Lakeside Plantation
Community Development District

Agenda

May 20, 2020

AGENDA

Lakeside Plantation
Community Development District

219 East Livingston Street, Orlando, FL 32801
Phone: 407-841-5524 – Fax: 407-839-1526

May 13, 2020

Board of Supervisors
Lakeside Plantation
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District will be held **Wednesday, May 20, 2020 at 6:00 p.m. via Zoom; by following this link https://zoom.us/j/96690532579 or by calling in via (646) 876-9923 and entering the Meeting ID: 966 9053 2579.** Following is the advance agenda for the meeting:

I. Roll Call
II. Audience Comments on Specific Items on the Agenda (*Speakers will fill out a card and submit it to the District Manager prior to beginning of the meeting*)
III. Organizational Matters
    A. Acceptance of Resignation of Rena Koontz
    B. Discussion of Process for Appointing an Individual to Fulfill Board Vacancy with a Term Ending November 2022
IV. District Engineer's Report
V. Unfinished Business
VI. New Business Items
    A. Review and Acceptance of Fiscal Year 2019 Audit Report
    B. Consideration of Resolution 2020-04 Adopting an Internal Controls Policy
    C. Consideration of Resolution 2020-05 General Election
    D. Consideration of Proposal with Vesta Property Services, Inc. for Amenity Facility Management
    E. Consideration of Resolution 2020-06 Approving the Proposed Fiscal Year 2021 Budget and Setting a Public Hearing
    F. Ratification of Agreement with Sergeant's Electric for Installation and Related Services
VII. Business Administration
    A. Approval of Minutes of February 19, 2020 Meeting
    B. Approval of Check Register
    C. Balance Sheet and Income Statement
VIII. General Audience Comments
IX. Staff Reports
    A. District Counsel
    B. District Manager
        i. Action Items List
        ii. Presentation of Number of Registered Voters – 835
    C. Amenities Manager – Monthly Report
X. Other Business
XI. Supervisors' Requests
XII. Adjournment

The second order of business is the Audience Comments on Specific Items on the Agenda. Speakers must fill out a Request to Speak form and submit it to the District Manager prior to the beginning of the meeting.

The third order of business is Organizational Matters. Section A is acceptance of resignation of Rena Koontz. A copy of the letter is enclosed for your review. Section B is discussion of appointment of individual to fulfill Board vacancy with a term ending November 2022.

The fourth order of business is the District Engineer's Report. There is no back-up material.

The fifth order of business is Unfinished Business. Any unfinished business items will be discussed under this item.

The sixth order of business is New Business Items. Section A review and acceptance of Fiscal Year 2019 Audit Report. A copy of the report is enclosed for your review. Section B is consideration of resolution 2020-04 adopting an internal controls policy. A copy of the resolution is enclosed for your review. Section C is consideration of resolution 2020-05 general election. A copy of the resolution is enclosed for your review. Section D is consideration of proposal with Vesta Property Services, Inc. for Amentiy Facility Manegement. A copy of the proposal is enclosed for your review. Sectoin E is consideration of Resolution 2020-06 approving the proposed Ficsal Year 2021 budget and setting a public hearing. A copy of the resolution is enclosed for your review. Section F is ratification of agreement with Sergeant's Electric for installation and related services. A copy of the agreement is enclosed for your review.

The seventh order of business is Business Administration. Section A is the approval of the minutes of the February 19, 2020 meeting. The minutes are enclosed for your review. Section B is approval of the check register enclosed for your review and Section C includes the balance sheet and income statement for your review.

The eighth order of business is General Audience Comments.

The ninth order of business is Staff Reports. Section B is the District Manager's Report. Section 1 is the Actions Items List for your review. Section 2 is presentation of number of registered voters within the boundaries of the District. Enclosed under Section C is the Amenities Manager's report enclosed for your review.

Staff will provide any additional reports at the meeting. Additional support material may be provided under separate cover or distributed at the meeting, and the balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

George S. Flint
District Manager

Cc: Michael Eckert, District Counsel
Sarah Sandy, District Counsel
Andy Tilton, District Engineer
Brent Burford, District Engineer
Nathan Trates, Amenities Manager
Heather Alexandre, Vesta
Enclosures

SECTION III

SECTION A

Rena Koontz
2160 Boxwood St.
North Port, FL. 34289
941-426-8106
rkoontzhoa@yahoo.com

Alan (Bud) Sabol
Chair
CDD Board of Supervisors
2200 Plantation Blvd.
North Port, FL. 34289

March 4, 2020

Dear Mr. Sabol and Fellow Supervisors,

Please accept this letter as my resignation from the Lakeside Plantation CDD Board of Supervisors effective March 20, 2020.

My family is relocating and I will no longer be a Lakeside Plantation resident.

I have enjoyed my time as a member of this board. I'm glad I could serve the community for the short time that I did.

Best of luck.

Regards,

Rena Koontz
Assistant Secretary
Board of Supervisors
Lakeside Plantation CDD

SECTION VI

SECTION A

Lakeside Plantation
Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2019

Lakeside Plantation Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2019

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Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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REPORT OF INDEPENDENT AUDITORS

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

Report on the Financial Statements

We have audited the accompanying financial statements of Lakeside Plantation Community Development District as of and for the year ended September 30, 2019, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. 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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Lakeside Plantation Community Development District

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Lakeside Plantation Community Development District, as of September 30, 2019, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management Discussion and Analysis be presented to supplement the 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated March 27, 2020 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Lakeside Plantation Community Development District's internal control over financial reporting and compliance.

Berger Toombs Elam Gaines & Frank

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

March 27, 2020

Lakeside Plantation Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019

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

OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

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

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

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

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

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

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

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

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2019.

- The District's total assets exceeded total liabilities by $3,620,368 (net position). Net investment in capital assets was $3,039,403, restricted net position was $23,536 and unrestricted net position was $557,429.

- Governmental activities revenues totaled $898,348 while governmental activities expenses totaled $953,064.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

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

Net Position

	Governmental Activities	
	2019	**2018**
Current assets	$ 573,460	$ 560,504
Restricted assets	118,715	116,222
Capital assets	4,451,202	4,597,178
Total Assets	5,143,377	5,273,904
Current liabilities	133,009	128,820
Non-current liabilities	1,390,000	1,470,000
Total Liabilities	1,523,009	1,598,820
Net position - net investment in capital assets	3,039,403	3,052,178
Net position - restricted	23,536	71,481
Net position - unrestricted	557,429	551,425
Total Net Position	$ 3,620,368	$ 3,675,084

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

The decrease in capital assets is related to depreciation in excess of capital additions in the current year.

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

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

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

Change in Net Position

	Governmental Activities	
	2019	**2018**
Revenues		
Charges for services	$ 885,475	$ 855,481
Miscellaneous revenues	1,527	1,624
Investment earnings	11,346	7,243
Total Revenues	898,348	864,348
Expenses		
General government	131,303	115,276
Physical environment	323,916	458,132
Culture/recreation	392,639	283,305
Interest on long-term debt	105,206	110,216
Total Expenses	953,064	966,929
Change in Net Position	(54,716)	(102,581)
Net Position - Beginning of Year	3,675,084	3,777,665
Net Position - End of Year	$ 3,620,368	$ 3,675,084

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

The increase in investment income is related to increased investment balances in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2019 and 2018.

Description	Governmental Activities 2019	2018
Land and improvements	$ 3,266,092	$ 3,266,092
Construction in progress	-	9,276
Buildings	1,384,314	1,384,314
Infrastructure	2,309,880	2,309,880
Improvements other than buildings	1,278,590	1,251,220
Equipment	206,868	206,868
Less: accumulated depreciation	(3,994,542)	(3,830,472)
Total Capital Assets (Net)	$ 4,451,202	$ 4,597,178

Capital asset activity consisted of deletions from construction in progress, $9,262, additions to improvements other than buildings, $27,530, and depreciation of $164,070.

General Fund Budgetary Highlights

Budgeted expenditures exceeded actual expenditures primarily due to less utility and maintenance expenditures and transfers out than were anticipated.

There were no amendments to the September 30, 2019 budget.

Debt Management

Governmental Activities debt includes the following:

In October 1999, the District issued $3,360,000 Series 1999A Capital Improvement Revenue Bonds. The Bonds were issued to provide funds to pay all or a portion of the costs of the planning, financing, acquisition, construction, installation, and equipping the Series 1999 Project. The balance outstanding at September 30, 2019 was $1,470,000.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Lakeside Plantation Community Development District is in the process of finishing construction within the District. The District does not expect any other economic factors to have a significant effect on the financial position or results of operations of the District in fiscal year 2020.

Request for Information

The financial report is designed to provide a general overview of Lakeside Plantation Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Lakeside Plantation Community Development District, Governmental Management Services, 135 W. Central Boulevard, Suite 320, Orlando, Florida, 32801.

Lakeside Plantation Community Development District
STATEMENT OF NET POSITION
September 30, 2019

	Governmental Activities
ASSETS	
Current Assets	
Cash	$ 172,889
Investments	355,099
Assessments receivable	26,510
Prepaid expenses	18,962
Total Current Assets	573,460
Non-Current Assets	
Restricted Assets	
Investments	118,715
Capital Assets, Not Being Depreciated	
Land and improvements	3,266,092
Capital Assets, Being Depreciated	
Buildings	1,384,314
Improvements other than buildings	1,278,590
Infrastructure	2,309,880
Equipment	206,868
Accumulated depreciation	(3,994,542)
Total Non-Current Assets	4,569,917
Total Assets	5,143,377
LIABILITIES	
Current Liabilities	
Accounts payable	10,440
Bonds payable	80,000
Accrued interest	42,569
Total Current Liabilities	133,009
Non-Current Liabilities	
Bonds payable	1,390,000
Total Liabilities	1,523,009
NET POSITION	
Net investment in capital assets	3,039,403
Restricted net position-debt service	23,536
Unrestricted	557,429
Total Net Position	$ 3,620,368

See accompanying notes to financial statements.

Lakeside Plantation Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2019

Functions/Programs	Expenses	Program Revenues Charges for Sevices	Net (Expense) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	$ (131,303)	$ 159,414	$ 28,111
Physical environment	(323,916)	388,856	64,940
Culture/recreation	(392,639)	149,222	(243,417)
Interest on long-term debt	(105,206)	187,983	82,777
Total Governmental Activities	$ (953,064)	$ 885,475	(67,589)
General Revenues			
Miscellaneous revenues			1,527
Investment income			11,346
Total General Revenues			12,873
Change in Net Position			(54,716)
Net Position - October 1, 2018			3,675,084
Net Position - September 30, 2019			$ 3,620,368

See accompanying notes to financial statements.

Lakeside Plantation Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2019

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	$ 147,780	$ -	$ 25,109	$ 172,889
Investments	501	-	354,598	355,099
Assessments receivable	20,919	5,591	-	26,510
Prepaid expenses	18,962	-	-	18,962
Restricted assets				
Cash and investments, at fair value	-	118,715	-	118,715
Total Assets	$ 188,162	$ 124,306	$ 379,707	$ 692,175
LIABILITIES, DEFERRED INFLOWS AND FUND BALANCES				
LIABILITIES				
Accounts payable	$ 8,431	$ -	$ 2,009	$ 10,440
DEFERRED INFLOWS				
Deferred revenues	20,896	5,585	-	26,481
FUND BALANCES				
Nonspendable-prepaid expenses	18,962	-	-	18,962
Restricted-debt service	-	118,721	-	118,721
Assigned-Capital projects	-	-	377,698	377,698
Unassigned	139,873	-	-	139,873
Total Fund Balances	158,835	118,721	377,698	655,254
Total Liabilities, Deferred Inflows and Fund Balances	$ 188,162	$ 124,306	$ 379,707	$ 692,175

See accompanying notes to financial statements.

Lakeside Plantation Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2019

Total Governmental Fund Balances	$	655,254
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets, land and improvements, $3,266,092, buildings, $1,384,314, infrastructure, $2,309,880, equipment, $206,868, improvements other than buildings, $1,278,590, and accumulated depreciation, $(3,994,542), used in governmental activities are not current financial resources and are not reported at the governmental fund level.		4,451,202
Long-term liabilities, including bonds payable are not due and payable in the current period and therefore, are not reported at the fund level.		(1,470,000)
Unavailable revenues are recognized as deferred inflows at the fund level, but this amount is recognized as revenues at the government-wide level.		26,481
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the governmental fund level.		(42,569)
Net Position of Governmental Activities	$	3,620,368

See accompanying notes to financial statements.

Lakeside Plantation Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2019

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	$ 649,185	$ 182,398	$ -	$ 831,583
Charges for services	27,411	-	-	27,411
Miscellaneous revenues	1,527	-	-	1,527
Investment income	41	2,479	8,826	11,346
Total Revenues	678,164	184,877	8,826	871,867
Expenditures				
Current				
General government	131,303	-	-	131,303
Physical environment	320,286	-	-	320,286
Culture/recreation	122,908	-	109,291	232,199
Capital outlay	-	-	18,094	18,094
Debt service				
Principal	-	75,000	-	75,000
Interest	-	107,378	-	107,378
Total Expenditures	574,497	182,378	127,385	884,260
Excess of revenues over/(under) expenditures	103,667	2,499	(118,559)	(12,393)
Other Financing Sources/(Uses)				
Transfers in	-	-	100,000	100,000
Transfers out	(100,000)	-	-	(100,000)
Total other financing sources/(uses)	(100,000)	-	100,000	-
Net Change in Fund Balances	3,667	2,499	(18,559)	(12,393)
Fund Balances - October 1, 2018	155,168	116,222	396,257	667,647
Fund Balances - September 30, 2019	$ 158,835	$ 118,721	$ 377,698	$ 655,254

See accompanying notes to financial statements.

Lakeside Plantation Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2019

Net Change in Fund Balances - Total Governmental Funds	$	(12,393)
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that capital outlay, $18,094, was exceeded by depreciation, $(164,070) in the current period.		(145,976)
Governmental funds report principal payments as expenditures when paid, whereas these payments are recognized as a decrease in bonds payable at the government-wide level.		75,000
Revenues in the Statement of Activities that do not provide current financial resources are reported as deferred inflows of resources in the governmental funds. This is the change in deferred inflows of resources in the current year.		26,481
At the fund level interest is recognized when due. At the government-wide level interest is accrued on outstanding debt. This is the current year accrual.		2,172
Change in Net Position of Governmental Activities	$	(54,716)

See accompanying notes to financial statements.

Lakeside Plantation Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2019

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	$ 656,520	$ 656,520	$ 649,185	$ (7,335)
Charges for services	33,000	33,000	27,411	(5,589)
Miscellaneous revenues	1,500	1,500	1,527	27
Investment income	50	50	41	(9)
Total Revenues	691,070	691,070	678,164	(12,906)
Expenditures				
Current				
General government	104,907	104,907	131,303	(26,396)
Physical environment	349,600	349,600	320,286	29,314
Culture/recreation	132,410	132,410	122,908	9,502
Total Expenditures	586,917	586,917	574,497	12,420
Excess of revenues over/(under)expenditures	104,153	104,153	103,667	(486)
Other Financing Sources/(Uses)				
Transfers out	(130,000)	(130,000)	(100,000)	30,000
Net Change in Fund Balances	(25,847)	(25,847)	3,667	29,514
Fund Balances - October 1, 2018	25,847	25,847	155,168	129,321
Fund Balances - September 30, 2019	$ -	$ -	$ 158,835	$ 158,835

See accompanying notes to financial statements.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

1. Reporting Entity

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

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

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

2. Measurement Focus and Basis of Accounting

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

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

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

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

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

b. Fund Financial Statements

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

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

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

The District has various policies governing the fund balance classifications.

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

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

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

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

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

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

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

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

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

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

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

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

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

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

b. Non-current Governmental Assets/Liabilities

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

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

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

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

1. Direct obligations of the United States Treasury;

2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;

3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

a. Cash and Investments (Continued)

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

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

b. Restricted Assets

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

c. Capital Assets

Capital assets, which include construction in progress, are reported in the governmental activities column.

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

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

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

d. Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one item that qualifies for reporting in this category. Deferred revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

e. Budgets

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

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

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

"Total fund balances" of the District's governmental funds ($655,254) differs from "net position" of governmental activities ($3,620,368) reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below:

Capital related items

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

Land and improvements	$ 3,266,092
Buildings	1,384,314
Infrastructure	2,309,880
Improvements other than buildings	1,278,590
Equipment	206,868
Less: accumulated depreciation	(3,994,542)
Total	$ 4,451,202

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

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

Long-term debt transactions

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2019 were:

Bonds payable	$ (1,470,000)

Deferred Revenues

Certain receivables, not received within a certain time after year end are not recognized at the fund level, but is recognized when earned at the government-wide level.

Deferred revenues	$ 26,481

Accrued interest

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

Accrued interest	$ (42,569)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The "net change in fund balances" for government funds ($(12,393)) differs from the "change in net position" for governmental activities ($(54,716)) reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated as follows.

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

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

Capital related items

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

Capital outlay		$ 18,094
Depreciation		(164,070)
	Total	$ (145,976)

Long-term debt transactions

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

Principal payments		$ 75,000
Accrued interest		2,172
	Total	$ 77,172

Deferred inflows of resources

Deferred inflows of resources reported in the governmental funds are recognized as revenues in the Statement of Activities.

Net change in deferred inflows of resources	$ 26,481

NOTE C – CASH AND INVESTMENTS

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

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2019, the District's bank balance was $179,889 and the carrying value was $172,889. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2019, the District had the following investments and maturities:

Investment	Maturity Date	Fair Value
First American Govt Obligation Fd	24 days*	$ 118,715
Florida Prime	37 days*	355,099
Total		$ 473,814

* Weighted Average Maturity

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

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

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

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. Both First American Government Obligation Funds and Local Government Surplus Funds are rated AAAm by Standards and Poors.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in the First American Government Obligations Funds represent 25% of the District's investments. The remaining 75% is represented by Florida Prime.

The types of deposits and investments and their level of risk exposure as of September 30, 2019 were typical of these items during the fiscal year then ended.

NOTE D – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2018-2019 fiscal year were levied in October 2018. All taxes are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

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

NOTE E – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2019 was as follows:

	October 1, 2018 Balance	Additions	Deletions	September 30, 2019 Balance
Governmental Activities:				
Capital assets, not being depreciated:				
Land and improvements	$ 3,266,092	$ -	$ -	$ 3,266,092
Construction in progress	9,276	-	(9,276)	-
Total Capital Assets, not depreciated	3,275,368	-	(9,276)	3,266,092
Capital assets, being depreciated:				
Buildings	1,384,314			1,384,314
Improvements other than buildings	1,251,220	27,370	-	1,278,590
Infrastructure	2,309,880	-	-	2,309,880
Equipment	206,868	-	-	206,868
Total Capital Assets being depreciated	5,152,282	27,370	-	5,179,652
Less: accumulated depreciation	(3,830,472)	(164,070)	-	(3,994,542)
Total Capital Assets Depreciated, Net	1,321,810	(136,700)	-	1,185,110
Governmental Activities Capital Assets	$ 4,597,178	$ (136,700)	$ (9,276)	$ 4,451,202

Depreciation of $3,630 was charged to physical environment and $160,440 was charged to culture/recreation.

NOTE F – LONG-TERM DEBT

Long-term debt is comprised of the following:

$3,360,000 Series 1999A Capital Improvement Revenue Bonds are due in annual principal installments beginning May 2002 and maturing May 2031. Interest is due semi-annually on May 1 and November 1, beginning May 2000, at a fixed interest rate of 6.950%.	$ 1,470,000

NOTE F – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2019 are as follows:

Year Ending September 30,	Principal	Interest	Total
2020	$ 80,000	$ 102,165	$ 182,165
2021	85,000	96,605	181,605
2022	95,000	90,698	185,698
2023	100,000	84,095	184,095
2024	105,000	77,145	182,145
2025-2029	665,000	262,710	927,710
2030-2031	340,000	35,792	375,792
Totals	$ 1,470,000	$ 749,210	$ 2,219,210

Significant Bond Provisions

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

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating to the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was not in compliance with the requirements at September 30, 2019.

NOTE F – LONG-TERM DEBT (CONTINUED)

Depository Funds

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

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

The following is a schedule of required reserve deposits as of September 30, 2019:

	Reserve Balance	Reserve Requirement
Series 1999A Capital Improvement Bonds	$ 58,201	$ 183,476

NOTE G – INTERFUND ACTIVITY

Interfund transfers as of September 30, 2019, consisted of the following:

	Transfers In
Transfers Out	Capital Projects Fund
General Fund	$ 100,000

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

NOTE H – RISK MANAGEMENT

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

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Lakeside Plantation Community Development District, as of and for the year ended September 30, 2019, and the related notes to the financial statements, and have issued our report thereon dated March 27, 2020.

Internal Control Over Financial Reporting

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

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

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

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Lakeside Plantation Community Development District

Compliance and Other Matters

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

Purpose of this Report

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

Berger Toombs Elam Gaines & Frank

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

March 27, 2020

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MANAGEMENT LETTER

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

Report on the Financial Statements

We have audited the financial statements of the Lakeside Plantation Community Development District as of and for the year ended September 30, 2019, and have issued our report thereon dated March 27, 2020.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 27, 2020, should be considered in conjunction with this management letter.

Prior Audit Findings

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

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

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

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

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

To the Board of Supervisors
Lakeside Plantation Community Development District

Current Status – The reserve account balance at September 30, 2019 is less than the balance required by the Trust Indenture.

Financial Condition and Management

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

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Lakeside Plantation Community Development District. It is management's responsibility to monitor the Lakeside Plantation Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2019.

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

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

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

Berger Toombs Elam Gaines & Frank

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

March 27, 2020

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INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

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

We have examined Lakeside Plantation Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2019. Management is responsible for Lakeside Plantation Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Lakeside Plantation Community Development District's compliance based on our examination.

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

In our opinion, Lakeside Plantation Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2019.

Berger Toombs Elam Gaines & Frank

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

March 27, 2020

SECTION B

Hopping Green & Sams

Attorneys and Counselors

M E M O R A N D U M

To: Board of Supervisors
Lakeside Plantation Community Development District

From: Sarah R. Sandy

Re: Implementation of Chapter 2019-15, Fla. Stat. (CS for SB 7014) Auditing Requirements

Date: March 5, 2020

Legislation enacted in 2019 requires "local governmental entities" (including CDDs) to establish and maintain internal controls designed to:

- Prevent and detect fraud, waste, and abuse
- Promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices
- Support economical and efficient operations
- Ensure reliability of financial records and reports
- Safeguard assets

Please refer to Ch. 2019-15, Laws of Fla., codified in relevant part in Section 218.33(3), Fla. Stat.

To demonstrate compliance with Section 218.33, Fla. Stat., HGS recommends adoption of the Internal Controls Policy, which HGS has developed in collaboration with several auditors and district management services providers. These policies are attached as Exhibit A to the Internal Controls Policy Resolution.

We hope this memorandum has proven to be helpful and informative. Please do not hesitate to contact us if you have any questions or would like to discuss some aspect of this memorandum further. Thank you.

