OF 18%. MATERIALS AND EQUIPMENT SHALL REMAIN THE PROPERTY OF WELCH TENNIS COURTS, INC. UNTIL PAID IN FULL. ALL RETURNS ARE SUBJECT TO A RESTOCKING FEE.

Business Observer

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

INVOICE

Legal Advertising

Invoice # 24-00741S

Date 04/12/2024

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 # 24-00741S

\$83.13

Notice of Board Meeting

RE: Meeting on April 25, 2024 at 6:00pm; Lakeside Plantation CDD

Published: 4/12/2024

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

()

\$83.13

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

001-310-51300-48000

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

NOTICE OF BOARD MEETING LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

The Lakeside Plantation Community Development District Audit Committee will meet on **Wednesday, April 25, at 6:00 PM** at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida 34289. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Lakeside Plantation Community Development District.

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

Information about how the meeting will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jlansford@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meeting.

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

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

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

April 12, 2024

24-00741S

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

NOTICE

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

Galaxy Chemical Corporation

2041 Whitfield Park Avenue
Sarasota, FL 34243

*Approved
CS*

Invoice

Date	Invoice #
3/27/2024	187752

Bill To
Lakeside Plantation 2800 Plantation Blvd. North Port, Florida 34289

Ship To
Lakeside Plantation 2800 Plantation Blvd. Courtney 941-423-5500 North Port, FL 34289

S.O. No.	P.O. No.	Terms	Project
17043		NET 15 DAYS	

Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
530318	14OZ 2-PART WHITE POOL EPOXY PUTTY	0.25	0	0.25	24.85	6.21
Labor with Parts	3/15/24 Service Call On Vacuum Pump Not Working - Found Vacuum Pump Has Old Cracked Up Putty On Suction 3 Way Valve Where Grease Plug Used To Be. Took Long Screwdriver And Able To Chisel Old Putty Flat. Applied Fresh Putty To Area. Vacuum Pump Primed Right Up	0.75	0	0.75	125.00	93.75
	NOTE: May Want To Do A Permanent Fix On Vacuum Pump. In Order To Do That Will Need To Cut Out Vac Pak To Access. If Needing A Quote To Fix Just Give Us A Call And We Will Be Happy To Quote					

001-330-53800-51000

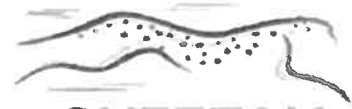
Subtotal	\$99.96
Sales Tax (7.0%)	\$0.00
Total	\$99.96
Payments/Credits	\$0.00
Balance Due	\$99.96

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/23/24	00058	4/12/24	1426	202404	600	53800	48103		DEPOSIT ON FLOORING CHEETAH FLOORING OUTLET	*	15,334.49	15,334.49	000144
4/23/24	00057	4/09/24	000420	202404	600	53800	60000		PYMNT 2 FENCE INSTALL COURTCO.	*	18,097.20	18,097.20	000145
4/23/24	00059	1/16/24	AWNING J	202403	600	53800	60000		NEW FRAME AND AWNING DISCOUNT AWNINGS	*	14,075.00	14,075.00	000146
TOTAL FOR BANK C											47,506.69		
TOTAL FOR REGISTER											47,506.69		

LKSD LAKESIDE PLANT HHENRY

CHEETAH FLOORING OUTLET OF NOKOMIS, INC.

Invoice



**CHEETAH
FLOORING
OUTLET**

621 N. TAMiami TRl
NOKOMIS, FL 34275-3172 US
941-480-9663
cheetahflooring@yahoo.com
WWW.CHEETAHFLOORINGOUTLET.COM

BILL TO
LAKESIDE PLANTATION
2800 Plantation Boulevard
North Port, FL 34287

SHIP TO
LAKESIDE PLANTATION
2800 Plantation Boulevard
North Port, FL 34287

INVOICE #	DATE	TOTAL DUE	DUE DATE	LINKED TO
1426	04/12/2024	\$25,557.49	04/12/2024	

DESCRIPTION / SQ. FEET / BOXES	PRICE	AMOUNT
NEW GLUE DOWN LVP IN CLUBHOUSE		
CASCADE PLUS L020P, COLOR: TBD, 7WX48LX20mil wear layerX2.5mmT, 41.99 s/1 PER BOX, 85 BOXES	3,569.15	2.49 8,887.18
PRESSURE SENSITIVE ADHESIVE, 1 GALLON PAIL 750-900 sf COVERAGE PER PAIL	4	249.00 996.00
FULL SPREAD GLUE INSTALLATION OF LVP IN STRAIGHT ORIENTATION, INCLUDES REMOVAL AND DISPOSAL OF EXISTING COMMERCIAL CARPET, (SUBSTRATE PREPARATION IS AN ADDITIONAL COST)	3,569.15	3.75 13,384.31
INSTALLATION AND INCLUDES WHITE QUARTER ROUND	544	3.75 2,040.00
SHIPPING CHARGE, INBOUND	1	250.00 250.00

WE APPRECIATE YOUR BUSINESS AND LOOK FORWARD TO HELPING YOU AGAIN SOON!

SUBTOTAL	25,557.49
TAX	0.00
TOTAL	25,557.49
BALANCE DUE	\$25,557.49
Deposit Due	\$15,334.49
Balance Due	\$10,223.00

031 Capital outlay
\$15,334.49
"Deposit on Flooring"

53800 48103

031-600. STROY - \$9000

INVOICE TERMS

Cheetah Flooring Outlet of Nokomis, Inc. (CFO) Any lawsuit or legal action filed against CFO will be at the customers expense. The customer will be responsible to pay all legal fees, attorneys fees, and court costs for CFO. I, the undersigned, hereby agree that in the event of default in the payment of any amount due and any costs incurred by CFO to collect this debt you will repay!



INVOICE

INV-000420

Balance Due
\$18,097.20

CourtCo
Tax ID : 882676895
1617 Hendry Street
Suite 407
Fort Myers Florida 33901
U.S.A

*031 Capital outlay
Pymt #2 Fence Install*

Bill To
Lakeside Plantation
2200 Plantation Drive
North Port
34289 Florida
U.S.A

Invoice Date : 04.09.2024
Terms : Net 30
Due Date : 05.09.2024
P.O.# : SO-00057

#	Item & Description	Qty	Rate	Amount
1	<p>Fence Installation SCOPE OF WORK The Contractor will demolish approximately 580lf of existing perimeter fencing and dispose of the debris in dumpsters provided by the Contractor. Note: Fencing will remain on the north side of both tennis courts as well as one gate between the courts on the south side. Layout to remain the same as existing. The Contractor will demolish existing fencing mesh, top rail, and one line post on the north/northeast side of the pickleball court approximately 64' long and dispose of the debris in dumpsters provided by the Contractor. The Contractor will supply and install approximately 580' x 1¾" mesh x 10' tall 9-gauge fencing with vinyl coated wire, all necessary hardware, and one pedestrian gate. Line posts to be 2 ½" OD and corner posts to be 3" OD. Top rail to be all 15/8" with corners braced with middle rail. Bottom rail to be installed on all of the new fencing. The Contractor will install two 10' wide, double swing equipment gates in the tennis fencing. One where existing in the western battery of courts and on the eastern battery it will be at center court on the east wall. The Contractor will NOT reinstall a gate on the east side of the western battery of courts. This will be closed off. The Contractor will supply and install one new line post at the pickleball courts, approximately 64' of top rail, and 64' of matching black vinyl mesh. The Contractor will remove the gate at the pickleball court and</p>	0.33	54,840.00	18,097.20

031-600-53800-6000

#	Item & Description	Qty	Rate	Amount
	replace with mesh using all the appropriate hardware. The Contractor shall thoroughly and expediently clean up all drums, trash, etc. upon job completion.			
			Sub Total	18,097.20
			Total	\$18,097.20
			Balance Due	\$18,097.20

Notes

Thanks for your business.