RESOLUTION 2020-04

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN INTERNAL CONTROLS POLICY CONSISTENT WITH SECTION 218.33, FLORIDA STATUTES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lakeside Plantation Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Sarasota County, Florida; and

WHEREAS, consistent with Section 218.33, *Florida Statutes,* the District is statutorily required to establish and maintain internal controls designed to prevent and detect fraud, waste, and abuse as defined in Section 11.45(1), *Florida Statutes;* promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices; support economical and efficient operations; ensure reliability of financial records and reports; and safeguard assets; and

WHEREAS, to demonstrate compliance with Section 218.33, *Florida Statutes,* the District desires to adopt by resolution the Internal Controls Policy attached hereto as **Exhibit A**.

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

SECTION 1. The attached Internal Controls Policy attached hereto as **Exhibit A** is hereby adopted pursuant to this Resolution.

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

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

PASSED AND ADOPTED THIS 20th DAY OF MAY, 2020.

ATTEST:

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairman, Board of Supervisors

EXHIBIT "A"

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
INTERNAL CONTROLS POLICY

1. Purpose.

1.1. The purpose of this internal controls policy is to establish and maintain internal controls for the Lakeside Plantation Community Development District.

1.2. Consistent with Section 218.33(3), *Florida Statutes,* the internal controls adopted herein are designed to:

1.2.1. Prevent and detect Fraud, Waste, and Abuse (as hereinafter defined).

1.2.2. Promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices.

1.2.3. Support economical and efficient operations.

1.2.4. Ensure reliability of financial records and reports.

1.2.5. Safeguard Assets (as hereinafter defined).

2. Definitions.

2.1. "Abuse" means behavior that is deficient or improper when compared with behavior that a prudent person would consider a reasonable and necessary operational practice given the facts and circumstances. The term includes the misuse of authority or position for personal gain.

2.2. "Assets" means District assets such as cash or other financial resources, supplies, inventories, equipment and other fixed assets, real property, intellectual property, or data.

2.3. "Auditor" means the independent auditor (and its employees) retained by the District to perform the annual audit required by state law.

2.4. "Board" means the Board of Supervisors for the District.

2.5. "District Management" means (i) the independent contractor (and its employees) retained by the District to provide professional district management services to the District and (ii) any other independent contractor (and its employees) separately retained by the District to provide amenity management services, provided said services include a responsibility to safeguard and protect Assets.

2.6. "Fraud" means obtaining something of value through willful misrepresentation, including, but not limited to, intentional misstatements or intentional omissions of amounts or disclosures in financial statements to deceive users of financial statements, theft of an entity's assets, bribery, or the use of one's position for personal enrichment through the deliberate misuse or misapplication of an organization's resources.

2.7. "Internal Controls" means systems and procedures designed to prevent and detect fraud, waste, and abuse; promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices; support economical and efficient operations; ensure reliability of financial records and reports; and safeguard assets.

2.8. "Risk" means anything that could negatively impact the District's ability to meet its goals and objectives. The term includes strategic, financial, regulatory, reputational, and operational risks.

2.9. "Waste" means the act of using or expending resources unreasonably, carelessly, extravagantly, or for no useful purpose.

3. Control Environment.

3.1. Ethical and Honest Behavior.

3.1.1. District Management is responsible for maintaining a work environment that promotes ethical and honest behavior on the part of all employees, contractors, vendors and others.

3.1.2. Managers at all levels must behave ethically and communicate to employees and others that they are expected to behave ethically.

3.1.3. Managers must demonstrate through words and actions that unethical behavior will not be tolerated.

4. Risk Assessment.

4.1. Risk Assessment. District Management is responsible for assessing Risk to the District. District Management's Risk assessments shall include, but not be limited to:

4.1.1. Identifying potential hazards.

4.1.2. Evaluating the likelihood and extent of harm.

4.1.3. Identifying cost-justified precautions and implementing those precautions.

5. Control Activities.

5.1. Minimum Internal Controls. The District hereby establishes the following minimum Internal Controls to prevent and detect Fraud, Waste, and Abuse:

5.1.1. Preventive controls designed to forestall errors or irregularities and thereby avoid the cost of corrections. Preventive control activities shall include, but not be limited to, the following:

5.1.1.1. Identifying and segregating incompatible duties and/or implementing mitigating controls.

5.1.1.2. Performing accounting functions in accordance with Generally Accepted Accounting Principles (GAAP) and Governmental Accounting Standards Board (GASB) standards.

5.1.1.3. Requiring proper authorizations to access and/or modify accounting software.

5.1.1.4. Implementing computerized accounting techniques (e.g. to help identify coding errors, avoid duplicate invoices, etc.).

5.1.1.5. Maintaining a schedule of the District's material fixed Assets.

5.1.1.6. Maintaining physical control over the District's material and vulnerable Assets (e.g. lock and key, computer passwords, network firewalls, etc.).

5.1.1.7. Retaining and restricting access to sensitive documents.

5.1.1.8. Performing regular electronic data backups.

5.1.2. Detective controls designed to measure the effectiveness of preventive controls and to detect errors or irregularities when they occur. Detective control activities shall include, but not be limited to, the following:

5.1.2.1. Preparing financial reports in accordance with Generally Accepted Accounting Principles (GAAP) and Governmental Accounting Standards Board (GASB) standards.

5.1.2.2. Reviewing financial statements and investigating any material variances between budgeted expenses and actual expenses.

5.1.2.3. Establishing and implementing periodic reconciliations of bank, trust, and petty cash accounts.

5.1.2.4. Establishing an internal protocol for reporting and investigating known or suspected acts of Fraud, Waste, or Abuse.

5.1.2.5. Engaging in periodic physical inventory counts and comparisons with inventory records.

5.1.2.6. Monitoring all ACH (electronic) transactions and the sequencing of checks.

5.2. Implementation. District Management shall implement the minimum Internal Controls described herein. District Management may also implement additional Internal Controls that it deems advisable or appropriate for the District. The specific ways District Management implements these minimum Internal Controls shall be consistent with Generally Accepted Accounting Principles (GAAP) and otherwise conform to Governmental Accounting Standards Board (GASB) and American Institute of Certified Public Accountants (AICPA) standards and norms.

6. Information and Communication.

6.1. Information and Communication. District Management shall communicate to its employees (needing to know) information relevant to the Internal Controls, including but not limited to any changes to the Internal Controls and/or changes to laws, rules, contracts, grant agreements, and best practices.

6.2. Training. District Management shall regularly train its employees (needing the training) in connection with the Internal Controls described herein and promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices.

7. Monitoring Activities.

7.1. Internal Reviews. District Management shall internally review the District's Internal Controls at least once per year. In connection with this internal review, District Management shall:

7.1.1.1. Review its operational processes.

7.1.1.2. Consider the potential risk of Fraud, Waste, or Abuse inherent in each process.

7.1.1.3. Identify the controls included in the process, or controls that could be included, that would result in a reduction in the inherent risk.

7.1.1.4. Assess whether there are Internal Controls that need to be improved or added to the process under consideration.

7.1.1.5. Implement new controls or improve existing controls that are determined to be the most efficient and effective for decreasing the risk of Fraud, Waste or Abuse.

7.1.1.6. Train its employees on implemented new controls or improvements to existing controls.

7.2. External Audits and Other Reviews. Audits and other reviews may be performed on various components of the District's Internal Controls by the Auditor consistent with Government Auditing Standards (GAS). Audits may identify material deficiencies in the Internal Controls and make recommendations to improve them. District Management shall communicate and cooperate with the Board and the Auditor regarding the potential implementation of Auditor recommendations.

Specific Authority: Sections 190.011(5), 218.33(3), *Florida Statutes*
Effective date: _____, 2020

SECTION C

RESOLUTION 2020-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE SARASOTA COUNTY SUPERVISOR OF ELECTIONS PLACE SPECIAL DISTRICT CANDIDATES ON GENERAL ELECTION BALLOT; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (**"Board"**) seeks to implement Section 190.006(3), *Florida Statutes,* and to instruct the Sarasota County Supervisor of Elections (**"Supervisor"**) to conduct the District's elections by the qualified electors of the District at the general election (**"General Election"**).

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

1. **GENERAL ELECTION SEATS.** Seat 4, currently held by Camille Stephens, and Seat 5, currently held by Maria Pina Chichelli, are scheduled for the General Election November 2020. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Sarasota County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive $200 per meeting for their attendance and no Board member shall receive more than $4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 20th day of May, 2020.

ATTEST:

Secretary/Assistant Secretary

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Chairperson, Board of Supervisors

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Lakeside Plantation Community Development District ("District") will commence at noon on June 8, 2020, and close at noon on June 12, 2020. Candidates must qualify for the office of Supervisor with the Sarasota County Supervisor of Elections located at 101 S. Washington Blvd., Sarasota, Florida 34236; Ph: (941) 861-8600. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Sarasota County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Lakeside Plantation Community Development District has two (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2020, and in the manner prescribed by law for general elections.

For additional information, please contact the Sarasota County Supervisor of Elections.

Publish on or before May 25, 2020.

SECTION D

Lakeside Plantation Community Development District
Attention: George Flint
District Manager
135 W. Central Blvd., Suite 320
Orlando, Florida 32801

Proposal for Amenity Facility Management, Maintenance, and Programming Services
For October 1, 2020 – September 30, 2021

Introduction:

Vesta Property Services, Inc. ("Vesta") shall manage, maintain and program the Lakeside Plantation amenity facilities for the benefit of its users and the District.

I. MANAGEMENT & STAFFING

Vesta's Management Staff shall serve the community in a professional manner, providing the residents with the numerous benefits of a first-class operation of these facilities. Included within the responsibility of the complex's management is the occupation and oversight of the recreations facilities (securing and checking them, ordering and stocking supplies, responding to any necessary repairs, etc.). Staff shall monitor the use and condition of the facilities, and resolve any issues requiring attention on behalf of the district and/or its residents.

Furthermore, the management responsibility shall include professional interaction and coordination with other entities such as district management, landscape maintenance, and security monitoring companies. Finally, aspects such as budgeting, policy recommendations and enforcement, safety/security recommendations, and coordination and communication with the District Board and others shall be included.

The staffing responsibilities include all duties associated with employing the recreation staff, such as recruiting, hiring, training, overseeing, and evaluating such personnel. The staff shall primarily consist of a full-time Facility Manager, additional Facility Attendants, and Maintenance personnel. Vesta shall be responsible for all necessary insurance payments (including workman's compensation, as required by Florida law), payroll taxes, and the provision of various benefits on behalf of its staff.

The Facility Manager shall submit recommended hours of operation for the facilities. (A suggested schedule is provided separately.)

Personnel:

A. A **Facility Manager** shall be employed as a full-time, salaried position to oversee the amenity center on a year-round basis. The Manager shall oversee all facility staff and amenity services, interact with other outside entities as needed, and providing a variety of "lifestyle" programs and activities for the benefit of the district's residents.

B. An **Office Administrative Assistant** shall be employed for twenty-four (30) hours per week to ensure the day-to-day administration and financial matters of the on-site office are in order, as well as respond to resident, supervisors, and District staff requests. This person shall also provide weekly reporting of all purchases and invoices to the District management company. In addition, this person shall perform certain functions of the Facility Attendant when necessary.

C. **Facility Attendants** shall be employed in order to adequately support the Facility Manager with the operation of the facilities, with particular attention devoted to the day-to-day upkeep of the facilities and enforcement of District policies and procedures.

D. **Maintenance Personnel** shall be employed to handle much of the facilities' day-to-day general maintenance and repair needs, including maintenance of the tennis courts, and other facility maintenance, janitorial, and cleaning needs.

II. MAINTENANCE

A. Janitorial Maintenance Services

Vesta shall provide the following to maintain the indoor spaces and bathroom areas:

1. Maintain the general appearance of indoor space by vacuuming carpet, dusting, mopping tiled areas, and cleaning windows and bathrooms.
2. In addition to vacuuming, maintain carpeting by treating stained areas.
3. Window cleaning includes window ledges and blinds.
4. Bathroom cleaning includes all toilets, bases behind toilets, counters, and mirrors. Soap dispensers shall be cleaned and filled when necessary. Paper product dispensers shall be restocked as needed (*costs of paper products, soap and cleaning supplies are excluded*.)
5. Dusting of window ledges, blinds, furniture, baseboards, countertops, and lights.
6. Cleaning of tiled areas includes dust mopping, damp mopping and baseboards.
7. Storage closets shall be kept in an orderly condition, with supplies stored properly.

***Note**: Service shall typically be provided two (2) times per week and supplemented by the Facility Attendants as able throughout the week*.

B. Field Operations and General Facility Maintenance

Staff shall supervise the performance of the District's pool maintenance and pond maintenance providers. Vesta shall also oversee the maintenance of the community park(s), including checking the equipment periodically and emptying the trash receptacles and picking up debris as needed. Staff shall oversee the pool area, arrange pool furniture as needed, empty its waste receptacles as needed, pick up litter in the parking lot, and replace light bulbs and AC filters inside the facility as needed as well.

Should any facility repairs or replacement items be considered, Vesta shall either attempt to perform this work itself or it shall procure other proposals from qualified vendors, in order to secure the most effective and efficient means of resolving these issues on behalf of the district.

The Facility Manager will coordinate with the District on the supervision of all outside contractors and report back via the monthly management report and will immediately respond to any deemed situation that is nonrecurring in nature, that poses a health, safety and welfare issue to the residents or District property and that requires maintenance beyond the normal usual or customary maintenance for such facility or asset.

Note: *Vesta shall not be held liable for the performance or lack thereof, of other recreation complex vendors or contractors who are outside of Vesta's control.*

III. ACTIVITIES PROGRAMMNG:

Vesta shall offer a variety of programs and activities to maximize the use of the amenity facilities and help residents enjoy spending time together. This responsibility includes the design, promotion, administration, and staffing (as needed) of these activities.

Activities and Programs shall be age-and-facility appropriate, such as the following (or similar) possible activities: swim lessons, tennis lessons and clinics, summer camp, aqua aerobics, arts and crafts programs, Wine-and-Cheese gatherings, pot-luck dinners, and holiday-themed events.

Community-wide activities shall be funded primarily from the District's annual Special Events budget, which Vesta shall effectively manage on behalf of the District. Other possible funding sources may include user-fees charged directly to participants, particularly in the case of instructional programs.

IV. OTHER

A. Uniforms
All Staff shall wear company uniforms, provided by Vesta.

B. Capital Expenditures
Vesta shall obtain a minimum of three (3) competitive bids (if possible) on any recommended capital improvements in the future.

C. Insurance
Vesta shall fulfill the District's insurance requirements under this contract.

D. Operating Expenses
The District shall be responsible for all normal operating expenses of its day-to-day operation. These include, but are not limited to, shipping and postage expenses, utilities, office set up and equipment expenses, providing a cell phone for the manager or else reimbursement to Vesta for same, and mileage reimbursement expenses for District business and duties consistent with the District's policies and procedures.

V. PRICING (annualized for a twelve-month term):

A. Facility Manager (full-time):
$62,424

B. Office Administrative Assistant (30 hours per week):
$27,373

C. Facility Attendants (34 hours per week):
$31,055

D. Maintenance Services (60 hours per week):
$59,093

Total Fee for all components **$179,945**

Terms:

- Vesta shall invoice monthly for its services; due net thirty (30) days upon receipt.
- Documentation of total hours worked by hourly staff shall be provided upon request.
- Residents shall pay $17.00 per hour for additional staffing services, such as private birthday parties and private facility rentals, due in advance of such services.

In WITNESS WHEREOF, the parties execute this proposal to be effective the day and year written above.

ATTEST:	LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
_____	_____
Secretary/Assistant Secretary	Chairperson, Board of Supervisors
WITNESS:	VESTA PROPERTY SERVICES, INC., A Florida Corporation
_____	_____
Print Name: _____	By: _____
	Its: _____

SECTION E

RESOLUTION 2020-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Lakeside Plantation Community Development District (**"District"**) prior to June 15, 2020, a proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (**"Fiscal Year 2020/2021"**); 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 prepared by the District Manager for Fiscal Year 2020/2021 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.** A public hearing on said approved Proposed Budget is hereby declared and set for **August 19, 2020 at 6:00 p.m.** The hearing may be conducted remotely, pursuant to communications media technology and/or by telephone pursuant to Executive Orders 20-52, 20-69, and 20-112 issued by Governor DeSantis on March 9, 2020, March 20, 2020, and April 29, 2020, respectively, as such orders may be extended, and pursuant to Section 120.54(5)(b)2., *Florida Statutes.* In the event conditions allow the meeting to be held in-person, it will be held at the following location:

LOCATION: Lakeside Plantation Clubhouse
2200 Plantation Boulevard
North Port, Florida 34289

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of North Port and Sarasota County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget

on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20th DAY OF MAY, 2020.

ATTEST:

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary

By:_____
Its:_____

Lakeside Plantation

Community Development District

Proposed Budget

Fiscal Year 2021

Lakeside Plantation
Community Development District

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Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2021

General Fund

Description	Adopted Budget FY2019	Actuals as of 09/30/19	Adopted Budget FY2020	Actuals as of 03/31/20	Projected Next 6 Months	Total Projected 9/30/20		Proposed Budget FY21
Revenues:								
Tennis Club	$ 20,000	$ 14,433	$ 20,000	$ 13,240	$ 3,310	$ 16,550		$ 20,000
Activities	$ 10,000	$ 7,153	$ 10,000	$ 4,603	$ 1,300	$ 5,903		$ 10,000
Clubhouse Rentals	$ 3,000	$ 4,700	$ 5,000	$ 800	$ 200	$ 1,000		$ 5,000
Miscellaneous	$ 1,500	$ 1,528	$ 1,500	$ 393	$ -	$ 393		$ 1,500
Interest Earnings	$ 50	$ 42	$ 50	$ 22	$ 16	$ 38		$ 50
Operation & Maintenance Assessments	$ 656,520	$ 649,185	$ 686,794	$ 631,839	$ 54,955	$ 686,794		$ 686,794
Beginning Fund Balance	$ 25,847	$ -	$ 19,346	$ 27,710	$ -	$ 27,710	*	$ 14,947
Total Revenues	**$ 716,917**	**$ 677,041**	**$ 742,690**	**$ 678,608**	**$ 59,781**	**$ 738,388**		**$ 738,291**
Administrative:								
Supervisor Fees	$ 11,000	$ 9,800	$ 11,000	$ 3,800	$ 3,000	$ 6,800		$ 11,000
District Manager	$ 37,132	$ 37,132	$ 38,246	$ 19,123	$ 19,123	$ 38,246		$ 38,246
District Counsel	$ 25,000	$ 40,190	$ 25,000	$ 4,245	$ 16,746	$ 20,991		$ 25,000
District Engineer	$ 10,000	$ 22,661	$ 10,000	$ 7,676	$ 4,414	$ 12,090		$ 10,000
Disclosure Report	$ 1,000	$ 1,000	$ 1,000	$ 500	$ 500	$ 1,000		$ 1,000
Trustee Fees	$ 4,400	$ 4,084	$ 4,400	$ 3,578	$ -	$ 3,578		$ 3,600
Audit Fees	$ 3,700	$ 3,700	$ 3,700	$ -	$ 3,185	$ 3,185		$ 3,185
Postage, Phone, Faxes, Copies	$ 1,500	$ 2,173	$ 1,500	$ 501	$ 501	$ 1,003		$ 1,500
General Liability Insurance	$ 6,300	$ 5,749	$ 6,000	$ 5,792	$ -	$ 5,792		$ 6,371
Legal Advertising	$ 1,500	$ 1,855	$ 1,500	$ 724	$ 382	$ 1,105		$ 1,500
Dues, Licenses & Fees	$ 175	$ 175	$ 175	$ 175	$ -	$ 175		$ 175
Other Current Charges	$ 1,900	$ 1,472	$ 1,900	$ 1,127	$ 380	$ 1,507		$ 1,900
Property Insurance	$ 9,100	$ 8,219	$ 8,700	$ 8,968	$ -	$ 8,968		$ 9,865
Information Technology	$ 1,300	$ 1,299	$ 2,500	$ 550	$ 550	$ 1,100		$ 1,300
Total Administrative	**$ 114,007**	**$ 139,509**	**$ 115,621**	**$ 56,759**	**$ 48,781**	**$ 105,540**		**$ 114,642**
Operations:								
Personnel Services (Management Contract)	$ 168,100	$ 174,155	$ 174,706	$ 87,352	$ 87,352	$ 174,704		$ 174,706
Road & Sidewalk Repairs & Maintenance	$ 5,000	$ 2,495	$ 2,500	$ 3,266	$ -	$ 3,266		$ 2,500
Common Area Renewal & Maintenance	$ 10,000	$ -	$ 5,000	$ 214	$ -	$ 214		$ 5,000
Street Light/Decorative Light	$ 10,000	$ 319	$ 5,000	$ -	$ 2,500	$ 2,500		$ 5,000
Landscape Maintenance - Contract	$ 91,860	$ 91,780	$ 91,860	$ 45,930	$ 45,930	$ 91,860		$ 91,860
Landscape Maintenance - Other	$ 5,000	$ 10,335	$ 5,000	$ -	$ 2,500	$ 2,500		$ 5,000
Mulch	$ 10,740	$ -	$ 10,740	$ -	$ 5,370	$ 5,370		$ 10,740
Irrigation Maintenance	$ 3,000	$ 6,089	$ 3,000	$ 3,454	$ 1,309	$ 4,763		$ 3,000
Lake Maintenance	$ 14,000	$ 14,746	$ 14,000	$ 5,796	$ 7,896	$ 13,692		$ 14,000
Electric Utility Services - Entrance Feature	$ 9,000	$ 6,739	$ 9,000	$ 3,566	$ 3,378	$ 6,944		$ 9,000
Water Utility Services - Entrance Feature	$ 4,000	$ 1,118	$ 4,000	$ 182	$ 782	$ 964		$ 4,000
Repairs & Maintenance - Entrance Feature	$ 3,000	$ 589	$ 3,000	$ -	$ 1,500	$ 1,500		$ 3,000
Miscellaneous Tools & Equipment	$ 1,000	$ -	$ 1,000	$ -	$ 500	$ 500		$ 1,000
Landscape Inspection Services	$ 3,300	$ 3,300	$ 3,420	$ -	$ -	$ -		$ -
Traffic Enforcement	$ 2,500	$ 402	$ 2,500	$ -	$ -	$ -		$ 2,500
Total Operations	**$ 340,500**	**$ 312,068**	**$ 334,726**	**$ 149,760**	**$ 159,017**	**$ 308,777**		**$ 331,306**

Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2021

General Fund

Description	Adopted Budget FY2019	Actuals as of 09/30/19	Adopted Budget FY2020	Actuals as of 03/31/20	Projected Next 6 Months	Total Projected 9/30/20	Proposed Budget FY21
Clubhouse:							
Activities	$ 19,000	$ 21,597	$ 20,000	$ 12,347	$ 7,500	$ 19,847	$ 20,000
License/Fees	$ 1,140	$ 1,990	$ 1,200	$ 688	$ 512	$ 1,200	$ 1,200
General Supplies	$ 10,000	$ 7,590	$ 10,000	$ 5,647	$ 2,430	$ 8,076	$ 10,000
Maintenance	$ 15,000	$ 16,736	$ 14,000	$ 5,998	$ 5,466	$ 11,464	$ 14,000
Office Supplies	$ 3,500	$ 2,122	$ 3,500	$ 768	$ 1,750	$ 2,518	$ 3,500
Public Communication	$ 1,500	$ 1,262	$ 1,500	$ 875	$ 558	$ 1,433	$ 1,500
Pest Control	$ 600	$ 600	$ 600	$ 300	$ 300	$ 600	$ 600
Security	$ 1,500	$ 2,419	$ 1,500	$ 510	$ 510	$ 1,021	$ 1,500
Security Patrol	$ -	$ -	$ 30,273	$ 11,340	$ 10,920	$ 22,260	$ 30,274
AED	$ 300	$ -	$ 300	$ -	$ 150	$ 150	$ 300
Telephone & Internet Services	$ 5,500	$ 5,252	$ 5,500	$ 2,516	$ 2,850	$ 5,366	$ 5,500
Janitorial Supplies	$ 3,000	$ 2,267	$ 3,000	$ 2,135	$ 792	$ 2,927	$ 3,000
Electric Utility Services - Clubhouse	$ 16,000	$ 12,945	$ 14,000	$ 5,774	$ 5,892	$ 11,666	$ 14,000
Gas Utility	$ 250	$ 148	$ 250	$ 73	$ 73	$ 146	$ 250
Garbage Collection	$ 2,000	$ 1,988	$ 2,100	$ 1,012	$ 1,088	$ 2,100	$ 2,100
Water Utility Services - Clubhouse	$ 4,400	$ 3,194	$ 4,400	$ 2,169	$ 1,824	$ 3,993	$ 4,400
Electric Utility Services - Tennis Courts/Pool	$ 16,500	$ 11,384	$ 16,000	$ 6,141	$ 4,243	$ 10,384	$ 16,000
Pool Cleaning	$ 9,720	$ 9,720	$ 9,720	$ 4,210	$ 5,100	$ 9,310	$ 9,720
Pool Maintenance - Other	$ 10,000	$ 9,392	$ 10,000	$ 5,952	$ 4,048	$ 10,000	$ 10,000
Tennis Courts - Maintenance	$ 5,000	$ 4,561	$ 5,000	$ 4,543	$ 174	$ 4,717	$ 5,000
Tennis Courts - Programs	$ 3,500	$ 2,920	$ 3,500	$ -	$ 1,750	$ 1,750	$ 3,500
Water Utility Services - Tennis Courts/Pool	$ 4,000	$ 4,834	$ 6,000	$ 3,499	$ 767	$ 4,266	$ 6,000
Total Clubhouse	**$ 132,410**	**$ 122,922**	**$ 162,343**	**$ 76,497**	**$ 58,696**	**$ 135,193**	**$ 162,344**
Other Expenditures:							
Transfer Out - Capital Reserve Fund (CY)	$ 130,000	$ 100,000	$ 130,000	$ 65,000	$ 108,931	$ 173,931	$ 130,000
Total Other Expenditures	**$ 130,000**	**$ 100,000**	**$ 130,000**	**$ 65,000**	**$ 108,931**	**$ 173,931**	**$ 130,000**
Total Expenditures	**$ 716,917**	**$ 674,498**	**$ 742,690**	**$ 348,016**	**$ 375,425**	**$ 723,441**	**$ 738,291**
Excess Revenue (Expenditures)	**$ -**	**$ 2,543**	**$ (0)**	**$ 330,592**	**$ (315,644)**	**$ 14,947**	**$ 0**

* Reflects beginning fund balance less FY21 operating reserves of $130,000.

O&M Assessments				
Product Type	**FY 2019**	**FY 2020**	**FY 2021**	**Increase / (Decrease)**
Commercial	$8,767	$9,171	$9,170.90	$0
Multi-Family	$732	$766	$765.66	$0
Single-Family	$1,084	$1,134	$1,134.31	$0
Villa	$867	$907	$907.45	$0

Lakeside Plantation

Community Development District

General Fund Budget

Fiscal Year 2021

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 Statues 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.

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 Hopping, Green & Sams.

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.

Property Insurance
The District has a property insurance policy with Florida Insurance Alliance. FIA specializes in providing insurance coverage to government agencies. 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
The District incurs costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Operations:

Personnel Services (Management Contract)
The District currently has an agreement with Vesta Property Services to provide Amenity Center Management Services, Facility Maintenance Services and Programming Services for the clubhouse. The various services and compensation are further detailed in the agreement.

Road & Sidewalk Repairs & Maintenance
Represents various repair and maintenance cost associated with the roadways and sidewalks owned and maintained by the District.

Common Area Renewal & Maintenance
Miscellaneous expenses incurred for common areas throughout the District other than clubhouse area.

Street Light/Decorative Light
This item is to maintain the decorative light fixtures throughout the community.

Landscape Maintenance - Contract
The District contracts with Bloomings Land and Turf Management, Inc. to provide landscape maintenance for all the common areas of the community. This fee does not include replacement material or irrigation repairs. The monthly and annual amounts are as follows:

Vendor	Monthly	Annual
Bloomings	*$7,655*	*$91,860*
Total		*$91,860*

Landscape Maintenance - Other
The District incurs landscape expenses that are not covered under the landscape maintenance contract with Blooming's Land and Turf Management, Inc.

Mulch
Represents the replacement of mulch in the landscape beds and the playground.

Irrigation Maintenance
Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

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

Vendor	Location	Monthly	Annual
Solitude	*Various Lakes*	*$966*	*$11,592*
Contingency			*$2,408*
Total			*$14,000*

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
04126-05586	*2200 Plantation Blvd #FNTN*	*$600*	*$7,200*
Contingency			*$1,800*
Total			*$9,000*

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*	*$100*	*$1,200*
Contingency			*$2,800*
Total			*$4,000*

Repairs & Maintenance - Entrance Feature
Represents cost associated with the repairs and maintenance of the entrance features throughout the District.

Miscellaneous Tools & Equipment
The District will incur miscellaneous cost to purchase tools, small equipment and/or rental of equipment in order to properly maintain the common areas of the District.

Landscape Inspection Services
The District has contracted with Performance Standard Assurance to inspect the landscape maintenance services.

Traffic Enforcement
The District will occasionally contract with the City of North Port Police Department to provide occasional traffic enforcement.

Lakeside Plantation

Community Development District

General Fund Budget

Fiscal Year 2021

Clubhouse:

Activities

The District's facility manager will coordinate and provide various activities throughout the year. The amount represents the cost of supplies, notice of events, personnel, etc.

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 cleaning and repairs of the clubhouse facility.

Office Supplies

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

Public Communication

The District subscribes to local newspaper, Wall Street Journal, etc.

Pest Control

The District contracts to have Arrow Environmental Services provide pest control services at and around clubhouse and other facilities.

Location	Quarterly	Annual
2200 Plantation Blvd	*$150*	*$600*
Total		*$600*

Security

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

Account #	Location	Quarterly	Annual
2564 & 2582	*2200 Plantation Blvd*	*$147*	*$588*
Contingency			*$912*
Total			*$1,500*

Security Patrol

Represents the estimated cost for hiring security guards to patrol the amenity center.

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 Frontier, as well as pool telephone dispatch services provided by Kings III of America, LLC.

Account #	Quarterly	Monthly	Annual
15 4331 0624684505 03		*$380*	*$4,560*
1470874	*$106*		*$424*
Contingency			*$516*
Total			*$5,500*

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2021

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*

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*	*$200*	*$2,400*
Contingency			*$2,000*
Total			*$4,400*

Electric Utility Services - Tennis Courts/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*	*$1,100*	*$13,200*
Contingency			*$2,800*
Total			*$16,000*

Pool Cleaning
The District has contracted with Dart Pool Solutions to provide monthly cleaning services to it's pool.

Location	Monthly	Annual
2200 Plantation Blvd	*$810*	*$9,720*
Total		*$9,720*

Pool Maintenance - Other
Represents miscellaneous pool maintenance costs incurred during the fiscal year.

Tennis Courts - Maintenance
Represents cost associated with maintaining the tennis courts.

Tennis Courts - Programs
Represents cost associated with operating tennis court programs.

Water Utility Services - Tennis Courts/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*	*$450*	*$5,400*
Contingency			*$600*
Total			*$6,000*

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 2021

Capital Reserve Fund

Description	Adopted Budget FY2020	Actuals as of 03/31/20	Projected Next 6 Months	Total Projected 9/30/20	Proposed Budget FY21
Revenues:					
Transfer In - Capital Reserve Fund (CY)	$ 130,000	$ 65,000	$ 108,131	$ 173,131	$ 130,000
Transfer In - Capital Reserve Fund (Excess)	-	-	-	-	-
Interest Earnings	-	2,764	-	2,764	-
Carry Forward Surplus	324,810	377,698	-	377,698	487,595
Total Revenues	**$ 454,810**	**$ 445,462**	**$ 108,131**	**$ 553,593**	**$ 617,595**
Expenditures:					
Clubhouse Exterior Building Elements	$ -	$ -	$ -	$ -	$ 52,983
Property Site Elements	$ 53,818	$ 65,998	$ -	$ 65,998	$ 29,453
Clubhouse Interior Elements	-	-	-	-	-
Pool Elements	-	-	-	-	-
Reserve Component Inventory	-	-	-	-	-
Reserve Study	-	-	-	-	-
Contingency	-	-	-	-	-
Total Expenditures	**$ 53,818**	**$ 65,998**	**$ -**	**$ 65,998**	**$ 82,436**
Excess Revenue (Expenditures)	**$ 400,992**	**$ 379,464**	**$ 108,131**	**$ 487,595**	**$ 535,159**

Reserve Study Funding Plan (Next 5 Years)

	Funding	Expenses	Planned Balance	Budgeted Balance	Variance
Fiscal Year 2021	130,000	82,436	462,901	535,159	72,258
Fiscal Year 2022	132,000	3,878	597,347		
Fiscal Year 2023	134,000	135,587	602,919		
Fiscal Year 2024	136,000	87,400	659,046		
Fiscla Year 2025	138,000	62,521	742,886		

Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2021

Series 1999 Debt Service Fund

Description	Adopted Budget FY2020	Actuals as of 03/31/20	Projected Next 6 Months	Total Projected 9/30/20	Proposed Budget FY21
Revenues:					
Assessments - On Roll	$ 175,905	$ 161,499	$ 14,406	$ 175,905	$ 175,905
Assessments - Direct	$ 8,842	$ 8,842	$ -	$ 8,842	$ 8,842
Interest Income	$ -	$ 656	$ 640	$ 1,296	$ -
Beginning Fund Balance (1)	$ 63,325	$ 60,129	$ -	$ 60,129	$ 64,007
Total Revenues	**$ 248,073**	**$ 231,126**	**$ 15,046**	**$ 246,172**	**$ 248,755**
Expenditures:					
Interest- 11/1	$ 51,083	$ 51,083	$ -	$ 51,083	$ 48,303
Principal- 5/1	$ 80,000	$ -	$ 80,000	$ 80,000	$ 85,000
Interest- 5/1	$ 51,082	$ -	$ 51,082	$ 51,082	$ 48,303
Total Expenditures	**$ 182,165**	**$ 51,083**	**$ 131,082**	**$ 182,165**	**$ 181,605**
Excess Revenue (Expenditures)	**$ 65,907**	**$ 180,044**	**$ (116,036)**	**$ 64,007**	**$ 67,150**

(1) Beginning Fund Balance is net of reserve funds of $57,727.48

Interest Payment 11/1/2021 $ 45,349

Debt Service Assessments				
Product Type	**FY 2019**	**FY 2020**	**FY 2021**	**Increase / (Decrease)**
Commercial	$3,287	$3,287	$3,287	$0
Multi-Family	$0	$0	$0	$0
Single-Family	$410	$410	$410	$0
Villa	$328	$328	$328	$0

Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2021
Series 1999 Bonds

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/20	1,390,000		6.950%	48,302.50	179,385.00
05/01/21	1,390,000	85,000	6.950%	48,302.50	
11/01/21	1,305,000		6.950%	45,348.75	178,651.25
05/01/22	1,305,000	95,000	6.950%	45,348.75	
11/01/22	1,210,000		6.950%	42,047.50	182,396.25
05/01/23	1,210,000	100,000	6.950%	42,047.50	
11/01/23	1,110,000		6.950%	38,572.50	180,620.00
05/01/24	1,110,000	105,000	6.950%	38,572.50	
11/01/24	1,005,000		6.950%	34,923.75	178,496.25
05/01/25	1,005,000	115,000	6.950%	34,923.75	
11/01/25	890,000		6.950%	30,927.50	180,851.25
05/01/26	890,000	125,000	6.950%	30,927.50	
11/01/26	765,000		6.950%	26,583.75	182,511.25
05/01/27	765,000	135,000	6.950%	26,583.75	
11/01/27	630,000		6.950%	21,892.50	183,476.25
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
		1,390,000		**647,045**	**2,168,128**

SECTION F

AGREEMENT FOR THE PROVISION OF INSTALLATION AND RELATED SERVICES BETWEEN LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT AND SERGEANT'S ELECTRIC, LLC

This Agreement (the "Agreement") is made and entered into this 25 day of February, 2020 ("Effective Date"), by and between the following parties:

Lakeside Plantation Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of North Port, Florida, and whose mailing address is 219 E. Livingston Street, Orlando, Florida 32801 (the "District"); and

Sergeant's Electric, LLC, a Florida Limited Liability Company, whose mailing address is 1075 Innovation Avenue, Unit 111, North Port, Florida 34289 ("Contractor" and, together with the District, the "Parties").

RECITALS

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

WHEREAS, the District has a need to retain an independent contractor to provide the labor and skills necessary to install a light post, post light-head, conduit, and related services as described herein and in the attached **Exhibit A**, which is incorporated herein by reference (the "Services"); and

WHEREAS, Contractor represents that it is licensed, qualified and capable of providing the Services, and desires to contract with the District to do so in accordance with the terms of this Agreement; and

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

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

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

SECTION 2. DESCRIPTION OF WORK AND SERVICES. The District agrees to use Contractor to provide the Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.

A. The Contractor agrees to provide the labor, tools and materials necessary for the installation Services, as described in **Exhibit A**. The Services shall include any effort specifically required by this Agreement and Exhibit A reasonably necessary to allow the District to receive the maximum benefit of all of the Services and items described herein and demonstrated in **Exhibit A**, including but not limited to, the repair, construction, installation, and all materials reasonably necessary. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

B. The Services shall commence on 3/11/20, 2020, and shall be completed within thirty (30) calendar days of execution of this Agreement, unless extended by the District in its sole discretion or terminated earlier in accordance with Section ___ herein.

C. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. While providing the Services identified in this Agreement, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall use industry best practices and procedures when carrying out the Services.

D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.

E. The Contractor shall report directly to the District Manager or his designee. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage and shall repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

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

SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.

A. The District shall pay Contractor Six Thousand Seven Hundred Eighty-Three Dollars **($6,783.00)** for the Services as identified in **Exhibit A** attached hereto and incorporated herein by reference. The District shall pay Contractor an initial payment for the Services in the amount of Two Thousand Thirty-Four Dollars ($2,034.00) after execution of this Agreement. The balance of Four Thousand Seven Hundred Forty-Nine Dollars

($4,749.00) shall be paid to the Contractor upon completion and inspection of the Services by the District Manager or his designee.

B. If the District should desire additional work or services not provided in **Exhibit A**, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to a work order, addendum, addenda, or change order to this Agreement, and the Contractor shall perform such additional work or services as if described and delineated in this Agreement.

C. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. WARRANTY. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, the Services, including labor and materials, provided by the Contractor pursuant to this Agreement shall be warranted for three (3) years from the date of the final acceptance of the Services by the District.

SECTION 5. INSURANCE.

A. The Contractor shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
Bodily Injury (including contractual)	$1,000,000/$2,000,000
Property Damage (including contractual)	$1,000,000/$2,000,000
Automobile Liability (if applicable)	
Bodily Injury and Property Damage	$1,000,000

B. The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless

it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 6. INDEMNIFICATION.

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

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

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

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, state, and federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within

five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

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

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

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

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

SECTION 13. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement

immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor.

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

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

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

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

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

SECTION 19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and Exhibit A shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor to be provided under this Agreement.

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

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

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

A.	**If to District:**	Lakeside Plantation Community Development District 219 E. Livingston Street Orlando, Florida 32801 Attn: District Manager
	With a copy to:	Hopping Green & Sams PA 119 South Monroe Street, Suite 300 Tallahassee, Florida 32301 Attn: District Counsel
B.	**If to the Contractor:**	Sergeant's Electric, LLC 1075 Innovation Avenue, Unit 111 North Port, Florida 34289 Attn: _____

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

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

SECTION 24. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Sarasota County, Florida.

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

IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, PLEASE CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS, GEORGE FLINT BY PHONE AT (407) 841-5524, BY EMAIL AT GFLINT@GMSCFL.COM, OR BY MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

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

SECTION 27. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each

deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 28. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

[Signatures on Following Page]

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

ATTEST:

Secretary / Assistant Secretary

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Chairperson, Board of Supervisors

WITNESS:

By: Amanda J Cox

SERGEANT'S ELECTRIC, LLC, a Florida Limited Liability Company.

By: Travis Howard

Its: President

Exhibit A: Scope of Services

EXHIBIT A

SCOPE OF SERVICES

Contractor shall provide the following Services:

- Install new Conduit and wiring 160 – from electrical panel to pole light location
- Install light post supplied by the District
- Install post light-head supplied by the District
- Set concrete base
- Services include all applicable permits

SECTION VII

SECTION A

MINUTES OF MEETING
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, February 19, 2020 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum were:

Alan (Bud) Sabol	Chairman
Joe Szewczyk	Vice Chairman
Camille Stephens	Assistant Secretary
Pina Chichelli	Assistant Secretary
Rena Koontz	Assistant Secretary

Also present were:

George Flint	District Manager
Sarah Sandy	District Counsel
Brent Burford	District Engineer
Nathan Trates	Facilities Manager
Heather Alexandre	Vesta
Roy Deary	Vesta
Residents	

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Flint called the meeting to order at 6:00 p.m. and called the roll. All Supervisors were present. The pledge of allegiance was recited.

SECOND ORDER OF BUSINESS **Audience Comments on Specific Items on the Agenda** *(Speakers will fill out a card and submit it to the District Manager prior to beginning of the meeting)*

Mr. Flint: We have two opportunities for audience comments on the agenda. The first is for audience comments on specific agenda items. If anyone has a comment on a specific agenda item, now would be the time to provide that to the Board. Otherwise, there is a *"General*

Audience Comments" section under Item 7. That would be the opportunity for comments. Are there any audience comments? Hearing none,

THIRD ORDER OF BUSINESS District Engineer's Report

Mr. Flint: Brent?

Mr. Burford: Yes. The inlet repair on the corner of Sycamore Street and Plantation Boulevard, was repaired and looks great. I need to contact the City of North Port to let them know that the barricades can be removed. There are a couple of Brazilian Pepper trees on Lakes 18 and 4 that we were asked to remove. I obtained prices. One was in the amount of $2,750 and the other one was from Cross Creek Environmental in the amount of $4,650. I stopped by this afternoon to take a look at them. I think the one on Lake 18 is a rather large tree. There is a lot of material that needs to be removed. I was questioning the cost, but after looking at the site again today, $2,750 may not be a bad price to have those trees removed and to treat the stumps so it doesn't come back. I just wanted to present that to the Board. The other item that I had tonight, was the drainage issue on the pickleball courts. I actually created a small trench to drain the water off into the lake, which is damaging the lake bank repair that we just put in place. I contacted Cross Creek Environmental, who originally did the lake bank repairs, and they quoted a price of $750 to put in an 18-inch yard drain and a pipe underneath that would go into the lake. I didn't get any other bids. I think $750 is reasonable and being that Cross Creek Environmental made the lake bank repairs, I recommend that they make these repairs as well, so we don't have any issues. Those are the only two items I had.

Mr. Sabol: I missed the first part of that. Did you say we had a bid of $2,700 for that one big tree?

Mr. Burford: $2,750 will take care of all three Brazilian Pepper trees. In two locations there are three trees.

Mr. Sabol: Okay, and $2,700 takes care of all of them?

Mr. Burford: It removes the trees, moves them from the site and treats the stumps so they don't sprout back.

Mr. Sabol: I wanted to ask you some other questions. Are you through with your report?

Mr. Burford: Yes.

Mr. Sabol: We had a tree removed, not in the preserve, but on CDD property. Did it fall into the preserve or out of it?

Mr. Burford: From what you described, it's in the wooded area within the preserve.

Mr. Sabol: Okay, so we can leave it right where it's at and not worry about it?

Mr. Burford: Yes.

Mr. Flint: The regulators actually prefer that you leave the tree in place, although I don't know that we have strict requirements under our permits.

Mr. Sabol: So as far as you are concerned, that's a done issue.

Mr. Burford: Yes. What I explained to you earlier is, as you are aware, there is property here. They don't have any conservation areas. They don't have an easement dedicating them to the Water Management District. They have to be preserved as they are, but you don't have any requirements that the Water Management District would have to place in the conservation area. Typically, you wouldn't be able to take the tree down all the way to the ground like we did. They are going to be in a conservation easement dedicated to the District. You are allowed to take the trees down. Like George said, it's best just to let the tree lay where it's at.

Mr. Flint: The exception to that is if it's a health, safety issue, then we can take the tree down. I think we deemed that the tree was leaning towards the house and that was the basis for removing it.

Mr. Sabol: The $2,700 we are speaking of, have you sought out any other people as far as quotes? Can we get that done more reasonably?

Mr. Burford: I have one other quote for $4,700. Those are the only quotes that I have. If you want me to go out and seek other quotes, I can do that. It's the Board's decision.

Mr. Sabol: Are you recommending that we approve the proposal for $2,700?

Mr. Burford: After evaluating the trees this afternoon, I don't think it's an unreasonable price.

Mr. Sabol: Okay.

Mr. Szewczyk: Do we want to discuss each of those one at a time, starting with the trees and then the drainage? Because I'm ready to move on both of them.

Mr. Sabol: I am also.

Mr. Szewczyk: I just have one question as far as that drain. Does that fall under whatever we were setting up for residents to run a drain out that way?

Mr. Flint: No, because we are doing it.

Mr. Szewczyk: Okay, so we are getting the water away from the wall.

> On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor the proposal to remove three Brazilian Pepper trees in the amount of $2,750 was approved.

> On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the proposal from Cross Creek Environmental to repair drainage on the pickleball courts in the amount of $750 was approved.

Mr. Flint: Is there anything else for the District Engineer?

Mr. Szewczyk: No.

Mr. Flint: Thanks Brent.

Mr. Burford: Thank you.

Mr. Burford left the meeting.