Discount Awning

by AwSigns

6620 19th Street East, Unit 111
Sarasota, FL 34243
(941) 794 - 6451

State License # SCC131153102

Email: kim@discountawningsinc.com

Manufacturers of Custom Canvas Products for Commercial and Residential since 1988 Anr

Customer Contact Information

Name: Lakeside Plantation
Attn: Patrick Lavoy
Address: 3789 Acline Rd. Unit C1
Punta Garda, FL 33950
Phone: (239) 241-1160
Email: patrick.lavoy@daikinapplied.com

Date: 16-Jan-24

031-600-53800-6000

Salesperson: Whitman

Project Address (if different from above)

2200 Plantation Drive, North Port FL

Project Scope

This quote is submitted for the fabrication and installation of ten (10) awning of various dimensions. Price includes fabric of your choice. Price specifically excludes permitting, engineering and the resurfacing of courts after installation of awnings

Number of Awning	Awning to Frame	Type of Awning	
10	Stapled on	New Frame and Awning	
Fabric Selected	Fabric Color	Manufacturer	
4637	Forest Green	Sunbrella	
Valance Type	Valance Color	Trim Color	
Flat	Same	None	

Detailed Project Scope

Walkway Awning	1	Cost	\$ 28,150
Tennis Courts		Cost	
Pickle Ball Court		Cost	
Bacci Court		Cost	
Permit Required	Yes		
Structure to Connect to	We can install on concrete surface or cut into the concrete and install.		

Project Cost
\$ 28,150
Deposit Paid
\$ 14,075

001-320-53800-46500

Balance Due on Completion
\$ 14,075
Signature to Begin Job

NOTE: UNSIGNED ESTIMATES / CONTRACTS ARE VALID FOR 60 DAYS. CUSTOMER SIGNATURE OR RECEIPT OF REQUIRED DEPOSIT CONSTITUTES A BINDING CONTRACT ON BOTH PARTIES. WE WARRANTEE OUR WORK FOR ONE YEAR FROM THE DATE OF COMPLETION. ALL AWNINGS/MATERIALS WILL REMAIN THE PROPERTY OF DISCOUNT AWNINGS UNTIL FULL PAYMENT IS RECEIVED.



Electric Bill Statement

For: Feb 23, 2024 to Mar 25, 2024 (31 days)

Statement Date: Mar 25, 2024

Account Number: 57421-67439

Service Address:

2800 PLANTATION BLVD # CLBHSE
NORTH PORT, FL 34289

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

CURRENT BILL

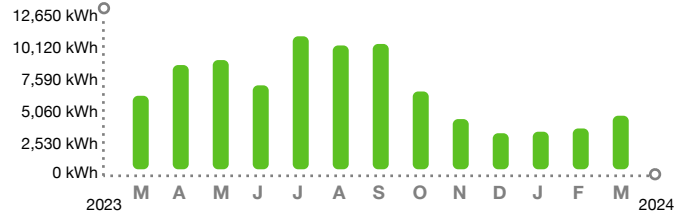
\$701.62

TOTAL AMOUNT YOU OWE

Apr 15, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	591.68
Payments received	-591.68
Balance before new charges	0.00
<hr/>	
Total new charges	701.62
Total amount you owe	\$701.62

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 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 April 05, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

The Florida Public Service Commission has approved a rate decrease that will take effect on April 1. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

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

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



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

The amount enclosed includes the following donation:

FPL Care To Share: _____

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

57421-67439

ACCOUNT NUMBER

\$701.62

TOTAL AMOUNT YOU OWE

Apr 15, 2024

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number: 57421-67439

BILL DETAILS

Amount of your last bill	591.68
Payment received - Thank you	-591.68
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$30.21
Non-fuel: <small>(\$0.030880 per kWh)</small>	\$142.67
Fuel: <small>(\$0.037280 per kWh)</small>	\$172.23
Demand: <small>(\$13.02 per KW)</small>	\$299.46
Electric service amount	644.57
Gross receipts tax (State tax)	16.54
Franchise fee (Reqd local fee)	40.00
Taxes and charges	56.54
Regulatory fee (State fee)	0.51
Total new charges	\$701.62
Total amount you owe	\$701.62

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Apr 24, 2024.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	95464	95002	10	4620
Demand KW	2.27		10.00	23

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 25, 2024	Feb 23, 2024	Mar 24, 2023
kWh Used	4620	3520	6340
Service days	31	30	30
kWh/day	149	117	211
Amount	\$701.62	\$591.68	\$807.53

KEEP IN MIND

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

Download the app

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

[Download now >](#)

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 >](#)

Outstanding reliability

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

[Learn more >](#)

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



ESTIMATED BILL

For: Feb 23, 2024 to Mar 25, 2024 (31 days)

Statement Date: Apr 1, 2024

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

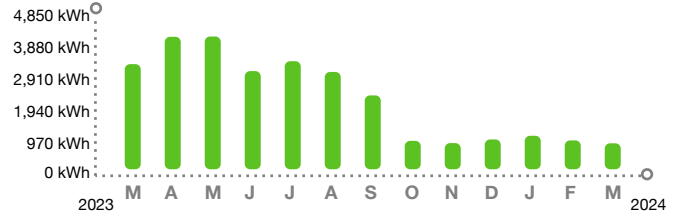
\$131.07

TOTAL AMOUNT YOU OWE

Apr 22, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	144.31
Payments received	-144.31
Balance before new charges	0.00
Total new charges	131.07
Total amount you owe	\$131.07

FPL automatic bill pay - DO NOT PAY

ESTIMATED BILL

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 24, 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 April 12, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

An approved rate decrease is in effect. FPL has proposed another rate decrease to begin in May. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

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

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



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

The amount enclosed includes the following donation:

FPL Care To Share: _____

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

LAKESIDE PLANTATION
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

\$131.07

TOTAL AMOUNT YOU OWE

Apr 22, 2024

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMMUNITY
DEVELOPMENT DIST

Account Number: 04126-05586

BILL DETAILS

Amount of your last bill	144.31
Payment received - Thank you	-144.31
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.78
Non-fuel: <small>(\$0.088030 per kWh)</small>	\$75.62
Fuel: <small>(\$0.037280 per kWh)</small>	\$32.02
Electric service amount	120.42
Gross receipts tax (State tax)	3.09
Franchise fee (Reqd local fee)	7.47
Taxes and charges	10.56
Regulatory fee (State fee)	0.09
Total new charges	\$131.07

Total amount you owe \$131.07

FPL automatic bill pay - DO NOT PAY

ESTIMATED BILL

METER SUMMARY

Meter reading - Meter KN46183. Next meter reading Apr 24, 2024.

Usage Type	Estimated	-	Previous	=	Usage
kWh used	70302		69443		859

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 25, 2024	Feb 23, 2024	Mar 24, 2023
kWh Used	859	956	3477
Service days	31	30	30
kWh/day	27	31	115
Amount	\$131.07	\$144.31	\$472.32

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.
- Your current month's bill is an estimate based on prior consumption. This is because we were unable to obtain an actual meter reading on your scheduled read date. Rest assured, no action is required from you. For more information, visit FPL.com/Meters.

Download the app

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

[Download now >](#)

Programs for your business

Discover rebates, tips and tools to save on your bill - plus, business solutions.

[Find resources >](#)

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: Feb 23, 2024 to Mar 25, 2024 (31 days)

Statement Date: Mar 25, 2024

Account Number: 84595-15071

Service Address:

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

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

CURRENT BILL

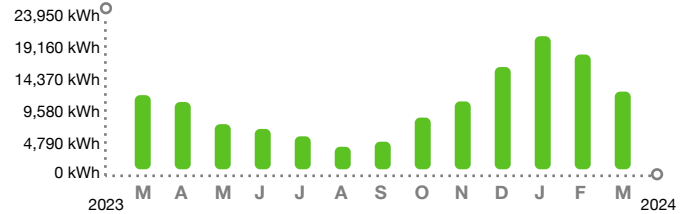
\$1,526.66

TOTAL AMOUNT YOU OWE

Apr 15, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	2,004.45
Payments received	-2,004.45
Balance before new charges	0.00
<hr/>	
Total new charges	1,526.66
Total amount you owe	\$1,526.66

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 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 April 05, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

The Florida Public Service Commission has approved a rate decrease that will take effect on April 1. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

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

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



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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

84595-15071
ACCOUNT NUMBER

\$1,526.66
TOTAL AMOUNT YOU OWE

Apr 15, 2024
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	2,004.45
Payment received - Thank you	-2,004.45
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$30.21
Non-fuel: <small>(\$0.030880 per kWh)</small>	\$391.69
Fuel: <small>(\$0.037280 per kWh)</small>	\$472.86
Demand: <small>(\$13.02 per KW)</small>	\$507.78

Electric service amount 1,402.54

Gross receipts tax (State tax) 35.99

Franchise fee (Reqd local fee) 87.03

Taxes and charges 123.02

Regulatory fee (State fee) 1.10

Total new charges \$1,526.66

Total amount you owe \$1,526.66

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Apr 24, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	75142		62458		12684
Demand KW	38.81				39