FOURTH ORDER OF BUSINESS Unfinished Business Items

Mr. Flint: Was there anything that the Board wanted to discuss that is not on the agenda?

Mr. Sabol: Yes. I want to talk about the pool lifts we installed approximately five years ago. Neither are working at this time. Are we required to have those because of the bond issue?

Mr. Flint: It's a requirement under the Americans with Disabilities Act (ADA). When we first started managing here, I don't think the lifts were actually installed. The Board had been talking about it for a while, but at that point, that requirement was already in place. So under the ADA, we are required to have a chair lift on each pool, if we have more than one pool and each spa. So common sense would say, *"Should you have one?"* They make them on wheels that are movable. Could you have one and share it between the pools? The Department of Justice said that you must have it affixed at each location. You could not share one. They gave the argument that if two people were handicapped that wanted to use the spa and pool at the same time, if you only had one, you couldn't do that. So it was five or six years ago. It was a large issue nationally, because it not only affects us as a government, but hotels as well as any public pool. The only exception was if you were an HOA and the pool was only used by your residents. Then

you don't need to have it, but if you were going to give swimming lessons and people from the outside were going to come in, even if you were an HOA, you must have a chair lift. So there's really no way to get around that requirement.

Mr. Sabol: Do we have any recourse because these have not worked properly since they have been installed?

Mr. Flint: Not based on their age. They are out of warranty and I don't believe they have parts for this particular chair anymore, so we would be looking at probably having to replace those.

Mr. Sabol: So what should we do? Should we ask Vesta to get some bids on new ones?

Mr. Flint: Yes. Mr. Deary is shaking his head yes. I'm sure that they know vendors that supply chair lifts so we could ask staff. We reached out to the last two companies; the company that installed it and one company that repaired them, and I think they were recommending replacing a control board, which is fairly expensive. It's already been replaced once or twice. The first time it was under warranty and the second time, I think we paid for it. It seems like it lasts about two years, so every two years, you must replace the control board.

Mr. Sabol: Could Roy or someone from Vesta speak to staff?

Mr. Flint: Yes. We have three very capable folks right here. Is there any other unfinished business?

Mr. Sabol: Yes. I don't think we made a decision about the tree on Magnolia Circle that's on CDD property. It must be removed. We never discussed that before. Did we?

Mr. Flint: I thought that's what you were asking about.

Mr. Sabol: That's the tree that had fallen over.

Mr. Flint: That tree has been removed.

Mr. Sabol: The big tree was removed. Was the other tree removed also?

Mr. Flint: I didn't know there was a second tree.

Ms. Chichelli: I didn't know either.

Mr. Sabol: Isn't there a tree by your house that we were speaking about at one time that you were discussing?

Ms. Chichelli: The one that we were talking about was the one in the preserve area.

Mr. Sabol: So you are satisfied?

Ms. Chichelli: Yes. That's the only one.

Mr. Sabol: Thank you.

Ms. Chichelli: We just need to remove some branches.

Mr. Flint: Just some follow up on that. We are going to try to get the contractor come back, but the tree has been cut and left in place.

Mr. Sabol: I had no other unfinished business.

FIFTH ORDER OF BUSINESS New Business Items

A. Presentation of Landscape Report

Ms. Koontz: This report can stand as submitted; however, we do not have the cocoa mulch yet that we are supposed to have along the Boulevard and Clubhouse. Blooming's tells me that they had an equipment breakdown of some machine that they use for mulch. That piece of equipment is on backorder and is supposed to be delivered on February 24th. They will get to us as soon as they have that equipment to rake out the old mulch and replace it with permanent mulch. If no one has any questions, I have one more item that I would like to discuss. George, do you plan to discuss the website change under your report, or can I ask some questions about that, like what's going on with it?

Mr. Flint: Sure. We basically had to have the website recreated so it was ADA compliant. Amenity staff has been inquiring about the ability to control the calendar. We are addressing that issue. I received an email from Nathan yesterday or the day before, and we have already come up with a solution. It should be fixed in the next day or two.

Ms. Koontz: It looks very good. So we will have proposals?

Mr. Flint: Yes. We were having an issue on how staff could load the calendar from here, versus our website administrator having to load the items and we've come up with an approach that they will be able to do it like they used to do it with the other website. They can load items from this location.

Ms. Koontz: Okay. Thank you.

Mr. Flint: Is there anything else under new business? Hearing none,

SIXTH ORDER OF BUSINESS Business Administration

A. Approval of Minutes of January 15, 2020 Meeting

Mr. Flint: Did the Board have any comments or corrections to the minutes from the last meeting?

Mr. Sabol: I do not.

Mr. Flint: Hearing none, we need a motion to approve the minutes.

> On MOTION by Mr. Sabol seconded by Ms. Stephens with all in favor the minutes of January 15, 2020 meeting were approved as presented.

B. Approval of Check Register

Mr. Flint: We have the Check Register for the General Fund, Capital Reserve Fund and automatic drafts for the utility accounts for the period December 1, 2019 through January 31, 2020. Those total $136,933.04. You can see that $56,700 is for the lake bank repair work. There is also some assessment revenue that's moved from the General Fund to the Trustee. Are there any questions on the Check Register or the backup?

Mr. Sabol: I have none.

Mr. Szewczyk: Was I imagining things or were there a lot of duplicated pages in here?

Mr. Flint: Camille mentioned something about that. I will take a look at it. Maybe we had an issue when we were reproducing it.

Mr. Szewczyk: Okay.

Mr. Flint: I did see some extra pages. I will check into that. Are there any questions?

Mr. Szewczyk: No.

Mr. Flint: If not, we need a motion to approve the Check Register.

> On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor the Check Register for December 1, 2019 through January 31, 2020 in the amount of $136,933.04 was approved.

C. Balance Sheet and Income Statement

Mr. Flint: Next are the unaudited financial statements through January 31, 2020. No action is required by the Board. If you have questions, we can discuss those. We collected $610,000 of the $687,000 that we certified for collection. Our expenses are in line with our prorated budgets. Are there any questions on the financials?

Mr. Szewczyk: I just have one question on the tennis court maintenance, where we have almost blown our budget already. I know that we have nice courts and we put a lot of work into keeping them up. Is there a reason why we are so close to being over budget already so short into the fiscal year? Was there a lot of extra work done? Do we know?

Mr. Flint: Unfortunately, Nathan is not here. So I don't know.

Mr. Deary: I could speculate. Clay material could've been put down during the busy season. Obviously, that has not spread out evenly over the course of the year in terms of the financial results, but I'm just speculating.

Mr. Flint: On our Reserve Study, we had the refurbishment of those courts programmed in and I think we did some work on the clay to try to extend the life that hit earlier on in the fiscal year. I can get the breakdown of that particular line item.

Mr. Szewczyk: Okay. It might just be for extra material during the peak season.

Mr. Flint: Yes. We are almost at 100%. There may be some expenses in there that we can look at putting into the capital reserve, to the extent they are not regular maintenance items.

Mr. Szewczyk: Okay.

Mr. Sabol: That may be elevated a little because of Dennis. Dennis does a wonderful job. He probably spends more time than our previous people did out there. He does a beautiful job. That may be part of it.

Mr. Flint: I will email the detail to the Board on that particular item, so we all know what was comprised of those expenses.

Mr. Szewczyk: Okay.

Mr. Flint: Are there any other questions or comments on the financials? Hearing none,

SEVENTH ORDER OF BUSINESS General Audience Comments

Mr. Flint: Are there any audience comments?

Ann Tyler, 1835 Scarlett Avenue: I've been living here for 16 years and we still have the same bathroom vanity. It's deplorable. It has all kinds of stains on it. We need a new countertop. I know that we spent a lot of money on a lot of other things, but the bathroom is used constantly, and it looks awful. So I think you should get a slab of granite or whatever product that you think is necessary other than that Formica top. It's seen better days. Thank you.

Mr. Szewczyk: Is it in this top one or bottom one?

Ms. Tyler: The top one. The main one that everybody uses.

Mr. Szewczyk: Okay. I haven't seen it.

Ms. Tyler: Check the Men's Room.

Mr. Flint: I'm sure it's the same. We just wash our hands and don't look at it. We can look at that from a maintenance perspective. I'm sure that it's probably the original counter and it may be time for it to be replaced. We can look at that, if the Board would like staff to do that.

Mr. Szewczyk: Could that be somehow considered? I know there are certain monies in the budget for Clubhouse updates.

Mr. Flint: Yes. We have that in the Reserve Study for this year, programmed in your Capital Reserve Fund and that could be a part of that refurbishment.

Ms. Stephens: Also in the Ladies Room, the wallpaper should be changed. It has definitely seen its better days. I think the entire bathroom needs to be refurbished.

Mr. Szewczyk: If we are going to do it, let's do it.

Mr. Flint: Alright.

EIGHTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Mr. Flint: Sarah, do you have anything else for the Board?

Ms. Sandy: I don't have anything to report on at this time, unless the Board has any questions for me.

Mr. Szewczyk: I brought up at the last meeting the verge and certain residences.

Ms. Sandy: It was under the action items. We looked at the policy that the District adopted back in 2018. The rule we set up was for maintenance of the verge. In general, the CDD did retain some rights, specifically retaining the right to act on a health, safety issue in regard to items that were installed in the verge area. From what I remember that was described at the last meeting, what is in there is more along the lines of personal property, like a picnic table.

Mr. Szewczyk: Yes, that's what is there.

Ms. Sandy: So these are eyesores. I guess from what I was hearing, it wasn't necessarily raising to a health, safety issue for the District to act.

Mr. Flint: The language in the policy you adopted, I think we went through a rule hearing to adopt these policies. It gives us authority if it's a health, safety, welfare issue to either require the homeowner to remove it or in the event they don't, we can remove it and they can be fined. So if it's impacting the functionality of the stormwater system and creating a health, safety issue, those sorts of circumstances, we would be able to take some action. If it's an aesthetic issue, I think we are more limited in that area and our abilities to do something. One of the things that Sarah and I talked about, is seeing what the City of North Port's Code Enforcement requirements are. There may be something they can do from a Code Enforcement perspective that we don't have the ability to do. We haven't had the chance to do that yet, but we were going to look into that.

Mr. Szewczyk: Okay.

Ms. Sandy: Has there been a discussion with the neighbor?

Mr. Flint: Not from the CDD's perspective. These homes don't fall under any HOA. There are a number of homes that are not subject to HOA enforcement. So there is not a HOA that may be able to address it. So it either comes down to us, if it's a health, safety issue or maybe if the City of North Port has some ability to address it.

Mr. Szewczyk: I think it's worth just checking with the City, and then if there's nothing they can do, then there's nothing we can do, but I would like to take that one last step.

Mr. Flint: Okay. Is there anything else for District Counsel?

Mr. Sabol: No.

Ms. Sandy: I don't have anything as well.

B. District Manager – Action Items

Mr. Flint: You have the Action Items List. The first item is the light on the corner of Plantation Boulevard and Tara Drive. I think under Vesta's Report, Nathan has a proposal. So we can discuss that, at that point. The lake bank restoration, tennis court drainage repairs and bench repairs are complete. We are also taking some steps to modify the irrigation system around the two benches. Part of the problem was the irrigation spraying directly on those. The base has been repaired. I think there is some other surface rust in other areas. My understanding is that Brad is addressing that as we go. We have a proposal for the tennis court fence posts, which will be presented under the Amenity Report as well as the tennis court lights. The Towns

stop sign review had come up a couple of meetings ago. Someone asked because The Towns HOA fashioned other signage to the stop sign poles, whether that was an issue. I asked the District Engineer to drive through. I didn't want them to go to a lot of expense in doing a survey and inventory all of that, but just drive through and look at what the standards are and give us an idea. He said there are a couple of instances, specifically a speed limit sign that they affixed three different signs on. He thinks those signs need to be relocated to a separate pole. There are some stop signs that say, *"No Parking"* on them. They are smaller. Ideally with stop signs, you don't have secondary type signage. If there's anything attached to it, it's either a street sign or something like a four-way stop or something like that, that is associated with the stop sign. I don't think he's as concerned about the small *"No Parking"* signs, but there was one. I asked him to send me an email. I will get with the HOA. I think the Vice President of the Board was at the prior meeting. I have his contact information and we will follow-up on that. The tree was removed. There was some follow-up with the contractor. I guess some branches when they were moving, fell onto some Palm trees and they are still hanging over a sidewalk area that might pose a safety issue. I think Nathan was going to follow up with the contractor to remove the tree. They were supposed to come back out. My understanding is that they haven't been back out yet. You just approved the proposal for the Brazilian Pepper trees, so we will get that moving forward. You approved the proposal for the pickleball drainage issue. For the Towns road striping, I provided the HOA with an estimate from the District Engineer on what they would charge because those are CDD roads. If they are going to stripe it, we want to make sure that it's in accordance with DOT standards and that our District Engineer sign off on it. The District Engineer provided me a proposal, basically an estimate of the cost to develop a striping plan that they can use to get prices. I provided that to the gentleman that was here at the prior meeting. He said that they discussed it and they are now prepared to move forward at this time with it. If they choose to do that, then we will bring it back to the Board. We already talked about the verge issue. Was there anything else that the Board wanted to discuss or any discussion on any of these items or anything else that the Board would like to add to the Action Items List?

Mr. Szewczyk: No.

Mr. Sabol: Are we going to discuss the tennis courts?

Mr. Flint: Yes, under the Amenity Report we have proposals for the tennis court lighting, fence posts and the streetlight on the corner of Tara Drive and Plantation Boulevard.

C. Amenities Manager – Monthly Report

Ms. Alexandre: Unfortunately Nathan was not able to be here today. He's home sick, but he provided me with this report. This month, they sanded and painted both of the bocce ball benches and rocking chairs. Two elliptical machines were repaired by Fitness Logic inside of the Fitness Center. He has three quotes for the Board to review. The first is from Sergeant's Electric for the light pole on the corner of Plantation Boulevard and Tara Drive. This is to wire and install a 100 plus via conduit to tie into the existing electrical light box for the streetlight. The price is $6,783, which includes installation of the conduit, setting in concrete and installation of the light pole and head that we provide. Nathan informed me that they already have a few light heads in storage so that would not be a cost that you would have to incur, at this time; however, on top of that, you would have to buy a 15-foot pole for $299. So the total amount of the project is $7,082. Does the Board want to discuss it at all? This is the only estimate. Nathan told me that he is having a very hard time finding contractors to do this work.

Mr. Sabol: So I guess we have to discuss these proposals, at this time. I don't know how the rest of the Board feels, but as far as I am concerned, we have proposals for the electrical portion of the tennis courts for the new lights and we have a proposal for the post. I think both of those proposals are not good enough because, in the past, we didn't have proposals with details on some other items that we had problems with, in the past, such as the playground and other issues. They are only calling for five posts on the tennis court. We need another proposal, because it's only for four or five posts and about seven or eight are bad. So that pole, as far as I'm concerned is not what we really need. We need another proposal.

Ms. Alexandre: Alright. I would be happy to do that. I'm assuming that he was here walking it with the gentleman to look at the posts.

Mr. Sabol: But on the second one when Sergeant's Electric provides that proposal on the courts, I would like to be there or representatives of the Board could go around with him, because we don't want to get into a situation where we are putting different colored lights with different color items, so when we are all done, the project is going to look nice. That's the problem we had with some of the other items, just like the playground. As far as I am

concerned, I would ask that the Board take both of those proposals and put them on a deferred list until Nathan can look into them further. I would like for Sergeant's Electric to come back and give a proposal on the electrical portion. Me or Joe or someone from the Board can tell them exactly what we want. That's what I feel about that. You have the other proposal for Tara Drive and Plantation Boulevard. The way I feel about that is one time, I was very adamant not to do it, but when I got to thinking about it, that was part of a project that we did not complete. Just because the light burned out on one side, I think we should take some action from the Board, fix that light correctly and put it on this side. That is what they are proposing in that bid, to put it on this corner instead of the other. I don't know how the rest of the Board feels about that, but I'm ready to make a move on that.

Ms. Chichelli: I understand what you are saying. They are moving the light to the other corner.

Mr. Sabol: Yes. That's what I'm saying. That light was put there because we thought it needed more light, so we took this light out, due to some mistakes in the wiring, but now we can put it on this side. I think we should go ahead and install that light. That's how I feel. What do you think?

Mr. Szewczyk: So we are talking about the corner where we don't have to go under the road. Right?

Mr. Sabol: That's right.

Mr. Szewczyk: You want to put it in the corner and run the line straight to the boxes.

Mr. Sabol: That's right.

Mr. Flint: It's probably $4,000 cheaper than directional boring.

Mr. Sabol: Do we have the parts, the bulb and the stand of the old light to put back in there?

Mr. Flint: No. We will need to buy a pole for $300.

Ms. Alexandre: A 15-foot pole, but Nathan said there are extra heads.

Mr. Sabol: I guess what I'm saying is that I would like to see more detail on those two proposals for the tennis courts before we make any moves.

Mr. Szewczyk: Lets decide on the light pole on the corner of Plantation Boulevard and Tara Drive.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor the proposal from Sergeant's Electric for a light pole on the corner of Plantation Boulevard and Tara Drive in the amount of $7,082 was approved.

Mr. Flint: That includes the proposal from Sergeant's Electric and the light pole.

Mr. Szewczyk: Yes. The information on the bottom of the report, the second part from Sergeant's Electric, is this for the tennis court lights?

Ms. Alexandre: Yes. The next quote from Sergeant's Electric is for two tennis court lights for $14,637, including replacing 16 existing 100-watt fixtures with LEDs lights, replacing six two arm bracket mounts, replacing one four arm bracket mount and a three-year warranty on all parts and labor. Sergeant's Electric says that the light poles are still in good shape. The way he wrote it was to staple.

Mr. Sabol: Did we decide to put no lights on the other two courts?

Mr. Szewczyk: I thought that's where we were heading after the last meeting.

Ms. Alexandre: Nathan has another company called, *"Stewart Tennis"* coming out on Friday.

Mr. Sabol: Okay.

Ms. Alexandre: They are going to look at both the fencing and the lights. They just have not been able to do it with the busy season, but they are on schedule to come out on Friday. That would at least give you another option because we are having a hard time finding multiple bids, especially for these kinds of items.

Mr. Sabol: Nathan could call Joe or I so somebody from the Board is there when they come out.

Mr. Szewczyk: So I guess we are going to hold off until we get those additional bids.

Mr. Sabol: That's what I suggest.

Mr. Szewczyk: While they are here, we may as well get bids for a two court option and four court option. I know that we discussed it and I think there was somebody from the tennis club at the last meeting. It was my suggestion that maybe we only have two courts because I don't see four courts worth of play going on at any given time at night. So two courts should be enough. There are plenty of other communities out there that have no lights, which is dawn to

dusk. That's why I was going with just the two courts. Does anyone else on the Board feel that we should be looking at more?

Ms. Stephens: I wasn't here at the last meeting.

Mr. Szewczyk: You were. We heard you.

Ms. Stephens: I asked Bud about having lights at all and whether there were enough people at night playing tennis warranted the lights. I don't know if it was you or Rena that mentioned, *"Why don't we look into just lighting up two courts,"* which is a viable option.

Mr. Sabol: That's right. As long as we are doing it, why don't we get a proposal on all four courts, get another proposal for just the two courts and we can make a decision at the next meeting on which way we want to go.

Mr. Szewczyk: Okay, so we will get proposals for that and the fencing.

Mr. Sabol: Right.

Ms. Alexandre: That was all that he had. Is there anything else?

Mr. Szewczyk: I don't have anything else.

Mr. Sabol: No.

Ms. Alexandre: Okay. Thank you.

NINTH ORDER OF BUSINESS Other Business

Mr. Flint: Is there any other business that the Board wanted to discuss that was not on the agenda?

Mr. Sabol: None for me.

Mr. Szewczyk: I don't have anything.

TENTH ORDER OF BUSINESS Supervisors' Requests

Mr. Flint: If there is no further business, we need a motion to adjourn.

ELEVENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary	Chairman/Vice Chairman

SECTION B

Lakeside Plantation
Community Development District

Summary of Invoices

March 01, 2020 to March 31, 2020

Fund	Date	Check No.'s		Amount
General Fund				
	3/11/20	2231	$	3,306.30
	3/17/20	2232-2265	$	820.00
	3/19/20	2266-2275	$	27,124.00
	3/24/20	2276-2278	$	2,643.50
			$	33,893.80
Automatic Drafts	March 2020			
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	$	1,236.68
		2200 Plantation Blvd - Fountain	$	876.04
		2200 Plantation Blvd - Tennis Courts/Pool	$	586.10
	North Port Utilities	2200 Plantation Blvd - Clubhouse	$	600.69
		2200 Plantation Blvd - Fountain	$	27.84
		2200 Plantation Blvd - Tennis Courts/Pool	$	237.72
	TECO Peoples Gas	2200 Plantation Blvd - Pool	$	12.13
	Frontier Communications	2200 Plantation Blvd - Clubhouse	$	387.99
			$	3,965.19
			$	**37,858.99**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/11/20	00001	3/01/20	94	202003	310	51300-34000				*	3,187.17		
			MANAGEMENT FEES - MAR20										
		3/01/20	94	202003	310	51300-35100				*	83.33		
			INFO TECH - MAR20										
		3/01/20	94	202003	310	51300-51000				*	.75		
			OFFICE SUPPLIES										
		3/01/20	94	202003	310	51300-42000				*	11.50		
			POSTAGE										
		3/01/20	94	202003	310	51300-42500				*	23.55		
			COPIES										
									GOVERNMENTAL MANAGEMENT SERVICES			3,306.30	002231
3/17/20	00315	3/13/20	031320	202003	300	36900-10100				*	40.00		
			SOCK-HP REFUND										
									BILL LOVE			40.00	002232
3/17/20	00324	3/13/20	031320	202003	300	36900-10100				*	4.00		
			WINE & CHEESE REFUND										
									BRAD JADRICH			4.00	002233
3/17/20	00328	3/13/20	031320	202003	300	36900-10100				*	40.00		
			SOCK-HOP REFUND										
									BILL LOVE			40.00	002234
3/17/20	00342	3/13/20	031320	202003	300	36900-10100				*	20.00		
			SOCK-HOP REFUND										
									BILL ROUMY			20.00	002235
3/17/20	00311	3/13/20	031320	202003	300	36900-10100				*	60.00		
			SOCK-HOP REFUND										
									DON PEACOCK			60.00	002236
3/17/20	00319	3/13/20	031320	202003	300	36900-10100				*	20.00		
			SOCK-HOP REFUND										
									DENNIS MCQUADE			20.00	002237
3/17/20	00329	3/13/20	031320	202003	300	36900-10100				*	20.00		
			SOCK-HOP REFUND										
									DENISE MCELLIGOT			20.00	002238
3/17/20	00330	3/13/20	031320	202003	300	36900-10100				*	10.00		
			SOCK-HOP REFUND										
									DON CATON			10.00	002239
3/17/20	00334	3/13/20	031320	202003	300	36900-10100				*	4.00		
			WINE & CHEESE REFUND										
									DON BINETTI			4.00	002240

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
3/17/20	00327	3/13/20	031320	202003	300	36900	10100			*	20.00		
			SOCK-HOP REFUND										
									EYDIE ZAMMIT			20.00	002241
3/17/20	00331	3/13/20	031320	202003	300	36900	10100			*	20.00		
			SOCK-HOP REFUND										
		3/13/20	031320	202003	300	36900	10100			V	20.00-		
			SOCK-HOP REFUND										
									EDWARD LEWIS			.00	002242
3/17/20	00320	3/13/20	031320	202003	300	36900	10100			*	70.00		
			SOCK-HOP REFUND										
									GRACE OBERSKI			70.00	002243
3/17/20	00332	3/13/20	031320	202003	300	36900	10100			*	40.00		
			SOCK-HOP REFUND										
									GARY WALLER			40.00	002244
3/17/20	00318	3/13/20	031320	202003	300	36900	10100			*	20.00		
			SOCK-HOP REFUND										
									JIM VIRGILE			20.00	002245
3/17/20	00322	3/13/20	031320	202003	300	36900	10100			*	10.00		
			SOCK-HOP REFUND										
									JOHN WEBER			10.00	002246
3/17/20	00325	3/13/20	031320	202003	300	36900	10100			*	24.00		
			WINE & CHEESE/SOCK REFUND										
									JOHN JOHANNSEN			24.00	002247
3/17/20	00338	3/13/20	031320	202003	300	36900	10100			*	24.00		
			WINE & CHEESE/SOCK REFUND										
									JIM NETZEL			24.00	002248
3/17/20	00316	3/13/20	031320	202003	300	36900	10100			*	200.00		
			SOCK-HOP REFUND										
									KAREN KILE			200.00	002249
3/17/20	00317	3/13/20	031320	202003	300	36900	10100			*	40.00		
			SOCK-HOP REFUND										
									KAREN GRESHAM			40.00	002250
3/17/20	00333	3/13/20	031320	202003	300	36900	10100			*	4.00		
			WINE & CHEESE REFUND										
									KATHY PECORARO			4.00	002251

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/17/20	00337	3/13/20	031320 WINE & CHEESE REFUND	202003	300	36900-10100				*	4.00		
									LORELIE WHITE			4.00	002252
3/17/20	00341	3/13/20	031320 SOCK-HOP REFUND	202003	300	36900-10100				*	20.00		
									MARIO CAPOZZOLO			20.00	002253
3/17/20	00343	3/13/20	031320 SOCK-HOP REFUND	202003	300	36900-10100				*	60.00		
		3/13/20	031320 SOCK-HOP REFUND	202003	300	36900-10100				V	60.00-		
									MARY SWIHART			.00	002254
3/17/20	00335	3/13/20	031320 SOCK-HOP REFUND	202003	300	36900-10100				*	20.00		
		3/13/20	031320 SOCK-HOP REFUND	202003	300	36900-10100				V	20.00-		
									NICK DIRISIO			.00	002255
3/17/20	00340	3/13/20	031320 WINE & CHEESE REFUND	202003	300	36900-10100				*	4.00		
									PETER GARDNER			4.00	002256
3/17/20	00344	3/13/20	031320 WINE & CHEESE REFUND	202003	300	36900-10100				*	4.00		
									PAUL BILEK			4.00	002257
3/17/20	00313	3/13/20	031320 SOCK-HOP REFUND	202003	300	36900-10100				*	10.00		
									RENEE SHARP			10.00	002258
3/17/20	00314	3/13/20	031320 SOCK-HOP REFUND	202003	300	36900-10100				*	20.00		
									RON LONNETT			20.00	002259
3/17/20	00321	3/13/20	031320 SOCK-HOP REFUND	202003	300	36900-10100				*	20.00		
									RICH MALTESE			20.00	002260
3/17/20	00326	3/13/20	031320 SOCK-HOP REFUND	202003	300	36900-10100				*	20.00		
									RON PERRY			20.00	002261
3/17/20	00336	3/13/20	031320 WINE & CHEESE REFUND	202003	300	36900-10100				*	4.00		
									RICH ZWICK			4.00	002262

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/17/20	00312	3/13/20	031320	202003	300-36900-10100		*	20.00		
			SOCK-HOP REFUND							
						SUE BALL			20.00	002263
3/17/20	00323	3/13/20	031320	202003	300-36900-10100		*	20.00		
			SOCK-HOP REFUND							
						STEVE BAMFORD			20.00	002264
3/17/20	00339	3/13/20	031320	202003	300-36900-10100		*	4.00		
			WINE & CHEESE REFUND							
						WILLIAM WAKEFIELD			4.00	002265
3/19/20	00008	12/20/19	50082197	201912	330-53800-48100		*	64.00		
			LICENSE FEE-2/19/19							
						ASCAP			64.00	002266
3/19/20	00273	2/11/20	11468784	202002	330-53800-48300		*	150.00		
			QTRLY PEST CONTROL-MAR20							
						ARROW ENVIRONMENTAL SERVICES			150.00	002267
3/19/20	00010	3/01/20	2020-005	202003	320-53800-46400		*	7,655.00		
			LANDSCAPE MAINT-MAR20							
						BLOOMINGS LANDSCAPE & TURF MGMT,INC			7,655.00	002268
3/19/20	00014	2/13/20	595861	202002	330-53800-48101		*	44.49		
			WATER COOLER-FEB20							
		2/28/20	599226	202002	330-53800-48101		*	58.49		
			WATER COOLER-FEB20							
						CULLIGAN WATER			102.98	002269
3/19/20	00260	3/04/20	89073	202003	330-53800-51100		*	850.00		
			POOL MAINT-MAR20							
						DART POOL SOLUTIONS, INC			850.00	002270
3/19/20	00193	2/21/20	52	202002	310-51300-31100		*	812.50		
			INLET REP/PAVEMENT/IRRIG							
						JOHNSON ENGINEERING, INC.			812.50	002271
3/19/20	00032	3/03/20	54883-15	202003	320-53800-43400		*	144.85		
			GARBAGE SVCS-FEB20							
						NORTH PORT SOLID WASTE DISTRICT			144.85	002272
3/19/20	00303	3/03/20	2A	202003	330-53800-48401		*	1,820.00		
			SECURITY-FEB20							
						RELION SOLUTIONS			1,820.00	002273

*** CHECK DATES 03/01/2020 - 03/31/2020 *** LAKESIDE PLANTATION - GENERAL
BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/19/20	00272	3/01/20	PI-A0037 LAKE MAINT-MAR20	202003 320-53800-46000		*	966.00		
					SOLITUDE LAKE MANAGEMENT LLC			966.00	002274
3/19/20	00257	3/01/20	366535 AMENITY CENTER MGMT-MAR20	202003 330-53800-12000		*	14,558.67		
					VESTA PROPERTY SERVICES, INC.			14,558.67	002275
3/24/20	00104	1/27/20	94917 RPLC RAMP PIVOT	202001 330-53800-48102		*	400.00		
		2/15/20	93183 RPLC CABLE	202002 330-53800-48102		*	229.50		
					FITNESS LOGIC			629.50	002276
3/24/20	00028	3/04/20	030420 TRANSFER TAX RCPT-S1999	202003 300-20700-10000		*	1,925.34		
					LAKESIDE PLANTATION C/O USBANK			1,925.34	002277
3/24/20	00106	3/04/20	3741814 NOT OF MTG 3/18/20	202003 310-51300-48000		*	88.66		
					THE SUN			88.66	002278
					TOTAL FOR BANK A		33,893.80		
					TOTAL FOR REGISTER		33,893.80		

333

Check Request

District	LSP	**Date**	3/13/20
Payable to	Kathy Pecoraro		
Amount Requested	$4.00	**Account Number**	Events
Requested By			
Description of Need	Wine & cheese refund		
Approved By	Nathan Trades	**Signature**	
Received By		**Signature**	

GMS
Governmental Management Services

PO BOX 331608 Attn: Account Services
Nashville, TN 37203-7515
Attn: Account Services
Phone: 1-800-505-4052
Fax: 1-615-691-7795

GBBKC0002000496 - 4

Alicia Belden
Lakeside Plantation CDD
2200 Plantaion Boulevard
North Port, FL 34289

RECEIVED
DEC 24 2019
BY: _____

Re: Lakeside Plantation Community Developeme
Lakeside Plantation CDD
2200 Plantaion Boulevard
North Port, FL 34289

If You Have Already Made Payment, Please Disregard This Invoice.
In Case Of Error In Amount Of Bill Or Payment, Contract Terms Shall Govern.

[redacted]

BILLING DATE	CURRENT	PAST DUE	BALANCE DUE
12/20/2019	$6.15	$57.85	$64.00

CONTRACT RATE
$832.00

Charges per applicable operating policy and rate schedule "copies available on request".

Residcmty

ASCAP REFERENCE NO.	TRANSACTION DATE	CHECK NO.	EXPLANATION OF CHARGES & CREDITS	FOR THE PERIOD	AMOUNT	REMAINING BALANCE
			PREVIOUS BALANCE			$889.85
347000271376	12/05/2019	-	Pymt Trans From Another Acct	12/05/2019	($832.00)	$57.85
200009528678	12/19/2019	-	Lic Fee Finance Chg	12/19/2019	$6.15	$64.00

Your account is seriously past due. Please contact this office before other action is considered.
Securely manage your account on line at www.ascap.com/mylicense

TEAR ON THE DOTTED LINE

PLEASE PLACE YOUR CUSTOMER ACCOUNT NO. ON ALL CHECKS AND CORRESPONDENCE. PLEASE MAKE YOUR CHECK PAYABLE TO *"ASCAP"*

Lakeside Plantation CDD
2200 Plantaion Boulevard
North Port, FL 34289

[redacted]

BALANCE DUE	AMOUNT PAID
$64.00	$

[redacted]

Name, Address, Telephone Changes

Licensee: _____
Premise: _____
Street: _____
City, State, ZIP: _____
Contact Name: _____
Telephone: (_____) _____

ASCAP
21678 Network Place
Chicago, IL 60673-1216

Residcmty

B 12/20/2019 A0001_0000

397

Check Request

District	LSP	**Date**	3/13/20
Payable to	Lorelie White		
Amount Requested	$84.00	**Account Number**	Events
Requested By			
Description of Need	Wine & Cheese Refund		
Approved By	Nathan Trates	**Signature**	
Received By		**Signature**	

323

Check Request

District	LSP	**Date**	3/13/20
Payable to	Steve Bamford		
Amount Requested	$20.00	**Account Number**	Events
Requested By			
Description of Need	Sock-Hop refund		
Approved By	Nathan Yates	**Signature**	
Received By		**Signature**	

GMS
Governmental Management Services

322

Check Request

District	LSF	**Date**	3/13/20
Payable to	Gary Waller		
Amount Requested	$40.00	**Account Number**	Events
Requested By	[redacted]		
Description of Need	Sock-Hop refund		
Approved By	Nathan Tates	**Signature**	
Received By		**Signature**	

GMS
Governmental Management Services

322

Check Request

District	LSF	**Date**	3/13/20
Payable to	Gary Waller		
Amount Requested	$40.00	**Account Number**	Events
Requested By	[redacted]		
Description of Need	Sock-Hop refund		
Approved By	Nathan Tates	**Signature**	
Received By		**Signature**	

GMS
Governmental Management Services

FITNESS LOGIC

380 Scarlet Blvd.
Oldsmar, FL 34677
P: 727 784-4964
F: 727 784-0223

Maintenance № 94917

Next Maintenance Due:

NAME:	Lakeside Plantation	CONTACT:	Nathan
ADDRESS:	2200 Plantation Blvd North Port FL 34289	PHONE:	941-423-5500
		DATE:	1-27-20

☐ Warranty ☐ Non-Warranty ☐ Courtesy ☐ Install ☐ Sales

DESCRIPTION OF WORK

Replaced Ramp pivot kit on Precor Elliptical
Model # Efx 546i S/N # AJ[redacted]ECO8070242 Approved
Quote # 46587

Invoice To Follow

QTY.	PART NO.	WTY.	PRICE EA.	PARTS DESCRIPTION
1	57027101	/	266.60	Ramp Pivot Kit

Date Completed: 1-27-20
Time In: 5:27P
Time Out: 6:10P
Service Technician: Chris
☐ Paid in full:

James Stuart
Customer Signature

Maintenance:	
Compliance Fee:	
Parts:	$266.60
Service Call:	
Labor:	$119.50
Shipping:	$21.00
Sub Total:	$406.10
Tax:	0
TOTAL:	$406.10

Invoice To Follow

RECEIVED

FITNESS LOGIC

380 Scarlet Blvd.
Oldsmar, FL 34677
P: 727 784-4964
F: 727 784-0223

FEB 24 2020 NO. 93183

BY: Next Maintenance Due:

NAME: Lakeside Plantation
ADDRESS: 2200 Plantation Blvd North Port

CONTACT:
PHONE:
DATE: 2/15/20

☐ Warranty ☐ Non-Warranty ☐ Courtesy ☐ Install ☐ Sales

DESCRIPTION OF WORK

Replace cable on Magnum Functional Trainer. Tested / working OK

Invoice To Follow

Approved By:
Code:
Date: 2/27/20

QTY.	PART NO.	WTY.	PRICE EA.	PARTS DESCRIPTION
1			$55.00	Cable

Date Completed:
Time In:
Time Out:
Service Technician: FRANK
☐ Paid in full:

Maintenance:
Compliance Fee:
Parts: $ 75.00
Service Call:
Labor: $ 118.50
Shipping: $ 16.00
Sub Total: $ 229.50
Tax:
TOTAL: $ 229.50

x Jamie Stark
Customer Signature

Invoice To Follow

North Port FLORIDA
North Port Utilities

SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154656	18-29	3/26/20	4/16/20

Total Current Charges	577.31
PAST DUE - MUST PAY NOW	.00
Bank acct will be drafted	577.31

$_____
AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:
Pay By Phone:
1-855-941-INFO (4636)
Pay online:
www.cityofnorthport.com

Check Here For:
- ☐ Info about conveniently receiving your bill online
- ☐ Change of address (See reverse side)
- ☐ Paper copy of the Consumer Confidence Report

*H2O Program Donation: $_____

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

00004312300015465600000577311

1988 LAKE

⇧ Please return this upper portion with your payment ⇧

*** Bank Draft ***

SERVICE ADDRESS 2800 PLANTATION BLVD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	3/26/20	4/16/20

Last Bill Amount	600.69
Payments	600.69-
Adjustments	.00
BALANCE FORWARD	.00

Rate Class : COMMERCIAL
Last payment amount/date: 600.69 3/18/20

	Service Period		Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	2/21/20	3/20/20	28	80005382	1.000	TGAL	3537	3468	69
							USAGE FOR 3/19		65.00

Service		Consumption	Charge	Total
WA	Base facility chg		88.70	
WA	Usage block 1	20.00	83.20	
WA	Usage block 2	20.00	124.80	
WA	Usage block 3	20.00	175.40	
WA	Usage block 4	9.00	105.21	
	TOTAL WATER			577.31

Total Current Charges	577.31
PAST DUE - MUST PAY NOW	.00
Bank acct will be drafted	577.31

If a fire occurs in your home, GET OUT, STAY OUT and CALL 911.
For more safety information call North Port Fire Dept. at 941-240-8150.

To view your Consumer Confidence Report (CCR) visit WWW.NORTHPORTCCR.COM
and for water restrictions visit www.cityofnorthport.com

AFTER HOURS/EMERGENCY
water or sewer service call
941.240.8000

North Port FLORIDA
North Port Utilities

SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2021 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154658	18-29	3/26/20	4/16/20

Total Current Charges 32.00
PAST DUE - MUST PAY NOW .00
Bank acct will be drafted 32.00

$_____
AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:
Pay By Phone:
1-855-941-INFO (4636)
Pay online:
www.cityofnorthport.com

Check Here For:
☐ Info about conveniently receiving your bill online
☐ Change of address (See reverse side)
☐ Paper copy of the Consumer Confidence Report
*H2O Program Donation: $_____

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

00004312300015465800000032003

1989 LAKE

SERVICE ADDRESS 2021 PLANTATION BLVD FICT

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	3/26/20	4/16/20

⇧ Please return this upper portion with your payment ⇧ *** Bank Draft ***

Rate Class : COMMERCIAL
Last payment amount/date: 27.84 3/18/20

Last Bill Amount	27.84
Payments	27.84-
Adjustments	.00
BALANCE FORWARD	.00

	Service Period		Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	2/21/20	3/20/20	28	36607560	1.000	TGAL	665	662	3
							USAGE FOR 3/19		3.00

Service		Consumption	Charge	Total
WA	Base facility chg		19.52	
WA	Usage block 1	3.00	12.48	
	TOTAL WATER			32.00

Total Current Charges 32.00
PAST DUE - MUST PAY NOW .00
Bank acct will be drafted 32.00

If a fire occurs in your home, GET OUT, STAY OUT and CALL 911.
For more safety information call North Port Fire Dept. at 941-240-8150.

To view your Consumer Confidence Report (CCR) visit WWW.NORTHPORTCCR.COM
and for water restrictions visit www.cityofnorthport.com

AFTER HOURS/EMERGENCY
water or sewer service call
941.240.8000

NorthPort FLORIDA
North Port Utilities

SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-156052	18-29	3/26/20	4/16/20

Total Current Charges	203.90
PAST DUE - MUST PAY NOW	.00
Bank acct will be drafted	203.90

$_____
AMOUNT ENCLOSED

FREE 24/7 PAYMENT OPTIONS:
Pay By Phone:
1-855-941-INFO (4636)
Pay online:
www.cityofnorthport.com

Check Here For:
☐ Info about conveniently receiving your bill online
☐ Change of address (See reverse side)
☐ Paper copy of the Consumer Confidence Report
*H2O Program Donation: $_____

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

00004312300015605200000203901

1990 LAKE

SERVICE ADDRESS 2800 PLANTATION BLVD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	3/26/20	4/16/20

⇧ Please return this lower portion with your payment ⇧

*** Bank Draft ***

Last Bill Amount	237.72
Payments	237.72-
Adjustments	.00
BALANCE FORWARD	.00

Rate Class : COMMERCIAL
Last payment amount/date: 237.72 3/18/20

	Service Period		Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	2/21/20	3/20/20	28	80000038	1.000	TGAL	267	259	8
							USAGE FOR 3/19		17.00

Service		Consumption	Charge	Total
WA	Base facility chg		45.47	
WA	Usage block 1	8.00	33.28	
	TOTAL WATER			78.75
SE	Base facility chg		73.79	
SE	Consumption	8.00	51.36	
	TOTAL SEWER			125.15

Total Current Charges	203.90
PAST DUE - MUST PAY NOW	.00
Bank acct will be drafted	203.90

If a fire occurs in your home, GET OUT, STAY OUT and CALL 911.
For more safety information call North Port Fire Dept. at 941-240-8150.

To view your Consumer Confidence Report (CCR) visit WWW.NORTHPORTCCR.COM
and for water restrictions visit www.cityofnorthport.com

AFTER HOURS/EMERGENCY
water or sewer service call
941.240.8000

328

Check Request

District	LSP	**Date**	3/13/20
Payable to	Bill Love		
Amount Requested	$40.00	**Account Number**	Events
Requested By			
Description of Need	Sock - Hop refund		
Approved By	Matthew Tuttle	**Signature**	
Received By		**Signature**	

Vesta

Invoice

RECEIVED
MAR 2 2020
BY:_____

Vesta Property Services, Inc
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice #	366535
Date	3/1/2020
Terms	Net 30
Due Date	3/31/2020
Memo	Mar 2020 Fees

Bill To
Lakeside Plantation C.D.D.
c/o Governmental Mgmt Svcs-CF, LLC
135 W. Central Blvd. Suite 320
Orlando FL 32801

	Quantity	Rate	Amount
Facility Manager Services at Lakeside Plantation Amenity Center	1	5,050.50	5,050.50
Office Administrative Assistant Services at Lakeside Plantation Amenity Center	1	2,214.67	2,214.67
Facility Attendants Services at Lakeside Plantation Amenity Center	1	2,512.50	2,512.50
Facility Maintenance Services at Lakeside Plantation Amenity Center	1	4,781.00	4,781.00

Thank you for your business.

Total $14,558.67

326

Check Request

District	LSP	**Date**	3/13/20
Payable to	Ron Perry		
Amount Requested	$20.00	**Account Number**	Events
Requested By			
Description of Need	Sack-Hop Refund		
Approved By	Nathan Tacy	**Signature**	
Received By		**Signature**	

GMS
Governmental Management Services

318

Check Request

District: ESP

Date: 3/13/20

Payable to: Jim Virgilio

Amount Requested: $20.00

Account Number: Event 5

Requested By:

Description of Need: Boot Hire Refund

Approved By: Heather Tuttle

Signature:

Received By:

Signature:

315

Check Request

District	LSF	**Date**	3/13/20
Payable to	Bill Love		
Amount Requested	$40.00	**Account Number**	Events
Requested By			
Description of Need	Sock-Hop refund		
Approved By	Nathan Tootes	**Signature**	
Received By		**Signature**	

GMS
Governmental Management Services

227

Check Request

District	LSP	**Date**	3/13/20
Payable to	Eydie Zammit		
Amount Requested	$20.00	**Account Number**	Events
Requested By			
Description of Need	Sock-Hop Refund		
Approved By	Nathan Travers	**Signature**	
Received By		**Signature**	

GMS
Governmental Management Services

LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2020

Gross Assessment	$ 726,648.19	$ 185,732.67	$912,380.86
Net Assessment	$ 683,049.30	$ 174,588.71	$ 857,638.01

TOTAL ASSESSMENT LEVY — **ASSESSED THROUGH COUNTY**

							79.64%	20.36%	100.00%
DATE	**DESCRIPTION**	**GROSS AMT**	**COMMISSIONS**	**DISC/PENALTY**	**INTEREST**	**NET RECEIPTS**	**O&M Portion**	**S1999 DSF Portion**	**Total**
11/25/19	P/E 11/08/19	$78,949.53	$1,184.24	$0.00	$0.00	$77,765.29	$61,934.67	$15,830.62	$77,765.29
12/04/19	P/E 11/20/19	$190,166.54	$2,852.50	$0.00	$0.00	$187,314.04	$149,182.66	$38,131.38	$187,314.04
12/18/19	P/E 11/30/19	$402,804.19	$5,799.34	$16,181.61	$0.00	$380,823.24	$303,299.35	$77,523.89	$380,823.24
12/31/19	P/E 12/04/19	$97,721.90	$1,465.83	$0.00	$0.00	$96,256.07	$76,661.30	$19,594.77	$96,256.07
01/30/20	P/E 12/31/19	$24,610.72	$357.91	$749.83	$763.35	$24,266.33	$19,326.45	$4,939.88	$24,266.33
02/28/20	P/E 1/31/20	$9,601.92	$144.03	$0.00	$0.00	$9,457.89	$7,532.55	$1,925.34	$9,457.89
						$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00
	TOTAL	$803,854.80	$11,803.85	$16,931.44	$763.35	$775,882.86	$617,936.98	$157,945.88	$775,882.86

90%	**Gross Percent Collected**
$108,526.06	**Balance Remaining to Collect**

IMAGINE SCHOOL AT NORTH POINT INC

Net Assessments $8,842.04

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	DEBT SERVICE FUND 1999A
10/15/19	11/1/19	2810	$4,421.02	$4,421.02	$4,421.02
10/15/19	2/1/20	2810	$2,210.51	$2,210.51	$2,210.51
10/15/19	5/1/20	2810	$2,210.51	$2,210.51	$2,210.51
Total			$8,842.04	$8,842.04	$8,842.04

BARBARA FORD-COATES
SARASOTA COUNTY TAX COLLECTOR

RECEIPT OF DEPOSIT OF COUNTY FUNDS

Distribution # 19 - 6 Period Ending 1/31/20

LAKESIDE PLANTATION CDD

The following funds were transferred to your account with

BB& T

Account Ending # 2475

on February 28, 2020

DISTRICT NAME	TAXES COLLECTED *	LESS COMMISSIONS	INTEREST	LESS A / R	AMOUNT DISTRIBUTED
Lakeside Plantation CDD	9,601.92	(144.03)	0.00	0.00	9,457.89

* This total also includes delinquent taxes and adjustments, if applicable.