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 25, 2024	Feb 23, 2024	Mar 24, 2023
kWh Used	12684	18742	12106
Service days	31	30	30
kWh/day	409	624	403
Amount	\$1,526.66	\$2,004.45	\$1,429.53

KEEP IN MIND

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

Download the app

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

[Download now ›](#)

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 ›](#)

Outstanding reliability

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

[Learn more ›](#)

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



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	03/26/2024	04/16/2024

Total Current Charges	\$142.94
Balance Forward	\$196.54
Total Amount Due	\$339.48



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

000043123000154656000000339481

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	03/26/2024	04/16/2024

Last Bill Amount	\$196.54
Payments	\$0.00
Adjustments	\$0.00
Balance Forward	\$196.54

Rate Class: COMMERCIAL

Last payment amount/date: \$255.46 02/20/2024

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
02/16/2024 - 03/19/2024	32.0	80005382	1.0000	TGAL	5659.00	5654.00	5.00
Previous year Usage						03/23	12.00

Service	Consumption	Charge	Total
WA Base facility chg		\$114.14	
WA Usage block 1	5.00	\$26.80	
WA Paper Bill Fee	0.00	\$2.00	
TOTAL WATER			\$142.94
Total Current Charges			\$142.94
Balance Forward			\$196.54
Total Amount Due			\$339.48

Hot dry & windy conditions create the perfect environment for wildland fire. Create a Household Action Plan that includes evacuation meeting locations and communication plans.

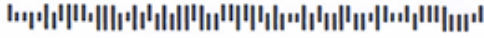


City of North Port Utilities

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	03/26/2024	04/16/2024

Total Current Charges	\$27.12
Balance Forward	\$0.00
Total Amount Due	\$27.12



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

000043123000154658000000027126

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	03/26/2024	04/16/2024

Last Bill Amount	\$27.12
Payments	-\$27.12
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$27.12 03/18/2024

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
02/16/2024 - 03/18/2024	31.0	36607560	1.0000	TGAL	1695.00	1695.00	0.00
Previous year Usage						03/23	10.00

Service	Consumption	Charge	Total
WA Base facility chg		\$25.12	
WA Paper Bill Fee	0.00	\$2.00	
TOTAL WATER			\$27.12
Total Current Charges			\$27.12
Balance Forward			\$0.00
Total Amount Due			\$27.12

Hot dry & windy conditions create the perfect environment for wildland fire. Create a Household Action Plan that includes evacuation meeting locations and communication plans.



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	03/26/2024	04/16/2024

Total Current Charges	\$212.15
Balance Forward	\$0.00
Total Amount Due	\$212.15



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

000043123000156052000000212152

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	03/26/2024	04/16/2024

Last Bill Amount	\$250.94
Payments	-\$250.94
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$250.94 03/18/2024

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
02/16/2024 - 03/18/2024	31.0	54830746	1.0000	TGAL	410.00	405.00	5.00
Previous year Usage						03/23	5.00

Service	Consumption	Charge	Total
WA Base facility chg		\$58.51	
WA Usage block 1	5.00	\$26.80	
WA Paper Bill Fee	0.00	\$2.00	
TOTAL WATER			\$87.31
SE Base facility chg		\$86.99	
SE Consumption	5.00	\$37.85	
TOTAL SEWER			\$124.84
Total Current Charges			\$212.15
Balance Forward			\$0.00
Total Amount Due			\$212.15

Hot dry & windy conditions create the perfect environment for wildland fire. Create a Household Action Plan that includes evacuation meeting locations and communication plans.

Hello Lakeside Plantation,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		\$437.88
EFT Payment - thank you	Mar 13	-\$437.88
Balance forward		\$0.00
Regular monthly charges	Page 3	\$399.05
Taxes, fees and other charges	Page 3	\$38.83
New charges		\$437.88

Amount due \$437.88

! Thanks for paying by Automatic Payment
Your automatic payment on Apr 12, 2024, 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
96331870 NO RP 21 20240321 NNNNNNNN 0001137 0004

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

Account number **8535 10 055 0624394**

Automatic payment **Apr 12, 2024**

Please pay \$437.88

Electronic payment will be applied Apr 12, 2024



COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211



853510055062439400437889

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 cuts 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 \$399.05

Comcast Business	\$292.90
TV Select	\$57.95
Business Video.	
Data, SecurityEdge, Voice Package, Includes: Business Internet Advanced, 1 Mobility Voice Line, and SecurityEdge.	\$294.00
Bundle Discount	-\$129.00
WiFi Pro	\$14.95
Voice Mail Service	\$5.00
Mobility Voice Line Business Voice. Qty 2 @ \$44.95 each	\$89.90
Voice Credit	-\$39.90
Qty 2 @ -\$19.95 each	

Equipment & services \$57.80

Equipment Fee	\$22.95
Voice.	
TV Box + Remote	\$9.95
Service To Additional TV With TV Box and Remote. Qty 2 @ \$9.95 each	\$19.90
Equipment Fee	\$5.00
Access Point.	

Service fees \$48.35

Directory Listing Management Fee	\$6.00
Voice Network Investment	\$6.00
Broadcast TV Fee	\$36.35

Taxes, fees and other charges \$38.83

Other charges \$6.48

Federal Universal Service Fund	\$3.03
Regulatory Cost Recovery	\$3.45

Taxes & government fees \$32.35

Sales Tax	\$3.04
State Communications Services Tax	\$15.20
Local Communications Services Tax	\$12.91
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 bundle and voice credit discounts.



Additional information



Invoice 154327034

adtcommercial.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	03/19/2024	04/13/2024		\$267.10

Take action now with eSuite

See reverse side for details.

Description	Amount
LAKESIDE PLANTATION CDD 2800 PLANTATION RD Services Provided (04/19/24 - 05/18/24) <i>Includes: Extended Service Plan, Secure Access</i>	\$249.61
Total Tax	\$17.49
Sub Total	\$267.10
INVOICE AMOUNT DUE	\$267.10

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



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 154327034
Account Number 70180815
Invoice Date 03/19/2024
Payment Due Date 04/13/2024
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 - 425 - 578
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 154327034 0

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: 21115245
Invoice Date: 03/14/2024
Invoice Due Date: 04/05/2024
Total Due: **\$104.86**

Amount Paid: \$ _____

Use enclosed envelope and make check payable to:

MARLIN LEASING CORP
PO BOX 13604
PHILADELPHIA PA 19101-3604



00001002111524590000001048699

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

Important Messages



**PAY ANY TIME,
ANY WHERE!**

Did you know that you can skip the \$10 convenience fee when you make payments via our 24/7 interactive phone line?

Call **888-236-2409** for an easy, hassle-free way to manage your account without the extra charge.

CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE	LAST PAYMENT RECEIVED			
1833219	03/14/2024	21115245	04/05/2024	03/05/2024 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 B

Lakeside Plantation
Community Development District

Unaudited Financial Reporting
April 30, 2024



Table of Contents

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

Lakeside Plantation
Community Development District
Combined Balance Sheet
April 30, 2024

	<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	\$ 154,743	\$ -	\$ -	\$ 154,743
Debit Card Account	\$ 4,599	\$ -	\$ -	\$ 4,599
Money Market Account	\$ 874,918	\$ -	\$ -	\$ 874,918
Capital Reserve Account	\$ -	\$ 86,750	\$ -	\$ 86,750
Due from General Fund	\$ -	\$ -	\$ 5,200	\$ 5,200
Due from Other	\$ 2,137	\$ -	\$ -	\$ 2,137
Prepaid Expenses	\$ -	\$ -	\$ -	\$ -
Deposits	\$ 517	\$ -	\$ -	\$ 517
<u>Investments:</u>				
State Board of Administration	\$ 555	\$ 246,699	\$ -	\$ 247,254
<u>Series 1999</u>				
Reserve	\$ -	\$ -	\$ 82,184	\$ 82,184
Revenue	\$ -	\$ -	\$ 185,799	\$ 185,799
Total Assets	\$ 1,037,469	\$ 333,449	\$ 273,183	\$ 1,644,102
Liabilities:				
Accounts Payable	\$ 31,907	\$ 18,646	\$ -	\$ 50,553
Accrued Expenses	\$ 966	\$ -	\$ -	\$ 966
Deferred Revenue	\$ -	\$ -	\$ -	\$ -
Due to Capital Reserve	\$ -	\$ -	\$ -	\$ -
Due to Debt Service	\$ 5,200	\$ -	\$ -	\$ 5,200
Total Liabilities	\$ 38,073	\$ 18,646	\$ -	\$ 56,719
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Deposits	\$ 517	\$ -	\$ -	\$ 517
Restricted for:				
Debt Service - Series 1999	\$ -	\$ -	\$ 273,183	\$ 273,183
Assigned for:				
Capital Reserves	\$ -	\$ 314,804	\$ -	\$ 314,804
Unassigned	\$ 998,879	\$ -	\$ -	\$ 998,879
Total Fund Balances	\$ 999,396	\$ 314,804	\$ 273,183	\$ 1,587,383
Total Liabilities & Fund Balance	\$ 1,037,469	\$ 333,449	\$ 273,183	\$ 1,644,102

Lakeside Plantation

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Assessments- Tax Roll	\$ 1,199,840	\$ 1,199,840	\$ 1,112,584	\$ (87,256)
Tennis Club	\$ 20,000	\$ 11,667	\$ 11,430	\$ (237)
Activities	\$ 10,000	\$ 5,833	\$ 7,598	\$ 1,765
Clubhouse Rentals	\$ 5,000	\$ 2,917	\$ 1,575	\$ (1,342)
Miscellaneous	\$ 1,500	\$ 875	\$ 1,530	\$ 655
Interest Earnings	\$ 50	\$ 29	\$ 59	\$ 30
Insurance Proceeds	\$ -	\$ -	\$ 71,462	\$ 71,462
Total Revenues	\$ 1,236,390	\$ 1,221,161	\$ 1,206,238	\$ (14,922)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 6,420	\$ 580
District Manager	\$ 45,900	\$ 26,775	\$ 26,775	\$ -
District Counsel	\$ 25,750	\$ 15,021	\$ 23,193	\$ (8,172)
District Engineer	\$ 14,000	\$ 8,167	\$ 2,944	\$ 5,223
Disclosure Report	\$ 1,000	\$ 583	\$ 583	\$ 0
Trustee Fees	\$ 4,000	\$ 1,590	\$ 1,590	\$ -
Audit Fees	\$ 3,350	\$ 1,954	\$ -	\$ 1,954
Postage, Phone, Faxes, Copies	\$ 1,500	\$ 875	\$ 1,053	\$ (178)
General Liability Insurance	\$ 8,308	\$ 8,308	\$ 7,003	\$ 1,305
Legal Advertising	\$ 2,000	\$ 1,167	\$ 1,446	\$ (279)
Dues, Licenses & Fees	\$ 175	\$ 102	\$ 175	\$ (73)
Other Current Charges	\$ 3,000	\$ 1,750	\$ 8,379	\$ (6,629)
Property Insurance	\$ 16,309	\$ 16,309	\$ 29,766	\$ (13,457)
Information Technology	\$ 1,350	\$ 788	\$ 788	\$ -
Website Administration	\$ 864	\$ 504	\$ 504	\$ -
Website Hosting	\$ -	\$ -	\$ 70	\$ (70)
Total General & Administrative	\$ 139,506	\$ 90,892	\$ 110,689	\$ (19,797)
<u>Operations & Maintenance</u>				
Field Expenditures				
Road & Sidewalk Repairs & Maintenance	\$ 17,000	\$ 9,917	\$ -	\$ 9,917
Common Area Renewal & Maintenance	\$ 10,000	\$ 5,833	\$ -	\$ 5,833
Street Light/Decorative Light	\$ 1,000	\$ 583	\$ -	\$ 583
Landscape Maintenance - Contract	\$ 155,000	\$ 90,417	\$ 89,856	\$ 560
Landscape Maintenance - Other	\$ 10,000	\$ 5,833	\$ 1,541	\$ 4,292
Lake Maintenance	\$ 13,000	\$ 7,583	\$ 6,762	\$ 821
Electric Utility Services - Entrance Feature	\$ 7,500	\$ 4,375	\$ 1,215	\$ 3,160
Water Utility Services - Entrance Feature	\$ 3,000	\$ 1,750	\$ 3,161	\$ (1,411)
Repairs & Maintenance - Entrance Feature	\$ 5,000	\$ 2,917	\$ 177	\$ 2,739
Hurricane Expenses	\$ -	\$ -	\$ 13,625	\$ (13,625)
Subtotal Field Expenditures	\$ 221,500	\$ 129,208	\$ 116,339	\$ 12,870

Lakeside Plantation

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Amenity Expenditures				
Personnel Services (Management Contract)	\$ 296,600	\$ 173,017	\$ 172,026	\$ 991
Activities	\$ 22,000	\$ 12,833	\$ 11,857	\$ 976
License/Fees	\$ 2,000	\$ 1,167	\$ -	\$ 1,167
General Supplies	\$ 10,000	\$ 5,833	\$ 10,393	\$ (4,559)
Maintenance	\$ 15,000	\$ 8,750	\$ 13,087	\$ (4,337)
Office Supplies	\$ 3,500	\$ 2,042	\$ 794	\$ 1,247
Security	\$ 3,000	\$ 1,750	\$ 3,518	\$ (1,768)
AED	\$ 500	\$ 292	\$ -	\$ 292
Telephone & Internet Services	\$ 6,000	\$ 3,500	\$ 3,348	\$ 152
Janitorial Supplies	\$ 2,500	\$ 1,458	\$ 1,389	\$ 69
Electric Utility Services - Clubhouse	\$ 14,000	\$ 8,167	\$ 5,196	\$ 2,971
Gas Utility	\$ 250	\$ 146	\$ 105	\$ 41
Garbage Collection	\$ 2,100	\$ 1,225	\$ 1,255	\$ (30)
Water Utility Services - Clubhouse	\$ 6,000	\$ 3,500	\$ 3,162	\$ 338
Electric Utility Services - Tennis Courts/Pool	\$ 18,000	\$ 10,500	\$ 10,736	\$ (236)
Pool Cleaning	\$ 10,200	\$ 5,950	\$ 13,300	\$ (7,350)
Pool Maintenance - Other	\$ 10,000	\$ 5,833	\$ 5,903	\$ (70)
Tennis Courts - Maintenance	\$ 5,000	\$ 2,917	\$ 3,788	\$ (871)
Water Utility Services - Tennis Courts/Pool	\$ 7,500	\$ 4,375	\$ 1,238	\$ 3,137
Subtotal Amenity Expenditures	\$ 434,150	\$ 253,254	\$ 261,095	\$ (7,840)
Total Operations & Maintenance	\$ 655,650	\$ 382,463	\$ 377,433	\$ 5,029
Total Expenditures	\$ 795,156	\$ 473,355	\$ 488,122	\$ (14,767)
Excess (Deficiency) of Revenues over Expenditures	\$ 441,234		\$ 718,116	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (441,234)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (441,234)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 718,116	
Fund Balance - Beginning	\$ -		\$ 281,280	
Fund Balance - Ending	\$ -		\$ 999,396	

Lakeside Plantation

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 7,875	\$ 7,875
Total Revenues	\$ -	\$ -	\$ 7,875	\$ 7,875
Expenditures:				
Bank Fee	\$ -	\$ -	\$ 247	\$ (247)
Capital Outlay	\$ 87,400	\$ 87,400	\$ 101,281	\$ (13,881)
Total Expenditures	\$ 87,400	\$ 87,400	\$ 101,528	\$ (14,128)
Excess (Deficiency) of Revenues over Expenditures	\$ (87,400)		\$ (93,653)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 441,234	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 441,234	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 353,834		\$ (93,653)	
Fund Balance - Beginning	\$ 532,815		\$ 408,457	
Fund Balance - Ending	\$ 886,649		\$ 314,804	

Lakeside Plantation

Community Development District

Debt Service Fund Series 1999

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 174,203	\$ 174,203	\$ 169,734	\$ (4,470)
Assessments - Direct Bill	\$ 8,842	\$ 8,842	\$ 8,842	\$ -
Interest	\$ -	\$ -	\$ 2,920	\$ 2,920
Total Revenues	\$ 183,045	\$ 183,045	\$ 181,496	\$ (1,549)
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		\$ 143,097	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 1,248		\$ 143,097	
Fund Balance - Beginning	\$ 53,267		\$ 130,086	
Fund Balance - Ending	\$ 54,515		\$ 273,183	