Distribution of Funds Collected
Enter Distribution period ex: 01/01-01/31/20

Year	Type of Collection	Millage	Gross Tax	Discount	Fees/Penalty	Distribution
I 100	Lakeside Plantation CDD					
2019 / 2019		0.00000	$8,311.30	$(198.57)	$0.00	$8,112.73
2019 / 2019	RE INST	0.00000	$1,535.25	$(46.06)	$0.00	$1,489.19
TOTAL	CURRENT		$9,846.55	$(244.63)	$0.00	$9,601.92
TOTAL	REAL ESTATE		$9,846.55	$(244.63)	$0.00	$9,601.92
DISTRICT TOTAL			$9,846.55	$(244.63)	$0.00	$9,601.92

317

Check Request

District: LSP

Date: 3/13/20

Payable to: Karen Gresham

Amount Requested: $40.00

Account Number: Event 5

Requested By:

Description of Need: Snack-bar refund

Approved By: Heather Yates

Signature:

Received By:

Signature:

240

Check Request

District	LSF	**Date**	3/13/20
Payable to	Peter Gardner		
Amount Requested	$40.00	**Account Number**	Events
Requested By			
Description of Need	Wine & Cheese refund		
Approved By	Nathan Trates	**Signature**	
Received By		**Signature**	

342

Check Request

District	LSP	**Date**	3/13/20
Payable to	Bill Rooney		
Amount Requested	$20.00	**Account Number**	Events
Requested By	Nathan Tate S		
Description of Need	Refund for Sock Hop		
Approved By	Nathan Tate S	**Signature**	
Received By		**Signature**	

GMS
Governmental Management Services

Relion Solutions LLC

INVOICE

2

RECEIVED

MAR 2 2020

BY:_____

Relion Solutions LLC.
21378 Glendale Ave.
Port Charlotte, Fl. 33952

Date: Mar 3, 2020

Balance Due: **$1,820.00**

Bill To:

Lakeside Plantation CDD
135 W. Central Ave. Suite 320
Orlando, Fl. 32801

Item	Quantity	Rate	Amount
February 2020 Security Guard Services	104	$17.50	$1,820.00

Subtotal: $1,820.00

Total: $1,820.00

Notes:

Security Services performed on the dates of
February: 1, 3, 7, 8, 10, 11, 13, 21, 22, 23, 25, 27, 28

320

Check Request

District: LSP

Date: 3/13/26

Payable to: Grace Oberski

Amount Requested: $70.00

Account Number: Events

Requested By:

Description of Need: Soccer Refund

Approved By: Matthew Teale

Signature:

Received By:

Signature:

913

Check Request

District	LSP	**Date**	3/13/20
Payable to	Renee Sharp		
Amount Requested	$10.00	**Account Number**	Events
Requested By			
Description of Need	Sock-Hop Refund		
Approved By	Nathan Toates	**Signature**	
Received By		**Signature**	

9/6

Check Request

District	LSP	**Date**	3/13/20
Payable to	Karen Kile		
Amount Requested	$20.00	**Account Number**	Events
Requested By			
Description of Need	Sock-Hop refund		
Approved By	Nathan Yates	**Signature**	
Received By		**Signature**	

GMS
Governmental Management Services

Culligan®

better water. pure and simple.®

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

IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW

☐ MC ☐ VISA ☐ AMEX ☐ DISCOVER ☐ PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT

CARD NUMBER	V. CODE
SIGNATURE	EXP. DATE

DATE	PAY THIS AMOUNT	ACCOUNT NUMBER
02/29/2020	102.98	1017805

Pay By Date: Mar 15

AMOUNT PAID $

14*3967 1 MB 0.436*
LAKESIDE PLANTATION
9145 NARCOOSSEE RD STE A206
ORLANDO FL 32827-5768

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

1017805

Balance Forward Statement

RETURN THIS TOP PORTION WITH YOUR PAYMENT

InvDate	InvNum	Location			Billed	Tax	Balance
			Previous Balance:	**01/31/2020**			**128.96**
Location	**1017805**						
LAKESIDE PLANTATION		2200 PLANTATION BLVD					
02/04/2020		**1017805**	**PO#**				**-53.98**
	PAYMENT		@				
02/13/2020	**595861**	**1017805**	**PO#**				**44.49**
4201	DELIVERY CHARGE		1.000 @	2.49	2.49	0.00	
2413	5 GALLON DRINKING WATER		6.000 @	7.00	42.00	0.00	
02/27/2020		**1017805**	**PO#**				**-74.98**
	PAYMENT		@				
02/28/2020		**1017805**	**PO#**				**0.00**
	PAYMENT		@				
02/28/2020	**599226**	**1017805**	**PO#**				**58.49**
2413	5 GALLON DRINKING WATER		8.000 @	7.00	56.00	0.00	
4201	DELIVERY CHARGE		1.000 @	2.49	2.49	0.00	

RECEIVED
MAR 05 2020
BY:

ACCOUNT IS CURRENT

Current	102.98	**30day**	0.00	**60day**	0.00	**90day**	0.00	**Balance**	102.98

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

339

Check Request

District	LSP	**Date**	3/13/20
Payable to	William Wakefield		
Amount Requested	$4.00	**Account Number**	Events
Requested By			
Description of Need	Wine & Cheese Refund.		
Approved By	Nathan Trates	**Signature**	
Received By		**Signature**	

331

Check Request

District	LSP	**Date**	3/13/20
Payable to	Edward Lewis		
Amount Requested	$20.00	**Account Number**	Events
Requested By			
Description of Need	Sock-Hop Refund		
Approved By	Nathan Trates	**Signature**	
Received By		**Signature**	

GMS
Gainesville Management Services

319

Check Request

District: LSF

Date: 3/13/20

Payable to: Dennis McQuade

Amount Requested: $120.00

Account Number: Events

Requested By:

Description of Need: Sock Hop Refund

Approved By: Matthew Jones

Signature:

Received By:

Signature:

328

Check Request

District	LSP	**Date**	3/13/26
Payable to	John Johannsen		
Amount Requested	$24.00	**Account Number**	Events
Requested By			
Description of Need	Wine & cheese / Sock-Hop Refund.		
Approved By	Nathan Trates	**Signature**	
Received By		**Signature**	

328

Check Request

District	LSP	**Date**	3/13/20
Payable to	Jim Netzel		
Amount Requested	$24.00	**Account Number**	Event 5
Requested By			
Description of Need	Wine & Cheese / Sock-Hop refund		
Approved By	Nathan Yates	**Signature**	
Received By		**Signature**	

GMS
Governmental Management Services

326

Check Request

District	LSP	**Date**	3/13/20
Payable to	Rich Zwick		
Amount Requested	$4.00	**Account Number**	Events
Requested By			
Description of Need	Wine & Cheese refund.		
Approved By	Nathan Trates	**Signature**	
Received By		**Signature**	

GMS
Governmental Management Services

324

Check Request

District	LSP	**Date**	3/13/20
Payable to	Don Binetti		
Amount Requested	$4.00	**Account Number**	Event 5
Requested By			
Description of Need	Wine & Cheese refund –		
Approved By	Nathan Yates	**Signature**	
Received By		**Signature**	

GMS
Governmental Management Services

344

Check Request

District	LSF	**Date**	3/13/20
Payable to	Paul Bilek		
Amount Requested	$4.00	**Account Number**	Events
Requested By			
Description of Need	Wine & Cheese Refund.		
Approved By	Nathan Tates	**Signature**	
Received By		**Signature**	

329

Check Request

District	LSP	**Date**	3/13/20
Payable to	Denise McElligot		
Amount Requested	$20.00	**Account Number**	Events
Requested By			
Description of Need	Sock-Hop Refund.		
Approved By	Nathan Tinder	**Signature**	
Received By		**Signature**	

GMS
Governmental Management Services

Johnson Engineering, Inc.
Remit To:
P.O. Box 2112
Fort Myers, FL 33902
Ph: 239.334.0046 Fax: 239.334.3661

Invoice

February 21, 2020
Project No: 20150050-000
Invoice No: 52

FEID #59-1173834

Project Manager Andrew Tilton

George Flint
Lakeside Plantation CDD
c/o GMS Central Florida
9145 Narcoossee Road, Ste. A206
Orlando, FL 32827

RECEIVED
FEB 24 2020
BY:_____

Project 20150050-000 Lakeside Plantation CDD
20150050-000
Lakeside Plantation CDD
Work Authorization #3, dated 3/24/15 - Change Order No. 1, dated 11/3/15
Work Authorization #4, dated 5/27/15
Work Authorization #5, dated 5/27/15
Work Authorization #7, dated 1/26/17
Work Authorization #8, dated 9/18/18
Professional Services through February 16, 2020

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	48,658.40	T&M	100 %	48,658.40	47,845.90	812.50	0.00
	Totals	48,658.40			48,658.40	47,845.90	812.50	0.00

SUB-TOTAL PROFESSIONAL SERVICES: **812.50**

INVOICE TOTAL: **812.50**

Summary of professional services

Phase No. / Description		Bill Hours		Bill Rate	Billable Amount
1. - General Engineering					
Engineer IV					
Burford, Brent	1/14/2020	.50	Hrs @	125.00	62.50
Discussion with Crosscreek staff, CDD manager, and Andrew Sitework staff.					
Burford, Brent	1/15/2020	2.00	Hrs @	125.00	250.00

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

	Discussion with Andrew Sitework. Prepare for and attend, by phone, Lakeside Plantation CDD Board of Supervisors meeting. Follow up with CDD attorney with Andrew Sitework proposal.				
Burford, Brent	1/21/2020	.50	Hrs @	125.00	62.50
	Coordination with Andrew Sitework.				
Burford, Brent	1/23/2020	.75	Hrs @	125.00	93.75
	Coordinate with CDD manager and Andrew Site work on proposal for inlet repair. Coordinate with Transportation Team on pavement marking proposal for the Towns.				
Burford, Brent	1/24/2020	.50	Hrs @	125.00	62.50
	Coordination with Crosscreek Environmental on sod repair on Scarlett. Follow up with Transportation Team on pavement marking proposal for the Towns.				
Burford, Brent	1/27/2020	1.00	Hrs @	125.00	125.00
	Finalized striping proposal for the Towns. Discussion with JEI staff in regards to irrigation. Correspondence with CDD manager and Crosscreek staff.				
Burford, Brent	2/10/2020	1.00	Hrs @	125.00	125.00
	Review draft agenda and action items followed up with CDD manager and JEI staff. Follow up on inlet repair. Follow up with sod repairs (owner and contractor).				
Burford, Brent	2/11/2020	.25	Hrs @	125.00	31.25
	Coordination with JEI staff and review of MUTCD in regard to signage requirements.				
1. - General Engineering Total		6.50			812.50

From: **Megan Byington** mbyington@gmscfl.com
Subject: Fwd: Johnson Engineering Invoice Approval
Date: February 28, 2020 at 9:15 AM
To: Jose Rodriguez jrodriguez@gmscfl.com

Begin forwarded message:

From: George Flint <gflint@gmscfl.com>
Subject: Fwd: Johnson Engineering Invoice Approval
Date: February 27, 2020 at 1:11:13 PM EST
To: Indhira Araujo <iaraujo@gmscfl.com>
Cc: Megan Byington <mbyington@gmscfl.com>

approved

Begin forwarded message:

From: Jose Rodriguez <jrodriguez@gmscfl.com>
Subject: Johnson Engineering Invoice Approval
Date: February 27, 2020 at 10:15:28 AM EST
To: George Flint <gflint@gmscfl.com>
Cc: Indhira Araujo <iaraujo@gmscfl.com>

Good Morning,

Please see the below for your review and approval.

Thank you,

Jose Rodriguez
Governmental Management Services, CF, LLC
9145 Narcoossee Road, Suite A206
Orlando, FL 32832
Phone: (407) 841-5524
Fax: (407) 839-1526
Email: jrodriguez@gmscfl.com

SKM_C2582002
2711161.pdf

George S. Flint
Vice-President
Governmental Management Services -
Central Florida, LLC
OUR OFFICE HAS MOVED!
219 East Livingston Street
Orlando, Florida 32801
Tel: (407) 841-5524
Cell: (407) 242-0501
Fax: (407) 839-1526
email: gflint@gmscfl.com

Megan Byington
Governmental Management Services - CF, LLC
9145 Narcoossee Road
Suite A206

34

Check Request

District	LSP	**Date**	3/13/20
Payable to	Mario Capozzolo		
Amount Requested	$20.00	**Account Number**	Events
Requested By	Nathan Tates		
Description of Need	Refund for Sock-Hop.		
Approved By	Nathan Tates	**Signature**	
Received By		**Signature**	

GMS
Governmental Management Services

324

Check Request

District	LSP	**Date**	3/13/20
Payable to	Brad Jadrich		
Amount Requested	$4.00	**Account Number**	Events
Requested By	—		
Description of Need	Wine & cheese refund		
Approved By	Nathan Yates	**Signature**	
Received By		**Signature**	

GMS
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SOLITUDE
LAKE MANAGEMENT

INVOICE

Invoice Number: PI-A00373101
Invoice Date: 03/01/20

Voice: (888) 480-5253 Fax: (888) 358-0088

RECEIVED
MAR 9 2020
BY:_____

PROPERTY: Lakeside Plantation CDD

SOLD TO: Lakeside Plantation CDD
Governmental Mgmt Services-Central
9145 Narcoossee Road, Ste. A206
Orlando, FL 32827

CUSTOMER ID	CUSTOMER PO	Payment Terms	
L2077		Due upon receipt	
Sales Rep ID	**Shipment Method**	**Ship Date**	**Due Date**
Bill Kurth			03/01/20

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR06010 03/01/20 - 03/31/20 Lake & Pond Management Services		966.00	966.00

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	**966.00**
Sales Tax	0.00
Total Invoice	966.00
Payment Received	0.00
TOTAL	**966.00**

314

Check Request

District	LSP	**Date**	3/13/20
Payable to	Ron Lennett		
Amount Requested	$20.00	**Account Number**	Events
Requested By			
Description of Need	Sock-Hop refund		
Approved By	Nathan Tate	**Signature**	
Received By		**Signature**	

GMS
Governmental Management Services

DART Pool Solutions, Inc.
1181 S. Sumter Blvd - PMB 324
North Port, FL 34287
CPC1457408

RECEIVED
MAR 4 2020
BY:

Invoice

Date	Invoice #
3/4/2020	89073

Bill To	Service Location
Lakeside Plantation 9145 Narcoossee Road STE. A206 Orlando, FL 32827	2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Due before mont...	3/31/2020	RJ	3/4/2020

Description	Qty	Rate	Amount
March pool maintenance		850.00	850.00
FL Sales Tax		7.00%	0.00

Thank you for your business!

A finanace charge of 1.5 % will be added to all overdue accounts, with a minimum charge of $1.50. All materials, parts and equipment will remain property of DART until paid in full.

Total	$850.00
Payments/Credits	$0.00
Balance Due	$850.00

Phone	941-743-2010	Fax	941-426-7593
E-mail		Web Site	
info@dartpoolsolutions.com		www.dartpoolsolutions.com	

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

Phone:**(941) 206-1025** Fax:**(941) 429-3111** Email:**legals@yoursun.com**

03/04/20

Acct#: **297693**	Date: **03/04/20**
	Ad Date: **03/09/20**
	Class: **3126**
LAUREN VANDERVEER	Ad ID: **3741814**
LAKESIDE PLANTATION CDD	Ad Taker: **MPRESCOTT**
GOV MGMT SERVICES - CF, LLC	Sales Person: **200**
219 EAST LIVINGSTON STREET	Words: **264**
ORLANDO, FL 32801	Lines: **62**
	Agate Lines: **70**
	Depth: **7.319**
Telephone: **(407) 841-5524**	Inserts: **1**
	Description: **Meeting 03/18/20**

Other Charges:	**$0.00**	Gross:	**$88.66**
Discount:	**$0.00**		
Surcharge:	**$0.00**	Paid Amount:	**- $0.00**
Credits:	**$0.00**		
Bill Depth:	**7.319**	Amount Due:	**$88.66**

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	03/09/20	03/09/20	1	$88.66

Ad Note:

Customer Note:

NOTICE OF MEETING
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District will be held on Wednesday, March 18, 2020 at 6:00 PM at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, FL 34289. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 219 East Livingston Street, Orlando, FL 32801. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors, Staff or other individuals will participate by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in 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 (407) 841-5524. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of 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.
George S. Flint
Governmental Management Services – Central Florida, LLC
District Manager
Publish: 03/09/2020
297693 3741814

RECEIVED

MAR 11 2020

BY:_____

We Appreciate Your Business!
Thank You LAUREN VANDERVEER!

SUN NEWSPAPERS

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA COUNTY OF CHARLOTTE:

Before the undersigned authority personally appeared **Melinda Prescott**, who on oath says that she is an employee of the Sun Newspapers, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a **Legal Notice** was published in said newspaper in the issues of:

03/09/2020

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.
Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement ; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Melinda Prescott
(Signature of Affiant)

Sworn and subscribed before me this 9th day of March, 2020.

Donna Marie King
(Signature of Notary Public)

Personally known _X_ OR ___ Produced Identification

DONNA MARIE KING
MY COMMISSION # GG249417
EXPIRES: October 03, 2022

NOTICE OF MEETING
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District will be held on Wednesday, March 18, 2020 at 6:00 PM at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, FL 34289. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 219 East Livingston Street, Orlando, FL 32801. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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George S. Flint
Governmental Management Services – Central Florida, LLC
District Manager
Publish: 03/09/2020
297693 3741814

312

Check Request

District	LSP	**Date**	3/13/20
Payable to	Sue Ball		
Amount Requested	$20.00	**Account Number**	Events
Requested By			
Description of Need	Sock-Hop refund		
Approved By	Nathan Coates	**Signature**	
Received By		**Signature**	

301

Check Request

District CAP

Date 3/13/20

Payable to Bob Matese

Amount Requested $20.00

Account Number Events

Requested By

Description of Need Book-Mart refunds

Approved By

Signature

Received By

Signature

320

Check Request

District	LSP	**Date**	3/13/20
Payable to	Don Caton		
Amount Requested	$10.00	**Account Number**	Event 5
Requested By			
Description of Need	Sock-Hop Refund.		
Approved By	Nathan Trates	**Signature**	
Received By		**Signature**	

GMS
Governmental Management Services

311

001.300.369.101

Check Request

District	LSP	**Date**	3/13/20
Payable to	Don Peacock		
Amount Requested	$60.00	**Account Number**	Events
Requested By	Nathan Trates		
Description of Need	Refund for Sick-Hop.		
Approved By	Nathan Trates	**Signature**	
Received By		**Signature**	

GMS
Governmental Management Services

SECTION C

Lakeside Plantation

Community Development District

Unaudited Financial Reporting
March 31, 2020

Table of Contents

1	Balance Sheet
2-3	General Fund
4	Debt Service Fund
5	Capital Reserve Fund
6-7	Month to Month
8	Long-Term Debt
9	Assessment Receipt Schedule

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET
March 31, 2020

	General	Debt Service	Capital Reserve	Totals
Assets				
Cash:				
Operating Account	$ 29,383	$ -	$ -	$ 29,383
Debit Card Account	2,974	-	-	2,974
Money Market Account	436,493	-	-	436,493
Petty Cash	3	-	-	3
Capital Reserve Account	-	-	24,852	24,852
Investment - Operations:				
Investment - SBA Fund	505	-	357,361	357,866
Investment - Bonds:				
Reserve Fund	-	58,592	-	58,592
Revenue Fund	-	176,490	-	176,490
Prepaid Expenses	550	-	-	550
Deposits	517	-	-	517
Due from General Fund	-	3,554	-	3,554
Total Assets	$ 470,425	$ 238,636	$ 382,214	$ 1,091,274
Liabilities & Fund Balances				
Liabiities				
Accounts Payable	$ 4,655	$ -	$ 2,750	$ 7,405
Due to Debt	3,554	-	-	3,554
Due to other	500	-	-	500
Customer Deposits	1,125	-	-	1,125
Total Liabilities	$ 9,833	$ -	$ 2,750	$ 12,583
Fund Balances				
Nonspendable				
Prepaid items	$ 550	-	-	$ 550
Deposits	$ 517	-	-	$ 517
Restricted for:				
Debt Service	$ -	$ 238,636	$ -	$ 238,636
Capital Projects	-	-	379,464	$ 379,464
Assigned	19,346	-	-	$ 19,346
Unassigned	440,178	-	-	$ 440,178
Total Fund Balances	$ 460,592	$ 238,636	$ 379,464	$ 1,078,691
Total Liabilities & Fund Balances	$ 470,425	$ 238,636	$ 382,214	$ 1,091,274

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
For The Period Ending March 31, 2020