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	\$118,926	\$ 34,147	\$ 9,229	\$ 24,854	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,112,584
Tennis Club	\$ -	\$ 2,075	\$ 5,350	\$ 1,610	\$ 460	\$ 300	\$ 1,635	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,430
Activities	\$ 1,017	\$ 585	\$ 1,043	\$ 68	\$ 1,638	\$ 1,244	\$ 2,003	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,598
Clubhouse Rentals	\$ -	\$ -	\$ 390	\$ -	\$ 525	\$ 90	\$ 570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,575
Miscellaneous	\$ 485	\$ 100	\$ 333	\$ -	\$ 285	\$ 252	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,530
Interest Earnings	\$ 4	\$ 3	\$ 8	\$ 11	\$ 11	\$ 12	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59
Insurance Proceeds	\$ -	\$ -	\$ 72,859	\$ (1,397)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,462
Total Revenues	\$ 1,506	\$ 347,273	\$ 660,900	\$119,219	\$ 37,067	\$ 11,128	\$ 29,147	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,206,238

Expenditures:

General & Administrative:

Supervisor Fees	\$ 1,000	\$ 1,800	\$ -	\$ 1,000	\$ 800	\$ 1,020	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,420
District Manager	\$ 3,825	\$ 3,825	\$ 3,825	\$ 3,825	\$ 3,825	\$ 3,825	\$ 3,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,775
District Counsel	\$ 3,306	\$ 4,681	\$ 2,324	\$ 3,677	\$ 3,976	\$ 5,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,193
District Engineer	\$ 1,713	\$ 480	\$ -	\$ -	\$ -	\$ 751	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,944
Disclosure Report	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 583
Trustee Fees	\$ 1,590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,590
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage, Phone, Faxes, Copies	\$ 89	\$ -	\$ 239	\$ 105	\$ 303	\$ 175	\$ 143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,053
General Liability Insurance	\$ 7,003	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,003
Legal Advertising	\$ 608	\$ 74	\$ 74	\$ 151	\$ 151	\$ 240	\$ 148	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,446
Dues, Licenses & Fees	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Other Current Charges	\$ 3,149	\$ 383	\$ 427	\$ 383	\$ 3,174	\$ 441	\$ 421	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,379
Property Insurance	\$ 29,546	\$ -	\$ -	\$ -	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,766
Information Technology	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 788
Website Administration	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 504
Website Hosting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70
Total General & Administrative	\$ 52,097	\$ 11,686	\$ 7,157	\$ 9,407	\$ 12,717	\$ 11,950	\$ 5,675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,689

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	\$ 12,837	\$ 12,837	\$ 12,837	\$ 12,837	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,856
Landscape Maintenance - Other	\$ 485	\$ 303	\$ -	\$ 754	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,541
Lake Maintenance	\$ 966	\$ 966	\$ 966	\$ 966	\$ 966	\$ 966	\$ 966	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,762
Electric Utility Services - Entrance Feature	\$ 350	\$ 143	\$ 133	\$ 150	\$ 165	\$ 144	\$ 131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,215
Water Utility Services - Entrance Feature	\$ 749	\$ 581	\$ 607	\$ 559	\$ 612	\$ 27	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,161
Repairs & Maintenance - Entrance Feature	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 177	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 177
Hurricane Expenses	\$ 2,820	\$ 10,805	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,625
Subtotal Field Expenditures	\$ 18,206	\$ 25,634	\$ 14,542	\$ 15,264	\$ 14,580	\$ 13,974	\$ 14,138	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116,339

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	\$ 24,436	\$ 24,915	\$ 24,915	\$ 24,915	\$ -	\$ -	\$ -	\$ -	\$ -	172,026
Activities	\$ 1,930	\$ 1,038	\$ 2,558	\$ 1,452	\$ 2,572	\$ 1,397	\$ 911	\$ -	\$ -	\$ -	\$ -	\$ -	11,857
License/Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Supplies	\$ 2,439	\$ 1,803	\$ 312	\$ 1,023	\$ 650	\$ 579	\$ 3,588	\$ -	\$ -	\$ -	\$ -	\$ -	10,393
Maintenance	\$ 892	\$ 1,041	\$ 1,329	\$ 2,112	\$ 3,525	\$ 537	\$ 3,651	\$ -	\$ -	\$ -	\$ -	\$ -	13,087
Office Supplies	\$ 212	\$ 99	\$ -	\$ 228	\$ 11	\$ 53	\$ 191	\$ -	\$ -	\$ -	\$ -	\$ -	794
Security	\$ 252	\$ 1,135	\$ 436	\$ 267	\$ 414	\$ 747	\$ 267	\$ -	\$ -	\$ -	\$ -	\$ -	3,518
AED	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Telephone & Internet Services	\$ 520	\$ 412	\$ 412	\$ 564	\$ 438	\$ 438	\$ 564	\$ -	\$ -	\$ -	\$ -	\$ -	3,348
Janitorial Supplies	\$ 19	\$ 924	\$ 140	\$ 29	\$ -	\$ 146	\$ 132	\$ -	\$ -	\$ -	\$ -	\$ -	1,389
Electric Utility Services - Clubhouse	\$ 1,183	\$ 888	\$ 689	\$ 573	\$ 569	\$ 592	\$ 702	\$ -	\$ -	\$ -	\$ -	\$ -	5,196
Gas Utility	\$ 16	\$ 16	\$ 16	\$ 16	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	105
Garbage Collection	\$ 168	\$ 168	\$ 185	\$ 185	\$ 177	\$ 185	\$ 185	\$ -	\$ -	\$ -	\$ -	\$ -	1,255
Water Utility Services - Clubhouse	\$ 172	\$ 777	\$ 346	\$ 477	\$ 928	\$ 251	\$ 212	\$ -	\$ -	\$ -	\$ -	\$ -	3,162
Electric Utility Services - Tennis Courts/Pool	\$ 839	\$ 1,123	\$ 1,313	\$ 1,759	\$ 2,171	\$ 2,004	\$ 1,527	\$ -	\$ -	\$ -	\$ -	\$ -	10,736
Pool Cleaning	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ -	\$ -	\$ -	\$ -	\$ -	13,300
Pool Maintenance - Other	\$ -	\$ 577	\$ 499	\$ 1,984	\$ 1,693	\$ 346	\$ 804	\$ -	\$ -	\$ -	\$ -	\$ -	5,903
Tennis Courts - Maintenance	\$ -	\$ 240	\$ 530	\$ -	\$ 35	\$ 859	\$ 2,124	\$ -	\$ -	\$ -	\$ -	\$ -	3,788
Water Utility Services - Tennis Courts/Pool	\$ 147	\$ 170	\$ 129	\$ 197	\$ 255	\$ 197	\$ 143	\$ -	\$ -	\$ -	\$ -	\$ -	1,238
Subtotal Amenity Expenditures	\$ 34,415	\$ 36,037	\$ 36,187	\$ 37,201	\$ 40,295	\$ 35,145	\$ 41,814	\$ -	\$ -	\$ -	\$ -	\$ -	261,095
Total Operations & Maintenance	\$ 52,621	\$ 61,671	\$ 50,729	\$ 52,465	\$ 54,875	\$ 49,119	\$ 55,953	\$ -	\$ -	\$ -	\$ -	\$ -	377,433
Total Expenditures	\$ 104,718	\$ 73,357	\$ 57,886	\$ 61,872	\$ 67,592	\$ 61,069	\$ 61,628	\$ -	\$ -	\$ -	\$ -	\$ -	488,122
Excess (Deficiency) of Revenues over Expenditures	\$ (103,212)	\$ 273,915	\$ 603,015	\$ 57,346	\$ (30,525)	\$ (49,942)	\$ (32,481)	\$ -	\$ -	\$ -	\$ -	\$ -	718,116
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (103,212)	\$ 273,915	\$ 603,015	\$ 57,346	\$ (30,525)	\$ (49,942)	\$ (32,481)	\$ -	\$ -	\$ -	\$ -	\$ -	718,116

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	\$	82,184
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 C

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

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	86.76%	13.24%	100.00%
							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
01/31/24	12/15/2023-12/31/2023	\$134,902.06	\$0.00	(\$2,023.53)	\$4,190.53	\$137,069.06	\$118,925.94	\$18,143.12	\$137,069.06
02/29/24	01/01/2024-01/31/2024	\$39,956.21	\$0.00	(\$599.34)	\$0.00	\$39,356.87	\$34,147.41	\$5,209.46	\$39,356.87
03/29/24	02/01/2024-02/29/2024	\$10,798.72	\$0.00	(\$161.98)	\$0.00	\$10,636.74	\$9,228.81	\$1,407.93	\$10,636.74
04/30/24	03/01/2024-03/31/2024	\$28,202.27	\$0.00	(\$423.03)	\$866.63	\$28,645.87	\$24,854.16	\$3,791.71	\$28,645.87
TOTAL		\$ 1,304,209.01	\$ -	\$ (26,948.84)	\$ 5,057.16	\$ 1,282,317.33	\$ 1,112,583.64	\$ 169,733.69	\$ 1,282,317.33