	Adopted Budget	Prorated Budget Thru 03/31/20	Actual Thru 03/31/20	Variance
Revenues:				
Tennis Club	$ 20,000	$ 10,000	$ 13,240	$ 3,240
Activities	10,000	5,000	4,603	(397)
Clubhouse Rentals	5,000	2,500	800	(1,700)
Miscellaneous	1,500	750	393	(357)
Interest	50	25	22	(3)
Operations & Maintenance Assessments	686,794	631,839	631,839	-
Total Revenues	$ 723,344	$ 650,114	$ 650,897	$ 783
Expenditures:				
Administrative				
Supervisor Fees	$ 11,000	5,500	$ 3,800	$ 1,700
District Manager	38,246	19,123	19,123	(0)
District Counsel	25,000	12,500	4,245	8,255
District Engineer	10,000	5,000	7,676	(2,676)
Disclosure Report	1,000	500	500	0
Trustee Fees	4,400	4,400	3,578	822
Audit Fees	3,700	-	-	-
Postage, Phone, Fax, Copies	1,500	750	501	249
General Liability Insurance	6,000	6,000	5,792	208
Legal Advertising	1,500	750	724	26
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	1,900	950	1,127	(177)
Property Insurance	8,700	8,700	8,968	(268)
Information Technology	2,500	1,250	550	700
Total Administrative	$ 115,621	$ 65,598	$ 56,759	$ 8,839
Operations				
Personnel Services (Management Contract)	$ 174,706	$ 87,353	$ 87,352	$ 1
Road & Sidewalk Repairs & Maintenance	2,500	1,250	-	1,250
Common Area Renewal & Maintenance	5,000	2,500	214	2,286
Street Light/Decorative Light	5,000	2,500	-	2,500
Landscape Maintenance - Contract	91,860	45,930	45,930	-
Landscape Maintenance - Other	5,000	2,500	-	2,500
Mulch	10,740	5,370	-	5,370
Irrigation Maintenance	3,000	1,500	2,854	(1,354)
Lake Maintenance	14,000	7,000	5,796	1,204
Electric Utility Services - Entrance Feature	9,000	4,500	3,566	934
Water Utility Services - Entrance Feature	4,000	2,000	182	1,818
Repairs & Maintenance - Entrance Feature	3,000	1,500	3,266	(1,766)
Miscellaneous Tools & Equipment	1,000	500	-	500
Landscape Inspection Services	3,420	1,710	-	1,710
Traffic Enforcement	2,500	1,250	-	1,250
Tree Removal	-	-	600	(600)
Total Operations	$ 334,726	$ 167,363	$ 149,760	$ 17,602

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending March 31, 2020

	Adopted Budget	Prorated Budget Thru 03/31/20	Actual Thru 03/31/20	Variance
Clubhouse				
Activities	$ 20,000	$ 10,000	$ 12,347	$ (2,347)
Licenses/Fees	1,200	688	688	-
General Supplies	10,000	5,000	5,647	(647)
Maintenance	14,000	7,000	5,998	1,002
Office Supplies	3,500	1,750	768	982
Public Communication	1,500	750	875	(125)
Pest Control	600	300	300	-
Security	1,500	750	510	240
Security Patrol	30,274	15,137	11,340	3,797
AED	300	150	-	150
Telephone & Internet Services	5,500	2,750	2,516	234
Janitorial Supplies	3,000	1,500	2,135	(635)
Electric Utility Services - Clubhouse	14,000	7,000	5,774	1,226
Gas Utility	250	125	73	52
Garbage Collection	2,100	1,050	1,012	38
Water Utility Services - Clubhouse	4,400	2,200	2,169	31
Electric Utility Services - Tennis Courts & Pool	16,000	8,000	6,141	1,859
Pool Cleaning	9,720	4,860	4,210	650
Pool Maintenance - Other	10,000	5,000	5,952	(952)
Tennis Courts - Maintenance	5,000	2,500	4,543	(2,043)
Tennis Courts - Programs	3,500	1,750	-	1,750
Water Utility Services - Tennis Courts & Pool	6,000	3,000	3,499	(499)
Total Clubhouse	$ 162,344	$ 81,260	$ 76,497	$ 4,763
Other Expenditures				
Transfer Out - Current Year	$ 130,000	$ 65,000	$ 65,000	$ -
Total Other Expenditures	$ 130,000	$ 65,000	$ 65,000	$ -
Total Expenditures	$ 742,690		$ 348,016	
Excess Revenues (Expenditures)	$ (19,346)		$ 302,881	
Fund Balance - Beginning	$ 19,346		$ 157,710	
Fund Balance - Ending	$ (0)		$ 460,592	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 1999
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
For The Period Ending March 31, 2020

	Adopted Budget	Prorated Budget Thru 03/31/20	Actual Thru 03/31/20	Variance
Revenues:				
Assessments - On Roll	$ 175,905	$ 161,499	$ 161,499	$ -
Assessments - Direct Billed	8,842	8,842	8,842	-
Interest	-	-	656	656
Total Revenues	$ 184,747	$ 170,341	$ 170,997	$ 656
Expenditures:				
Interest - 11/1	$ 51,083	$ 51,083	$ 51,083	$ -
Principal - 5/1	80,000	-	-	-
Interest - 5/1	51,083	-	-	-
Total Expenditures	$ 182,165	$ 51,083	$ 51,083	$ -
Excess Revenues (Expenditures)	$ 2,582		$ 119,914	
Fund Balance - Beginning	$ 63,325		$ 118,721	
Fund Balance - Ending	$ 65,908		$ 238,636	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
For The Period Ending March 31, 2020

	Adopted Budget	Prorated Budget Thru 03/31/20	Actual Thru 03/31/20	Variance
Revenues:				
Transfer In - Current Year	$ 130,000	$ 65,000	$ 65,000	$ -
Interest	-	-	2,764	$ 2,764
Total Revenues	$ 130,000	$ 65,000	$ 67,764	$ 2,764
Expenditures:				
Property Site Elements	$ 53,818	$ 26,909	$ 9,298	$ 17,611
Contingency	-	-	56,700	(56,700)
Total Expenditures	$ 53,818	$ 26,909	$ 65,998	$ (39,089)
Excess Revenues (Expenditures)	$ 76,182		$ 1,766	
Fund Balance - Beginning	$ 324,810		$ 377,698	
Fund Balance - Ending	$ 400,992		$ 379,464	

Lakeside Plantation

COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF REVENUES & EXPENDITURES

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Tennis Club	$ 6,520	$ 3,300	$ 2,520	$ 460	$ 400	$ 40	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,240
Activities	1,452	565	776	1,273	617	(80)	-	-	-	-	-	-	4,603
Clubhouse Rentals	-	-	800	-	-	-	-	-	-	-	-	-	800
Miscellaneous	179	168	46	0	-	-	-	-	-	-	-	-	393
Interest	2	1	4	6	5	4	-	-	-	-	-	-	22
Operations & Maintenance Assessments	-	61,935	529,143	19,326	7,533	13,902	-	-	-	-	-	-	631,839
Total Revenues	$ 8,153	$ 65,969	$ 533,290	$ 21,066	$ 8,554	$ 13,866	$ -	$ -	$ -	$ -	$ -	$ -	$ 650,897
Expenditures:													
Administrative													
Supervisor Fees	$ 800	$ 1,000	$ -	$ 2,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,800
District Manager	3,187	3,187	3,187	3,187	3,187	3,187	-	-	-	-	-	-	19,123
District Counsel	1,131	1,650	106	1,358	-	-	-	-	-	-	-	-	4,245
District Engineer	966	2,219	551	1,375	813	1,753	-	-	-	-	-	-	7,676
Disclosure Report	83	83	83	83	83	83	-	-	-	-	-	-	500
Trustee Fees	3,578	-	-	-	-	-	-	-	-	-	-	-	3,578
Audit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage, Phone, Fax, Copies	109	60	35	11	247	40	-	-	-	-	-	-	501
General Liability Insurance	5,792	-	-	-	-	-	-	-	-	-	-	-	5,792
Legal Advertising	347	116	86	-	86	89	-	-	-	-	-	-	724
Dues, Licenses & Fees	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	50	716	303	10	57	(9)	-	-	-	-	-	-	1,127
Property Insurance	8,968	-	-	-	-	-	-	-	-	-	-	-	8,968
Information Technology	108	83	83	108	83	83	-	-	-	-	-	-	550
Total Administrative	$ 25,295	$ 9,115	$ 4,434	$ 8,132	$ 4,556	$ 5,226	$ -	$ -	$ -	$ -	$ -	$ -	$ 56,759
Operations													
Personnel Services (Management Contract)	$ 14,559	$ 14,559	$ 14,559	$ 14,559	$ 14,559	$ 14,559	$ -	$ -	$ -	$ -	$ -	$ -	$ 87,352
Road & Sidewalk Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Common Area Renewal & Maintenance	-	-	-	214	-	-	-	-	-	-	-	-	214
Street Light/Decorative Light	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance - Contract	7,655	7,655	7,655	7,655	7,655	7,655	-	-	-	-	-	-	45,930
Landscape Maintenance - Other	-	-	-	-	-	-	-	-	-	-	-	-	-
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Maintenance	1,956	-	314	110	-	474	-	-	-	-	-	-	2,854
Lake Maintenance	966	966	966	966	966	966	-	-	-	-	-	-	5,796
Electric Utility Services - Entrance Feature	622	583	563	608	604	586	-	-	-	-	-	-	3,566
Water Utility Services - Entrance Feature	47	32	28	24	24	28	-	-	-	-	-	-	182
Repairs & Maintenance - Entrance Feature	-	-	-	3,266	-	-	-	-	-	-	-	-	3,266
Miscellaneous Tools, Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Inspection Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Traffic Enforcement	-	-	-	-	-	-	-	-	-	-	-	-	-
Tree Removal	-	-	-	-	600	-	-	-	-	-	-	-	600
Total Operations	$ 25,805	$ 23,795	$ 24,085	$ 27,402	$ 24,407	$ 24,267	$ -	$ -	$ -	$ -	$ -	$ -	$ 149,760

Lakeside Plantation

COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF REVENUES & EXPENDITURES

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Clubhouse													
Activities	$ 2,105	$ 1,583	$ 2,880	$ 3,794	$ 1,477	$ 507	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,347
Licenses/Fees	624	-	64	-	-	-	-	-	-	-	-	-	688
General Supplies	278	354	838	2,030	1,141	1,008	-	-	-	-	-	-	5,647
Maintenance	607	1,623	1,101	1,327	1,181	159	-	-	-	-	-	-	5,998
Office Supplies	96	418	-	61	74	119	-	-	-	-	-	-	768
Public Communication	93	93	69	190	384	45	-	-	-	-	-	-	875
Pest Control	-	150	-	-	150	-	-	-	-	-	-	-	300
Security	41	147	175	-	147	-	-	-	-	-	-	-	510
Security Patrol	1,680	2,100	1,680	1,960	-	3,920	-	-	-	-	-	-	11,340
AED	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone & Internet Services	370	478	393	388	500	388	-	-	-	-	-	-	2,516
Janitorial Supplies	275	336	484	166	224	651	-	-	-	-	-	-	2,135
Electric Utility Services - Clubhouse	1,156	1,048	980	811	902	876	-	-	-	-	-	-	5,774
Gas Utility	12	12	12	12	12	12	-	-	-	-	-	-	73
Garbage Collection	168	182	168	180	-	313	-	-	-	-	-	-	1,012
Water Utility Services - Clubhouse	178	660	856	238	-	238	-	-	-	-	-	-	2,169
Electric Utility Services - Tennis Courts & Pool	543	802	1,000	1,295	1,264	1,237	-	-	-	-	-	-	6,141
Pool Cleaning	810	850	850	-	850	850	-	-	-	-	-	-	4,210
Pool Maintenance - Other	3,288	-	714	1,891	27	33	-	-	-	-	-	-	5,952
Tennis Courts - Maintenance	144	2,448	897	974	46	34	-	-	-	-	-	-	4,543
Tennis Courts - Programs	-	-	-	-	-	-	-	-	-	-	-	-	-
Water Utility Services - Tennis Courts & Pool	544	706	495	751	402	601	-	-	-	-	-	-	3,499
Total Clubhouse	$ 13,012	$ 13,989	$ 13,657	$ 16,069	$ 8,779	$ 10,990	$ -	$ -	$ -	$ -	$ -	$ -	$ 76,497
Other Expenditures													
Transfer Out	$ -	$ -	$ -	$ 65,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 65,000
Total Other Expenditures	$ -	$ -	$ -	$ 65,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 65,000
Total Expenses	$ 64,113	$ 46,899	$ 42,175	$ 116,603	$ 37,743	$ 40,484	$ -	$ -	$ -	$ -	$ -	$ -	$ 348,016
Excess Revenues (Expenditures)	$ (55,960)	$ 19,070	$ 491,114	$ (95,537)	$ (29,188)	$ (26,618)	$ -	$ -	$ -	$ -	$ -	$ -	$ 302,881

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	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	$ 189,896	
RESERVE FUND BALANCE	$ 58,592	
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)
CURRENT BONDS OUTSTANDING		**$ 1,470,000.00**

LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

SPECIAL ASSESSMENT RECEIPTS - FY2020

TAX COLLECTOR

						Gross Assessments	**$ 912,381**	**$ 726,648**	**$ 185,733**
						Net Assessments	**$ 862,200**	**$ 686,683**	**$ 175,517**
Date Received	**Dist**	**Gross Assessments Received**	**Discounts/ Penalties**	**Commissions Paid**	**Interest Income**	**Net Amount Received**	**General Fund 79.64%**	**1999 Debt Svc Fund 20.36%**	**Total 100%**
11/25/19	19-01	$ 78,949.53	$ -	$ 1,184.24	$ -	$ 77,765.29	$ 61,934.67	$ 15,830.62	$ 77,765.29
12/4/19	P/E 11/20/19	$ 190,166.54	$ 2,852.50	$ -	$ -	$ 187,314.04	$ 149,182.66	$ 38,131.38	$ 187,314.04
12/18/19	P/E 11/30/19	$ 402,804.19	$ 5,799.34	$ 16,181.61	$ -	$ 380,823.24	$ 303,299.35	$ 77,523.89	$ 380,823.24
12/31/19	P/E 12/04/19	$ 97,721.90	$ 1,465.83	$ -	$ -	$ 96,256.07	$ 76,661.30	$ 19,594.77	$ 96,256.07
1/30/20	P/E 12/31/19	$ 24,610.72	$ 357.91	$ 749.83	$ 763.35	$ 24,266.33	$ 19,326.45	$ 4,939.88	$ 24,266.33
2/28/20	P/E 01/31/20	$ 9,601.92	$ 144.03	$ -	$ -	$ 9,457.89	$ 7,532.55	$ 1,925.34	$ 9,457.89
3/31/20	P/E 02/29/20	$ 17,721.50	$ 265.82	$ -	$ -	$ 17,455.68	$ 13,902.24	$ 3,553.44	$ 17,455.68
Totals		$ 821,576.30	$ 10,885.43	$ 18,115.68	$ 763.35	$ 793,338.54	$ 631,839.22	$ 161,499.32	$ 793,338.54

Imagine School at North Port Inc.		$ 8,842.03		$ -	$ 8,842.03

DATE RECEIVED	**Check Num**	**DUE DATE**	**AMOUNT BILLED**	**NET AMOUNT RECEIVED**	**AMOUNT DUE**	**GENERAL FUND**	**SERIES 1999 DEBT**
10/24/19	2810	11/1/19	$ 4,421.02	$ 4,421.02	$ -	$ -	$ 4,421.02
10/24/19	2810	2/1/20	$ 2,210.51	$ 2,210.51	$ -	$ -	$ 2,210.51
10/24/19	2810	5/1/20	$ 2,210.51	$ 2,210.51	$ -	$ -	$ 2,210.51
			$ 8,842.04	**$ 8,842.04**	**$ -**	**$ -**	**$ 8,842.04**

SECTION IX

SECTION B

SECTION 1

Lakeside Plantation CDD

ACTION ITEMS

as of 5/20/20

Item #	Meeting Assigned	Action Item	Assigned To	Date Due	Status	Comments
1	1/16/19	Light for corner of Plantation Blvd. and Tara			**In Process**	Light pole was received on 5/13/20. Work being scheduled with contractor.
2	11/20/19	Tennis Court Fence Posts			**In Process**	Proposals to be presented at 6/17/20 board meeting.
3	11/20/19	Tennis Court Lights			**In Process**	Proposal to be presented at 6/17/20 Board Meeting
4	11/20/19	Towns Stop Sign Review	DE		**Complete**	Engineer to provide recommendations for corrections to signage in the Towns.
5	1/15/20	Obtain Pricing for Brazilian Pepper Tree Removal on Ponds 4 and 18	DE		**Complete**	
6	1/15/20	Develop Recommendation for Solution to Pickleball Drainage Issue	DE		**Complete**	Work 90% completed on 5/13/20. Minor sod work and extension of pipe into pond to be completed in near future.

SECTION 2

Ron Turner
Supervisor of Elections
Sarasota County: Our County. Our Vote.

April 21, 2020

Lauren Vanderveer
Recording Secretary
Lakeside Plantation CDD
219 East Livingston St
Orlando FL 32801

Subject: Qualified Registered Electors for Lakeside Plantation CDD

Dear Lauren:

Listed below is the total number of qualified registered electors for Lakeside Plantation Community Development District as of April 15, 2020.

Precinct: 319 Voters: 835

Sincerely,

Ron Turner
Supervisor of Elections
Sarasota County, Florida

RT/alp

RECEIVED
APR 23 2020
BY:_____

SECTION C

Lakeside Plantation CDD
Community Development District
Amenity Center Management Report

Date of Meeting: May 20th, 2020 ***Submitted by: Nathan Trates***

➢ Facility

- *Carpet cleaning(on-going)*
- *Clubhouse pressure washing(on-going)*
- *Exit fountain capacitor replaced and fountain repaired*
- *Pool palm trees trimmed by Blooming*
- *Clubhouse/Library deep cleaned/sanitized*
- *New bench added to bocce court*
- *Tree branches removed from protected area on Magnolia Cir.*
- *Fountains deep cleaned*
- *Pool chair/furniture deep cleaned*
- *Hot tub timer replaced*
- *Acrylic safety guards installed on office desk*
- *Pin pad on GYM door replaced*
- *Clubhouse kitchen/tile deep cleaned*
- *Safety Covid-19 signage added around property*
- *Constant sanitizing of clubhouse amenities per the CDC guidelines*
- *Monitoring for social distancing of residents*
- *No fishing sign added on Scarlett lake*
- *Bradley Ray concrete contacted to set-up a date for sidewalk grinding estimate*

Amenity Management:

1. *Quote from Sparkling Kleen Pools for 2 accessible pool lift replacements.*
2. *Quotes from Dart Pools to repair current 2 accessible lifts and to replace.*
3. *Quote from Nautilus Pools for 2 accessible pool lift replacements.*
4. *Quote from Sergeant's Electric to replace all 4 tennis court lighting, and also 2 courts.*
5. *Quote from P&N Labor Force for removing wallpaper and painting 2 bathrooms.*
6. *Quote from Dan Haller Handyman & Painting LLC for sealing edges and painting over wallpaper in 2 restrooms.*
7. *Quote from Top Granite & Marble for granite counter tops and sinks in Men's/Women's restrooms.*
8. *Pricing for new bathroom lighting fixtures, faucet etc.*
9. *Quotes from Sport Surfaces for 2 courts lighting/4 courts lighting replacement*
10. *Quotes from Stewart Tennis for tennis lighting and tennis fencing. (Will be added).*
11. *Quote from Fence Dynamics for repair of tennis fencing and/or replacement. (Will be added).*
12. *Quote from Florida Fence for repair of tennis fencing and/or replacement. (Will be added).*
13. *Revisited quote from Fence Outlet to replace all tennis court fencing.*

Sparkling Kleen Pools & Spas
CPC 1457982
P.O. Box 1624 5654 Lawton Drive
Osprey, FL 34229 Sarasota, FL 34233
Tel: 941-927-7133
Fax: 941-927-7134
sparklingkleen@verizon.net

Date: February 26, 2020

Lakeside Plantation
2200 Plantation Blvd.
North Port, FL 34289
ntrates@vestapropertyservices.com

Proposal for work to be performed:

Install 2 Ranger 2 ADA Compliant Lifts

TOTAL: $10,790

Payment schedule:
50% due at signing
Payment due upon completion of job

Acceptance of Proposal:
The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payment will be made as outlined above.

By: _____ Date: _____

In the event of any default or breach of the terms of the proposal, or should either party incur legal fees in order to enforce the terms of the proposal, the prevailing party shall be entitled to recover all attorney's fees and costs from the other party, whether the same be incurred for negotiation, arbitration, litigation, appellate proceedings or otherwise. This proposal may be withdrawn or modified if not accepted within 30 days.

The Ranger 2 is ADA compliant and features a field reversible design, 350 pound weight capacity, UL Certification, and comes standard with a 14 inch deck to water draft.

The Ranger 2 upholds the same standards for durability and reliability as all Aqua Creek pool lifts. It is designed to be independently operated by the user, allowing full control of the lift with an easy to use 2 button handset. The Ranger 2 is ideal for hotel and motel pools and also a great choice for backyard pool enthusiasts.

Aqua Creek offers the best warranties in the industry, with a 5 year structural and 5 year prorated electronics warranty.

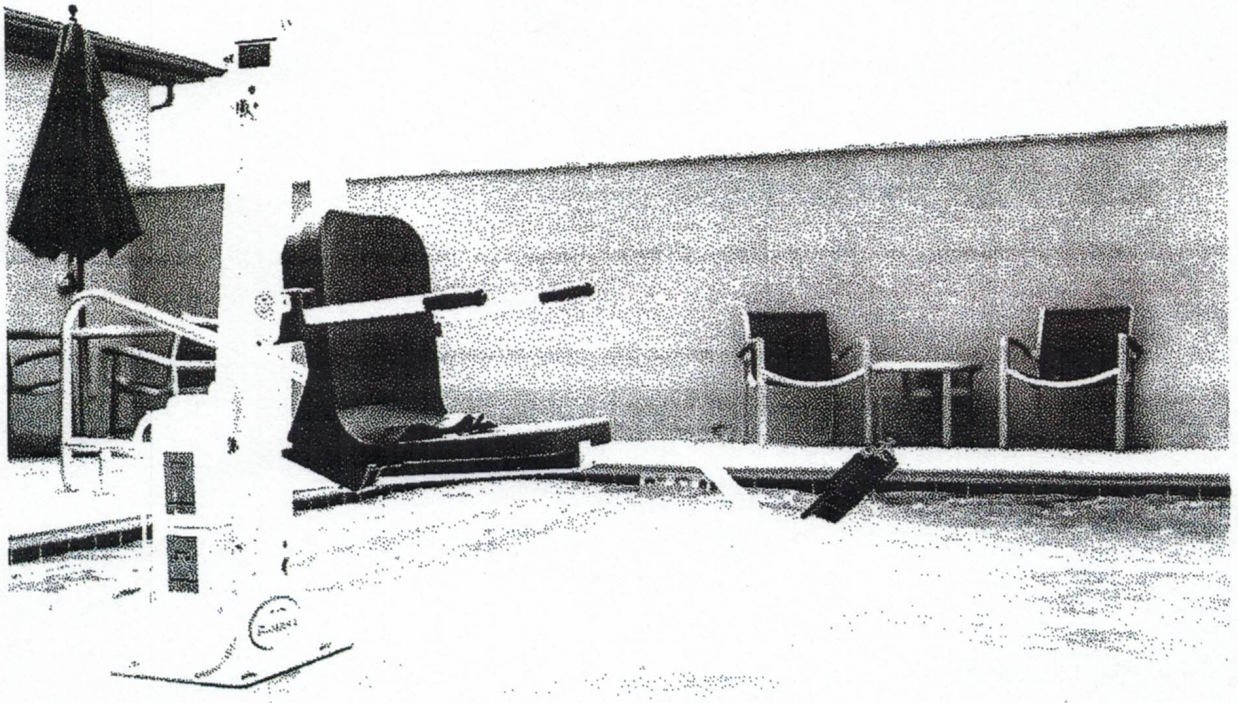
Ships fully assembled and ready to install.