93%	Net Percent Collected
\$100,567.81	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 B

Lakeside Plantation
Community Development District

Proposed Budget
FY 2025



**Lakeside Plantation
Community Development District**

Table of Contents

General Fund - Income Statement	Pages 1-2
General Fund - Narrative	Pages 3-9
Capital Reserve Fund - Income Statement	Page 10
Debt Service Fund - Income Statement	Page 11
Series 1999 Bond Amortization	Page 12
Per Unit Assessment Summary	Page 13

Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2025
General Fund

Description	Adopted Budget FY2024	Actuals as of 04/30/2024	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Tennis Club	\$ 20,000	\$ 11,430	\$ 5,000	\$ 16,430	\$ 20,000
Activities	10,000	7,598	1,500	9,098	10,000
Clubhouse Rentals	5,000	1,575	500	2,075	5,000
Miscellaneous	1,500	1,530	250	1,780	1,500
Interest Earnings	50	59	25	84	50
Insurance Proceeds	-	71,462	-	71,462	-
Operation & Maintenance Assessments	1,199,840	1,112,584	87,256	1,199,840	1,199,838
Total Revenues	\$ 1,236,390	\$ 1,206,238	\$ 94,531	\$ 1,300,770	\$ 1,236,388
Administrative:					
Supervisor Fees	\$ 12,000	\$ 6,420	\$ 5,000	\$ 11,420	\$ 12,000
District Manager	45,900	26,775	19,125	45,900	54,500
District Counsel	25,750	23,193	16,566	39,759	36,000
District Engineer	14,000	2,944	2,103	5,046	10,000
Disclosure Report	1,000	583	417	1,000	1,000
Trustee Fees	4,000	1,590	3,180	4,771	4,771
Audit Fees	3,350	-	3,350	3,350	4,200
Postage, Phone, Faxes, Copies	1,500	1,053	500	1,553	1,500
General Liability Insurance	8,308	7,003	-	7,003	8,289
Legal Advertising	2,000	1,446	1,033	2,479	2,000
Dues, Licenses & Fees	175	175	-	175	175
Other Current Charges	3,000	8,379	5,985	14,365	3,000
Property Insurance	16,309	29,766	-	29,766	37,331
Information Technology	1,350	788	563	1,350	1,391
Website Administration	864	504	360	864	890
Website Hosting	-	70	350	420	480
Total Administrative	\$ 139,506	\$ 110,689	\$ 58,532	\$ 169,221	\$ 177,526
Operations:					
Road & Sidewalk Repairs & Maintenance	\$ 17,000	\$ -	\$ 5,000	\$ 5,000	\$ -
Common Area Renewal & Maintenance	10,000	-	5,000	5,000	10,000
Street Light/Decorative Light	1,000	-	500	500	1,000
Landscape Maintenance - Contract	155,000	89,856	64,183	154,040	154,040
Landscape Maintenance - Other	10,000	1,541	2,500	4,041	10,000
Lake Maintenance	13,000	6,762	4,830	11,592	15,588
Electric Utility Services - Entrance Feature	7,500	1,215	868	2,084	7,500
Water Utility Services - Entrance Feature	3,000	3,161	250	3,411	3,000
Repairs & Maintenance - Entrance Feature	5,000	177	100	277	5,000
Hurricane Expenses	-	13,625	-	13,625	-
Total Operations	\$ 221,500	\$ 116,339	\$ 83,231	\$ 199,570	\$ 206,128

Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2025
General Fund

Description	Adopted Budget FY2024	Actuals as of 04/30/2024	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
Clubhouse:					
Personnel Services (Management Contract)	\$ 296,600	\$ 172,026	\$ 100,000	\$ 272,026	\$ 210,000
Activities	22,000	11,857	8,470	20,327	22,000
License/Fees	2,000	-	1,000	1,000	2,000
General Supplies	10,000	10,393	7,423	17,816	10,000
Maintenance	15,000	13,087	9,348	22,434	15,000
Office Supplies	3,500	794	567	1,362	3,500
Security	3,000	3,518	2,513	6,031	7,760
AED	500	-	250	250	500
Telephone & Internet Services	6,000	3,348	2,391	5,739	6,000
Janitorial Supplies	2,500	1,389	992	2,382	2,500
Electric Utility Services - Clubhouse	14,000	5,196	3,711	8,907	14,000
Gas Utility	250	105	50	155	250
Garbage Collection	2,100	1,255	896	2,151	2,300
Water Utility Services - Clubhouse	6,000	3,162	2,259	5,421	6,000
Electric Utility Services - Tennis Courts/Pool	18,000	10,736	7,668	18,404	20,000
Pool Cleaning	10,200	13,300	9,500	22,800	22,800
Pool Maintenance - Other	10,000	5,903	3,500	9,403	10,000
Tennis Courts - Maintenance	5,000	3,788	1,500	5,288	5,000
Water Utility Services - Tennis Courts/Pool	7,500	1,238	884	2,122	7,500
Total Clubhouse	\$ 434,150	\$ 261,095	\$ 162,923	\$ 424,018	\$ 367,110
Other Expenditures:					
Transfer Out - Capital Reserve Fund (CY)	\$ 441,234	\$ -	\$ 441,234	\$ 441,234	\$ 485,624
Total Other Expenditures	\$ 441,234	\$ -	\$ 441,234	\$ 441,234	\$ 485,624
Total Expenditures	\$ 1,236,390	\$ 488,122	\$ 745,920	\$ 1,234,042	\$ 1,236,388
Excess Revenue (Expenditures)	\$ -	\$ 718,116	\$ (651,389)	\$ 66,727	\$ -

Development	Units	ERU	Gross Per Unit	Gross Assessments
Single Family	243	1.00	\$ 1,988	\$ 483,174
Multi Family	236	0.68	\$ 1,352	\$ 319,096
Villas	192	0.80	\$ 1,591	\$ 305,412
Commercial	10	8.09	\$ 16,086	\$ 168,741
Subtotal: Gross Assessments				\$ 1,276,423
Less Discounts (6%)				\$ (76,583)
Net Annual Assessment	681			\$ 1,199,840

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2025

REVENUES:

Tennis Club

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

Activities

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

Clubhouse Rentals

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

Miscellaneous

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

Interest Earnings

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

Operation & Maintenance Assessments

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

EXPENDITURES:

Administrative:

Supervisors Fees

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

District Manager

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

Lakeside Plantation
Community Development District

General Fund Budget
Fiscal Year 2025

District Counsel

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

District Engineer

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

Disclosure Report

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

Trustee Fees

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

Audit Fees

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

Postage, Phone, Faxes, Copies

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

General Liability Insurance

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

Legal Advertising

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

Dues, Licenses & Fees

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

Other Current Charges

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

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2025

Property Insurance

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

Information Technology

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

Website Administration

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

Website Hosting

The District is in contract with Community XS for hosting of the CDD website.

Operations:

Common Area Renewal & Maintenance

Miscellaneous expenses incurred for common areas throughout the District other than clubhouse area.

Street Light/Decorative Light

This item is to maintain the decorative light fixtures throughout the community.

Landscape Maintenance - Contract

The District contracts with Landscape Maintenance Professionals to provide landscape maintenance for all the common areas of the community. This fee does not include replacement material or irrigation repairs.

Landscape Maintenance - Other

The District incurs landscape expenses that are not covered under the landscape maintenance contract with Landscape Maintenance.

Lake Maintenance

The District currently has a management contract with Solitude Lake Management to maintain the lakes throughout the community that provides storm water management. The monthly and annual amounts are as follows:

Vendor	Location	Monthly	Annual
Solitude	Various Lakes	\$ 1,299	\$ 15,588
Total			\$ 15,588

Lakeside Plantation
Community Development District
 General Fund Budget
 Fiscal Year 2025

Electric Utility Services - Entrance Feature

The following chart represents estimated costs for electricity in the entrance feature provided by Florida Power & Light:

Account #	Location	Monthly	Annual
43123-154658	2200 Plantation Blvd #FNTN	\$ 350	\$ 4,200
Contingency			\$ 3,300
Total			\$ 7,500

Water Utility Services - Entrance Feature

The following chart represents estimated costs for water at the entrance feature paid to North Port Utilities:

Account #	Location	Monthly	Annual
43123-154658	2200 Plantation Blvd	\$ 150	\$ 1,800
Contingency			\$ 1,200
Total			\$ 3,000

Repairs & Maintenance - Entrance Feature

Represents cost associated with the repairs and maintenance of the entrance features throughout the District.

Clubhouse:

Personnel Services (Management Contract)

The District currently has an agreement with GMS-Tampa, LLC to provide amenity management services. The various services and compensation are further detailed in the agreement.

Activities

The District's facility manager will coordinate and provide various activities throughout the year. The amount represents the cost of supplies, entertainment, and refreshments.

License/Fees

Various permits and license for the clubhouse are required by the regulatory organizations. The amount represents the estimated cost for those items.

General Supplies

Estimated cost of supplies purchased for operating and maintaining the clubhouse not budgeted in other line items.

Maintenance

This item is for the monthly maintenance and repairs of the clubhouse facility.

Office Supplies

Represents the cost of daily supplies required by the District to facilitate operations.

Lakeside Plantation
Community Development District
 General Fund Budget
 Fiscal Year 2025

Security

This item is for the alarm system and monitoring of the clubhouse. Monitoring services are provided by Security Alarm Corp and ADT.

Account #	Location	Quarterly	Annual
2564 & 2582	2200 Plantation Blvd	\$ 147	\$ 588
ADT	2200 Plantation Blvd	\$ 230	\$ 2,760
Contingency			\$ 4,412
Total			\$ 7,760

AED

Estimated cost to purchase, maintain and operate the AED machines.

Telephone & Internet Services

The following represents the telephone and internet services for the Clubhouse paid to Comcast, as well as pool telephone dispatch services provided by Kings III of America, LLC.

Janitorial Supplies

The District's clubhouse management company provides janitorial services under their management agreement however the supplies are purchased directly by the District. The amount represents the estimated cost of those supplies.

Electric Utility Services - Clubhouse

The following chart represents estimated costs for electricity in the clubhouse provided by Florida Power & Light:

Account #	Location	Monthly	Annual
57421-67439	2200 Plantation Blvd #CLBHS	\$ 1,000	\$ 12,000
Contingency			\$ 2,000
Total			\$ 14,000

Gas Utility

The following chart represents estimated costs for gas in the clubhouse provided by TECO:

Account #	Location	Monthly	Annual
10332096	2200 Plantation Blvd POOL	\$ 12	\$ 144
Contingency			\$ 106
Total			\$ 250

Lakeside Plantation
Community Development District
 General Fund Budget
 Fiscal Year 2025

Garbage Collection

The following chart represents estimated costs for garbage collection at the clubhouse provided by North Port Solid Waste:

Account #	Location	Monthly	Annual
54883-159826	2200 Plantation Blvd SWD	\$ 168	\$ 2,016
	Contingency		\$ 84
	Total		\$ 2,100

Water Utility Services - Clubhouse

The following chart represents estimated costs for water in the clubhouse provided by North Port Utilities:

Account #	Location	Monthly	Annual
43123-156052	2200 Plantation Blvd	\$ 350	\$ 4,200
	Contingency		\$ 1,800
	Total		\$ 6,000

Electric Utility Services - Pool

The following chart represents estimated costs for electricity at the pool provided by Florida Power & Light:

Account #	Location	Monthly	Annual
84595-15071	2200 Plantation Blvd #POOL	\$ 1,500	\$ 18,000
	Contingency		\$ 2,000
	Total		\$ 20,000

Pool Cleaning

The District is in contract with Howard's Pool to provide monthly cleaning service.

Pool Maintenance - Other

Represents miscellaneous pool maintenance costs incurred during the fiscal year.

Tennis Courts - Maintenance

Represents cost associated with maintaining the tennis courts.

Water Utility Services - Pool

The following chart represents estimated costs for water at the tennis courts provided by North Port Utilities:

Account #	Location	Monthly	Annual
43123-154656	2200 Plantation Blvd #POOL	\$ 600	\$ 7,200
	Contingency		\$ 300
	Total		\$ 7,500

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2025

Other Expenditures:

Transfer Out - Capital Reserve Fund (Current Year)

In December 2010, the District had Reserve Advisor's prepare a long-term reserve study completed that detailed the projected funding and spending requirements through fiscal year ending 2040. The amount represents the recommended funding requirements for the fiscal year in order to properly maintain the capital infrastructure owned by the District. The expenditures will be detailed and recorded in the Capital Reserve Fund.

**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2025
Capital Reserve Fund**

Description	Adopted Budget FY2024	Actuals as of 04/30/2024	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Transfer In - Capital Reserve Fund (CY)	\$ 441,234	\$ -	\$ 441,234	\$ 441,234	\$ 485,624
Interest Earnings	-	7,875	2,000	9,875	-
Carry Forward Surplus	532,815	408,457	-	408,457	757,838
Total Revenues	\$ 974,049	\$ 416,332	\$ 443,234	\$ 859,565	\$ 1,243,461
Expenditures:					
Capital Outlay	\$ 87,400	\$ 101,281	\$ -	\$ 101,281	\$ 62,521
Bank Fees	-	247	200	447	-
Total Expenditures	\$ 87,400	\$ 101,528	\$ 200	\$ 101,728	\$ 62,521
Excess Revenue (Expenditures)	\$ 886,649	\$ 314,804	\$ 443,034	\$ 757,838	\$ 1,180,940

Reserve Study Funding Plan (Next 5 Years)

	<u>Funding</u>	<u>Expenses</u>	<u>Planned Balance</u>	<u>Budgeted Balance</u>	<u>Variance</u>
Fiscal Year 2025	169,400	61,957	971,257	1,180,940	209,683
Fiscal Year 2026	175,300	29,196	1,138,247		
Fiscal Year 2027	181,400	129,817	1,213,111		
Fiscal Year 2028	187,700	282,870	1,141,252		
Fiscal Year 2029	194,300	809,104	543,125		

**Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2025
Series 1999 Debt Service Fund**

Description	Adopted Budget FY2024	Actuals as of 04/30/2024	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Assessments - On Roll	\$ 174,203	\$ 169,734	\$ 4,470	\$ 174,203	\$ 174,203
Assessments - Direct	8,842	8,842	-	8,842	8,842
Interest Income	-	2,920	1,000	3,920	-
Beginning Fund Balance (1)	53,267	47,901	-	47,901	53,070
Total Revenues	\$ 236,312	\$ 229,397	\$ 5,470	\$ 234,867	\$ 236,115
Expenditures:					
Interest- 11/1	\$ 38,399	\$ 38,399	\$ -	\$ 38,399	\$ 34,750
Principal- 5/1	105,000	-	105,000	105,000	115,000
Interest- 5/1	38,399	-	38,399	38,399	34,750
Total Expenditures	\$ 181,798	\$ 38,399	\$ 143,399	\$ 181,798	\$ 184,500
Excess Revenue (Expenditures)	\$ 54,515	\$ 190,999	\$ (137,929)	\$ 53,070	\$ 51,615

(1) Beginning Fund Balance is net of reserve funds of \$82,184

Interest Payment 11/1/2025 \$ 30,754

Development	Units	Gross Per Unit	Gross Assessments
Single Family	239	\$ 410	\$ 97,990
Villas	192	\$ 328	\$ 62,976
Commercial	7	\$ 3,287	\$ 24,357
Imagine School (Direct)	1	\$ 9,407	\$ 9,407
Subtotal: Gross Assessments			\$ 194,729
Less Discounts (6%)			\$ (11,684)
Net Annual Assessment	439		\$ 183,045

Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2025
Series 1999 Bonds

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/22	1,205,000		6.950%	41,873.75	41,873.75
05/01/23	1,205,000	100,000	6.950%	41,873.75	
11/01/23	1,105,000		6.950%	38,398.75	180,272.50
05/01/24	1,105,000	105,000	6.950%	38,398.75	
11/01/24	1,000,000		6.950%	34,750.00	178,148.75
05/01/25	1,000,000	115,000	6.950%	34,750.00	
11/01/25	885,000		6.950%	30,753.75	180,503.75
05/01/26	885,000	125,000	6.950%	30,753.75	
11/01/26	760,000		6.950%	26,410.00	182,163.75
05/01/27	760,000	130,000	6.950%	26,410.00	
11/01/27	630,000		6.950%	21,892.50	178,302.50
05/01/28	630,000	140,000	6.950%	21,892.50	
11/01/28	490,000		6.950%	17,027.50	178,920.00
05/01/29	490,000	150,000	6.950%	17,027.50	
11/01/29	340,000		6.950%	11,815.00	178,842.50
05/01/30	340,000	165,000	6.950%	11,815.00	
11/01/30	175,000		6.950%	6,081.25	182,896.25
05/01/31	175,000	175,000	6.950%	6,081.25	181,081.25
		\$ 1,205,000		\$ 458,005	\$ 1,663,005

Lakeside Plantation
Community Development District
Per Unit Assessment Summary

Land Use	Fund	Proposed Gross Per Unit- FY 2025	Adopted Gross Per Unit FY 2024	\$ Increase /(Decrease)	% Increase /(Decrease)
Single Family	O&M	\$ 1,988.37	\$ 1,988.37	\$0.00	0%
	Total	\$ 1,988.37	\$ 1,988.37	\$0.00	0%
Multi Family	O&M	\$ 1,352.10	\$ 1,352.10	\$0.00	0%
	Total	\$ 1,352.10	\$ 1,352.10	\$0.00	0%
Villas	O&M	\$ 1,590.70	\$ 1,590.70	\$0.00	0%
	Total	\$ 1,590.70	\$ 1,590.70	\$0.00	0%
Commercial	O&M	\$ 16,085.93	\$ 16,085.95	(\$0.02)	0%
	Total	\$ 16,085.93	\$ 16,085.95	(\$0.02)	0%

RESOLUTION 2024-06

[FISCAL YEAR 2025 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Lakeside Plantation Community Development District (“**District**”) prior to June 15, 2024, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 21, 2024
TIME: 6:00 p.m.
LOCATION: Lakeside Plantation Clubhouse
2800 Plantation Blvd.
North Port, Florida 34289

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to the public hearing set above, and (ii) post the approved Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15TH DAY OF MAY 2024.

ATTEST:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

SECTION D



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

May 8, 2024

Board of Supervisors
Lakeside Plantation Community Development District
4530 Eagle Falls Place
Tampa, FL 33619

We are pleased to confirm our understanding of the services we are to provide Lakeside Plantation Community Development District, City of North Port, Florida (“the District”) for the fiscal year ended September 30, 2024, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Lakeside Plantation Community Development District as of and for the fiscal year ended September 30, 2024, with the option of four (4) additional one-year renewals. In addition, we will examine the District’s compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management’s discussion and analysis (MD&A), to supplement the District’s basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District’s RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management’s Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor’s report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District’s financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District’s internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District’s internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relating to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates 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 Auditor 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 Grau & Associate'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 Grau & Associates, Grau & Associates 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 GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – TAMPA LLC, 4530 EAGLE FALLS PLACE TAMPA, FLORIDA 33619, OR JGREENWOOD@GMSTNN.COM, PH: (813) 344-4844.

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$4,200 for the September 30, 2024 audit. The fees for the fiscal years 2025, 2026, 2027 and 2028 will not exceed \$4,300, \$4,400, \$4,500 and \$4,600, respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of 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 Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Lakeside Plantation Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Lakeside Plantation Community Development District.

By: _____

Title: _____

Date: _____



Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SECTION E

SECTION 1

Check Request Form

Community Name: Lakeside Plantation CDD

Event: _____

Event Date: _____

Check Request Date: 5/8/24

CHECK PAYABLE TO:

Name: Ronald Perry

Address: 1663 Scarlett Ave.

City, State, Zip: North port, FL 34289

Phone #: _____

Check needed by date: _____

DESCRIPTION	AMOUNT
<u>Refund's</u>	
<u>Home Depot</u>	<u>\$ 3.23</u>
<u>Home Depot</u>	<u>\$ 8.75</u>
<u>Home Depot</u>	<u>\$ 6.08</u>
TOTAL	\$ 18.06-

Request made by: Courtney Searles

#3 Rattery



How doers get more done.

19690 COCHRAN BLVD. PORT CHARLOTTE, FL 33948 (941)6250783

0201 00012 91491 04/12/24 04:15 PM SALE CASHIER NAOMI

611942038718 1/2 90 ELBOW <A> 1.35
 1/2" PVC EL 90D SXEPT
 * 08870000025 TERMINAL <A> 0.53
 045 MALE TERMINAL ADAPTER 1/2"
 * 785991143003 HINDBXCVRBLNK <A> 0.98
 HANDY BOX COVER BLANK
 729928000496 30G LAWNBAGS <A>
 PAPER LAWN BAGS-30GAL-SPK 2@2.65 5.30
 * 785991178753 1-7/8" HDY BX <A> 1.72
 HANDY BOX 1 7/8 DP 1/2 KO

from entry lights

SUBTOTAL 9.88
 SALES TAX 0.69
 TOTAL \$10.57
 XXXXXXXXXXXX1765 HOME DEPOT USD\$ 10.57 TA
 AUTH CODE 012582/4123341
 Chip Read
 AID A0000000049999D8400303 THD PLCC CON

0201 04/12/24 04:15 PM



0201 12 91491 04/12/2024 1777

RETURN POLICY DEFINITIONS
 POLICY ID DAYS POLICY EXPIRES ON
 A 11 365 04/12/2025

***** DID WE NAIL IT? *****

Take a short survey for a chance TO WIN A \$5,000 HOME DEPOT GIFT CARD

Opine en español

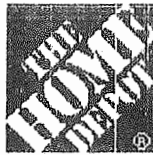
www.homedepot.com/survey

User ID: H8B 183472 183283
PASSWORD: 24212 183271

Entries must be completed within 14 days of purchase. Entrants must be 18 or older to enter. See complete rules on website. No purchase necessary.

\$18.04 + 626 = \$19.30

#2



How doers get more done.

18000 TAMiami TRAIL NORTH PORT, FL 34287 (941)240-5935

8528 00C15 32126 03/30/24 12:41 PM SALE CASHIER AUSTIN

039961029096 GASKET <A> 13.97
 TANK GASKET FITS 2IN KOL GERB MANS
 * 887480016079 5/16X4RNRDPL <A> 8.75
 * ROD ROUND STL 48X5/16X5/16

Umbrellas repair

SUBTOTAL 22.72
 SALES TAX 1.59
 TOTAL \$24.31
 XXXXXXXXXXXX1765 HOME DEPOT USD\$ 24.31 TA
 AUTH CODE 030C34/7151743
 Chip Read
 AID A0000000049999D8400303 THD PLCC CON

8528 03/30/24 12:41 PM



8528 15 32126 03/30/2024 9018

RETURN POLICY DEFINITIONS
 POLICY ID DAYS POLICY EXPIRES ON
 A 11 365 03/30/2025

***** DID WE NAIL IT? *****

Take a short survey for a chance TO WIN A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: W00 73069 64556
PASSWORD: 24180 64541

Entries must be completed within 14 days of purchase. Entrants must be 18 or older to enter. See complete rules on website. No purchase necessary.

* \$18.06 *

#1



How doers get more done.

19690 COCHRAN BLVD. PORT CHARLOTTE, FL 33948 (941)6250783

0201 00010 02575 02/03/24 10:35 AM SALE CASHIER VICTORIA

887480130317 SHEET METAL <A>
 SMS ZINC SLTD HEX #12 X 3/4 2@1.98 3.96
 887480130010 SHEET MET SC <A> 1.98
 SMS ZINC SLTD HEX #12 X 1/2
 BAO LAG SCREW <A>
 * LAG SCRW STNLSS 1/4 X 1 (BAO) 8@0.76 6.08
 AEC 1/4CUTWSHRSS <A>
 FLAT WASHER STNLSS 1/4 (AEC) 8@0.28 2.24

Pool chair lifts

SUBTOTAL 14.26
 SALES TAX 1.00
 TOTAL \$15.26
 XXXXXXXXXXXX1765 HOME DEPOT USD\$ 15.26 TA

AUTH CODE 003319/3103826
 Chip Read
 AID A0000000049999D8400303 THD PLCC CON

0201 02/03/24 10:35 AM



0201 10 02575 02/03/2024 26

RETURN POLICY DEFINITIONS
 POLICY ID DAYS POLICY EXPIRES ON
 A 11 365 02/02/2025

***** DID WE NAIL IT? *****

Take a short survey for a chance TO WIN A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H8B 5640 5449
PASSWORD: 24103 5439

Entries must be completed within 14 days of purchase. Entrants must be 18 or older to enter. See complete rules on website. No purchase necessary.