Features:

- UL Certified
- 350 lb (160 kg) weight capacity
- Setback range 14.5" to 19" (37 – 48 cm)
- 14" Water draft
- Field reversible
- Adjustable base plate
- All stainless steel construction
- Durable powder coat finish
- Flip-up armrests
- Adjustable footrest & lap belt
- Water resistant handset
- Rechargeable battery with wall mount charger
- Five year pro-rated electronics warranty
- Five year structural warranty

- **GRAND TOTAL: $5,395** each

Sparkling Kleen



DART Pool Solutions, Inc
1181 S. Sumter Blvd - PMB 324
North Port, FL 34287
800-790-3278
CPC1457408

Estimate/Quote

Date	Quote #
3/6/2020	T775

Name / Address
Lakeside Plantation 2200 Plantation Blvd North Port FL 34287

Rep
RK

Description	Qty	Cost	Total
to repair the existing wheelchair lifts, we would need to replace the controllers			
New controllers	2	1,542.00	3,084.00
Labor	1	120.00	120.00
Freight (40-60)	1	60.00	60.00
FL Sales Tax		7.00%	0.00
Thank you for your business		**Total**	$3,264.00

NOTE: Prices are subject to change after sixty days from date of estimate/quote.

Once approved, if order is cancelled there will be a 20% restocking fee, for the return of the equipment.

There will be a 3% charge if paying with a credit card

All parts and equipment remain property of DART Pool Solutions until paid in full.

DART Pool Solutions, Inc
1181 S. Sumter Blvd - PMB 324
North Port, FL 34287
800-790-3278
CPC1457408

Estimate/Quote

Date	Quote #
3/10/2020	T781

Name / Address
Lakeside Plantation 2200 Plantation Blvd North Port FL 34287

Rep
RK

Description	Qty	Cost	Total
to remove the old chair lifts and install new chair lifts			
Pentair AquaTRAM 90 chair lift, installed	2	12,585.00	25,170.00
FL Sales Tax		7.00%	0.00
Thank you for your business		**Total**	$25,170.00

NOTE: Prices are subject to change after sixty days from date of estimate/quote.

Once approved, if order is cancelled there will be a 20% restocking fee, for the return of the equipment.

There will be a 3% charge if paying with a credit card

All parts and equipment remain property of DART Pool Solutions until paid in full.

NAUTILUS POOLS
18380 Paulson Drive
Port Charlotte, FL 33954
(941) 624-5744

Lakeside Plantation	**March 10, 2020**
2200 Plantation Blvd	

The construction of a shotcrete swimming pool meeting all applicable code requirements:

GENERAL DESCRIPTION

Chair Lifts:

- Install 60' and 75' of PVC for Water Hook-up to Lifts
- Install Two Lift Sleeves Set in Concrete
- Remove Existing Pavers for Access
- Cut Into Concrete to Allow for a ¾" Line to Each Lift
- Reinstall Paver Deck
- Install Two Stainless Steel Aquatic Access Hydraulic Lifts

Aquatic access offers a Six year warranty on all Structural components, and Stainless steel parts, and a 2 year warranty of valves, Seals and seat shells.

Total:.....$13,351.00

SERGEANT'S ELECTRIC

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

HOME OWNER INFORMATION

Date 1 /14 /20 Technician Alex

Name Lakeside Plantation CDD Phone Email

Address 2200 Plantation Blvd City North Port State FL Zip 34289

ADDITIONAL WORK

$
$
$
$
$

TOTAL

NOTES

4 Courts

Replace 32 existing 1,000 watt fixtures with LED Equivalent
Replace (12) 2arm bracket mounts
Replace (2) 4 arm bracket mounts
Boom Lift
3 Year Warranty (All parts all Labor)
Does not include replacing poles.-
Total = $24,437.00

SERGEANT'S ELECTRIC

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

HOME OWNER INFORMATION

Date 1 / 30 / 20 Technician Alex

Name Lakeside Plantation CDD Phone 941-423-5500 Email

Address 2200 Plantation Blvd City North Port State FL Zip

ADDITIONAL WORK

$
$
$
$
$

TOTAL

NOTES

- Install new Conduit and wiring 160- from electrical panel to Pole light location
- Install Customer supplied post
- Install Customer supplied post light head
- Set Concrete Base
- All applicable permits
- 3 years warranty (all parts all labor)

~~Total = $6,783~~

2 Courts

- Replace 16 Existing 1,000 watt fixtures with LED Equivalent
- Replace (6) 2 arm bracket mounts
- Replace (1) 4 arm bracket mounts
- Boom lift
- 3 year warranty (all parts all labor)

Does not include replacing poles.-

Total = $14,637

ESTIMATE

Lakeside Plantation CCD
(941) 423-5500

P&N Labor Force
3171 Horace Ave
North Port, Fl 34286

Phone: (941) 416-7999
Email: pieterandnichole@yahoo.com

Estimate #	000064
Date	03/02/2020
Business / Tax #	990010120585

Description	Total
Painting	$1,500.00

This estimate is for the work needed to be done inside the two pool restrooms.

Estimate includes the following:

Removal of the wallpaper in both the mens and womens rooms (2 days labor each)

The priming of and painting of the restroom walls. With interior Emerald paint by Sherwin Williams.

Subtotal	$1,500.00
Total	**$1,500.00**
Deposit Due	**$750.00**

Notes:

Please be aware that after I remove the wallpaper, I do not know what the walls look like underneath all of that so if the walls need to be re-textured I can refer you to a company to do that but I do not have the equipment to do so. If they look fine then I will just go ahead and paint.

If the estimate is agreeable then please call me to schedule and please note that I will need the deposit and the wall colors at least three days prior to start date.

I spoke to your maintenance man and he will be helping me remove, or removing and storing in advance, the items attached to or hanging on the walls.
(pictures, changing tables, ect)

ESTIMATE

Dan Haller Handyman and Painting LLC
9414510920
danhaller28@gmail.com

BILL TO
Vesta/Lakeside Plantation
North Port

ESTIMATE # 105
ESTIMATE DATE 03/10/2020

DESCRIPTION	AMOUNT
Labor - painting wallpaper in men's and ladies rooms in clubhouse. Assume 2 coats of paint and minor prep of wallpaper seams.	400.00
Supplies - 2 gallons of paint, 2 roller covers, misc	90.00
TOTAL	**$490.00**

Top Granite And Marble
4280 James St Unit 2
Port Charlotte, FL 33980 US
+1 9414217525
topgraniteandmarble@outlook.com

Estimate

ADDRESS
Nathan Trates 2200 PLANTATIOM BLVD. NORTH PORT,FL 34289

ESTIMATE #	DATE	
1360	03/02/2020	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Countertops	LEVEL 1 GRANITE woman's restroom	20.20	40.00	808.00
	Bathroom Sink	18/13	2	150.00	300.00
	Countertops	LEVEL 1 GRANITE men's restroom	14.28	40.00	571.20
	Bathroom Sink	18/13	2	150.00	300.00

TOTAL **$1,979.20**

Accepted By

Accepted Date

Internet #203857584 | Model # 2828 BN | UPC Code # 736916615358 | Store SKU #705207

Save to List

Hampton Bay

Andenne 4-Light Brushed Nickel Bath Vanity Light with Bell Shaped Marbleized Glass Shades

★★★★½ (189) Write a Review

$64.97

☐ **LET'S PROTECT THIS.**
Add a 2-year Home Depot Protection Plan for **$12.00**
Learn More

Quantity - 1 +

Pick Up In Store Today

Aisle 02, Bay 015 Text to Me

7 **in stock** at Port Charlotte

Add to Cart

Check Nearby Stores

Internet #203229114 | Model # P2714-09 | UPC Code # 785247166657 | Store SO SKU #1000913037

Save to List

Progress Lighting View the Collection

Gather 48 in. 6-Light Brushed Nickel Bathroom Vanity Light with Glass Shades

★★★★½ (403) Write a Review

$119.98

Fixture Color/Finish: **Brushed Nickel**

Number of Lights: **6 Lights**

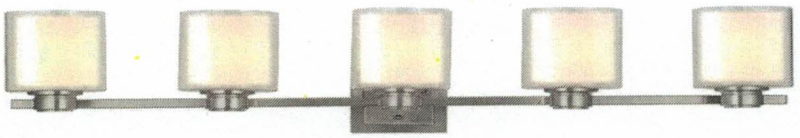
2 Lights | 3 Lights | 4 Lights | 5 Lights | **6 Lights**

☐ **LET'S PROTECT THIS.**
Add a 2-year Home Depot Protection Plan for **$18.00**
Learn More

Quantity - 1 +

Not in Your Store - We'll Ship It There

Internet #205706599 | Model # 556175 | UPC Code # 044321556174 | Store SO SKU #1001195814



Save to List

Design House

Oslo 44 in. W 5-Light Brushed Nickel Vanity Light

★★★★☆ (78) Write a Review

$102.55 ~~$128.19~~
Save $25.64 (20%)

☐ **LET'S PROTECT THIS.**
Add a 2-year Home Depot Protection Plan for **$18.00**
Learn More

Quantity - 1 +

Not in Your Store - We'll Ship It There

Available for pickup
March 10 - March 13

We'll send it to Port Charlotte for free pickup

Add to Cart

Check Nearby Stores

Internet #204683844 | Model # V1346-33 | UPC Code # 748066013465

Save to List

Volume Lighting

6-Light Brushed Nickel Bath Light

★★★★½ (41) Write a Review

$111 94 /piece

Fixture Color/Finish: **Brushed Nickel**

☐ **LET'S PROTECT THIS.**
Add a 2-year Home Depot Protection Plan for **$18.00**
Learn More

Quantity - 1 +

Not in Your Store - We'll Ship It There

Available for pickup
March 16 - March 18

We'll send it to Port Charlotte for free pickup

Add to Cart

Check Nearby Stores

or

We'll Deliver It to You

Free Delivery

Get it by **Fri, Mar 13**

Add to Cart

Delivery Options

We're unable to ship this item to homes and stores in:
GU, PR, VI

Get $10 for your first sign-in to the Amazon app

‹ Back to results

Roll over image to zoom in

Coupon
Save an extra 5% when you apply this coupon.
Details

$89.99
& **FREE Shipping.** Details
& FREE Returns

Arrives: **March 11 - 12**
Fastest delivery: **Tomorrow**
Order within 1 hr 35 mins

Deliver to Nathan - North Port 34289

In Stock.

Qty: 1

Add to Cart
Buy Now

Sold by MUJIA Shower and Faucet and Fulfilled by Amazon.

Try Amazon Prime and start saving today with **Fast, FREE Delivery**

Add to List
Add to Wedding Registry

Share

Comes with all necessary accessories for installation. Includes faucet mounting hardware, US standard thread fitting and cold/hot hoses. All the the parts for installing are included. No need to buy extra parts.

- Suitalbe deck thickness: 0.78in/20mm. Hole size: 0.78in/20mm-1.18in/30mm. Deck plate is detachable. Better keep it for good looking. Material: Made of premium stainless steel, brushed nickel finish, smooth feeling, stunning looking, rust-proof and durable, drip-free, smooth-feel, resists scratches, corrosion and tarnishing.
- Sensor tap: Sensor powered by 4pcs AA Batteries (NOT included). Safe to be used in bathroom. Any question please contact us service team, we will help you until satisfaction.

› See more product details

Compare with similar items

Report incorrect product information.

Have one to sell? Sell on Amazon

Bathroom Sink Drain | Vessel Sink Pop Up Drain With Detachable Basket Stop...
934
$22.89 ✓prime

Ad feedback

REGALMIX
Anti Clogging and anti explosion drain strainer
› Shop now

Bathroom Pop up Drain With Detachable Basket Stopper | Anti Explosion And Anti Cloggi...
934
$22.89

Ad feedback

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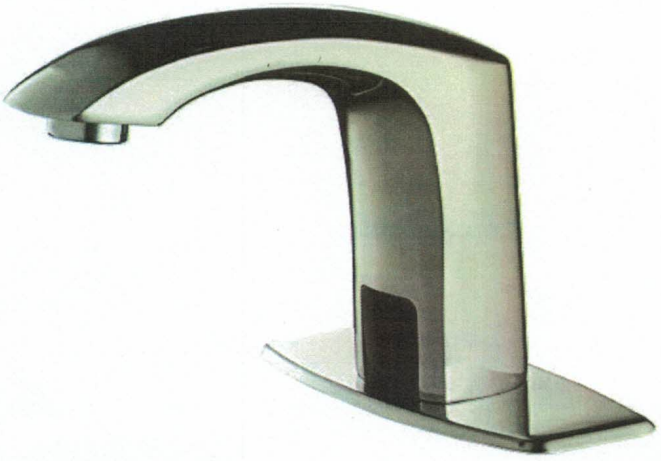


Click image to open expanded view

HHOOMMEE Automatic Touchless Sensor Faucet Motion Activated Bathroom Hands Free Tap (Chrome)

by HHOOMMEE

51 ratings | 22 answered questions

Price: $69.99 & **FREE Shipping**. Details
& FREE Returns

Earn up to **$200 in savings** with the Amazon Business American Express Card. Terms apply.

Color: **Chrome**

- Bathroom faucet made of solid brass chrome plated,,lead free, durable and healthy
- Automatic faucet with infrared sensor, sensing distance 10-18cm. Put your hand infront of the sensing area, water will come out automatically. Remove your hand, water will stop. This is a sanitary and water saving faucet.
- Installation:single hole, deck mounte; Suitable deck thickness 20mm;Suitable hole diameter 20-30mm; with deck plate,mounting accessory and instruction manual included.
- Power:sensor powered by 4AA alikaline batteries(not included) which can last for 2 years for family use. The batteries should be installed in the control box. You have to prepare 4AA batteries in advance.
- Water type: for cold only bathroom, you just connect the faucet to the house supply pipe. For cold and hot water bathroom,you have to connect the water mixing valve(included) to adjust water temperature.

› See more product details

Compare with similar items

Report incorrect product information.

$69.99
& **FREE Shipping**. Details
& FREE Returns

Arrives: **March 11 - 12**
Fastest delivery: **Tomorrow**
Order within 1 hr 36 mins

Deliver to Nathan - North Port 34289

In Stock.

Qty: 1

Add to Cart

Buy Now

Sold by HHOOMMEE US and Fulfilled by Amazon.

Item arrives in packaging that reveals what's inside. To hide it, choose **Ship in Amazon packaging** at checkout.

Try Amazon Prime and start saving today with **Fast, FREE Delivery**

Add to List

Add to Wedding Registry

Share

Have one to sell? Sell on Amazon

REGALMIX
Anti Clogging and anti explosion drain strainer
› Shop now

Bathroom Sink Drain | Vessel Sink Pop Up Drain With Detachable Basket Stopper | A 936
$22.89

Ad feedback

drain strainer

Bathroom Pop up Drain With Detachable Basket Stopper | Anti Explosion And A... 936
$22.89 ✓prime

Ad feedback

Frequently bought together

+

Total price: $81.98

Add both to Cart

Add both to List

- **This item:** HHOOMMEE Automatic Touchless Sensor Faucet Motion Activated Bathroom Hands Free Tap (Chrome) $69.99
- Pop Up Drain Stoper with Overflow Brass Bathroom Vanity Sink Drain Lavatory Basin Sink Drain Chrome... $11.99

Internet #100409251 | Model # 1340.105.002 | UPC Code # 012611382703 | Store SO SKU #1000987823

Share Save to List Print

American Standard

Pillar Tap Single Hole Single-Handle Bathroom Faucet with Push Handle in Polished Chrome

★★★★☆ (10) Write a Review Questions & Answers (13)

- Electronic design does not need to be plugged into an outlet
- Sensor and controls are fully covered and water resistant
- Water efficient design reduces water usage

$76.00

Quantity - 1 +

Not in Your Store - We'll Ship It There

Add to Cart

We'll send it to Port Charlotte for free pickup

Available for pickup
March 11 - March 16

Check Nearby Stores

We'll Deliver It to You

Add to Cart

Free Delivery

Get it by
Tue, Mar 10

Delivery Options

We're unable to ship this item to homes and stores in:
GU, PR, VI

Or buy now with

Your local store: Port Charlotte
Store Details & Services

Easy returns in store and online
Learn about our return policy

Product Overview

7011 Wilson Rd.
WPB Fl. 33413
561-964-2001 Fax: 561-964-5009
www.sportsurfaces.com

March 11, 2020

Attn: Nathan Trates
Lakeside Plantation
2200 Plantation Blvd
North Port, FL 34289

2 Courts

Dear Nathan,

Thank you for your interest in Sport Surfaces, LLC. for your tennis court lighting needs. Here is a proposal for supplying and installing Tech-Light poles and footers:

Tech-Light Installation

Contractor will install (4) double Tech-Light lights and (2) quad Tech -Light lights with 6 LED's. Includes 20' pole, ballast, wiring of poles and installation of light poles on a 3' x 3' concrete footer. Note: price does not include permit costs, or upgrades to fuse box if required.
Customer must provide electrical within 15' of the court.
Contractor will remove current lights and posts and dispose of in a designated area on Customer's property.

Total Cost To Be:

******THIRTY FIVE THOUSAND DOLLARS ($35,000.00)******

-Shipping and installation included in above price customer must supply electric to within 50' of edge of court.

Proposal accepted by: _____ Title: _____ Date: _____

TERMS
The Customer agrees to pay a 33% deposit upon acceptance
The Customer agrees to pay a 33% upon commencement
The Customer agrees to pay balance upon completion of the above-proposed work.

THERE WILL BE A 20% RESTOCKING FEE FOR ALL RETURNED, SALEABLE MERCHANDISE OR REFUSED SHIPMENT. Any Article sold on a close-out basis or which becomes a discontinued item or is marked Limited Supply on the price list is NOT eligible for return for credit. All returns must be authorized by Sports Surfaces LLC. in writing prior to return of shipment. The Customer is Required To Prepay Freight And All Other Charges Covering Return. There are no refunds for already paid shipping costs. Returned merchandise should be clearly marked with the sender's complete address, be securely packed and sent Prepaid to the given address with the approval. A note of explanation of the problem should accompany each item. Upon receipt of such returned merchandise, we reserve the right to inspect for misuse and to determine whether repair, replacement or adjustment is due. If a product is defected we will not take it back, since it will be a warranty issue and is covered by the manufacturer.

Sincerely,

Adam Jenne

Adam Jenne
Sport Surfaces, LLC.

7011 Wilson Rd.
WPB Fl. 33413
561-964-2001 Fax: 561-964-5009
www.sportsurfaces.com

March 11, 2020

Attn: Nathan Trates
Lakeside Plantation
2200 Plantation Blvd
North Port, FL 34289

4 courts

Dear Nathan,

Thank you for your interest in Sport Surfaces, LLC. for your tennis court lighting needs. Here is a proposal for supplying and installing Tech-Light poles and footers:

Tech-Light Installation

Contractor will install (8) double Tech-Light lights and (4) quad Tech-Light lights with 6 LED's. Includes 20' pole, ballast, wiring of poles and installation of light poles on a 3' x 3' concrete footer. Note: price does not include permit costs, or upgrades to fuse box if required.
Customer must provide electrical within 15' of the court.
Contractor will remove current lights and posts and dispose of in a designated area on Customer's property.

Total Cost To Be:

******SIXTY-EIGHT THOUSAND DOLLARS ($68,000.00)******

-Shipping and installation included in above price customer must supply electric to within 50' of edge of court.

Proposal accepted by: _____ Title: _____ Date: _____

TERMS
The Customer agrees to pay a 33% deposit upon acceptance
The Customer agrees to pay a 33% upon commencement
The Customer agrees to pay balance upon completion of the above-proposed work.

THERE WILL BE A 20% RESTOCKING FEE FOR ALL RETURNED, SALEABLE MERCHANDISE OR REFUSED SHIPMENT. Any Article sold on a close-out basis or which becomes a discontinued item or is marked Limited Supply on the price list is NOT eligible for return for credit. All returns must be authorized by Sports Surfaces LLC. in writing prior to return of shipment. The Customer is Required To Prepay Freight And All Other Charges Covering Return. There are no refunds for already paid shipping costs. Returned merchandise should be clearly marked with the sender's complete address, be securely packed and sent Prepaid to the given address with the approval. A note of explanation of the problem should accompany each item. Upon receipt of such returned merchandise, we reserve the right to inspect for misuse and to determine whether repair, replacement or adjustment is due. If a product is defected we will not take it back, since it will be a warranty issue and is covered by the manufacturer.

Sincerely,

Adam Jenne

Adam Jenne
Sport Surfaces, LLC.

173114

FENCE OUTLET

Proposal / Contract

www.fenceoutletonline.com

- ☐ 9671 S. Orange Blossom Trail • Orlando, FL 32837 Tel (407) 851-6660
- ☐ 1724 West Broadway St., Suite 100 • Oviedo, FL 32765 Tel (407) 359-9092
- ☐ 201 S. Falkenberg Road • Tampa, FL 33619 Tel (813) 651-3623
- ☐ 11507 US Hwy 19 • Port Richey, FL 34668 Tel (727) 857-7590
- ☑ 12984 Tamiami Trail S. • North Port, FL 34287 Tel (941) 346-6800
- ☐ 45 S. Wickham Road • Melbourne, FL 32904 Tel (321) 802-6480
- ☐ 1725 South Nova Rd., Unit N • South Daytona, FL 32119 Tel (386) 267-6760

CUSTOMER NAME Lakeside Plantation (Tennis Courts)

ADDRESS 2200 Plantation Blvd. North Port, FL. 34289

PHONE: HOME # _____ MOBILE Nathan 941-423-5800

OWN PROPERTY? YES ☑ NO ☐ OWNERS NAME _____

E-MAIL Ntrates@vestapropertyservices.com DATE 1/15/2020

PVC
- PVC Feet
- PVC COLOR
- Height 4' ☐ 5' ☐ 6' ☐
- T&G Privacy ☐
- Privacy With Lattice ☐
- Other Style
- Gate Size
- Gate Size
- Gate Size
- Flat Cap ☐ Bal Capl ☐
- Gothic ☐ New Eng. ☐
- Coachman ☐ Tear Drop ☐

WOOD
- Wood Feet
- Cypress ☐ PT Pine ☐ Pres. Plus ☐
- BOB ☐ STKD ☐ VSB ☑
- Domed ☐ Scalloped ☐
- Other Style
- Height 6' ☐ 8' ☑
- Picket 1/2" x 4" ☐ 1" x 4" ☐
- Runner 2" x 4" ☐
- Gate Size
- Gate Size
- Gate Size
- Gothic Top ☐ Traditional Top ☐
- Other ☐

ALUMINUM
- Aluminum Feet
- Height 4' ☐ 5' ☐ 6' ☑
- Residential ☐ Commercial ☐
- Municipal ☐ Industrial ☐
- Black ☐ White ☐ Other
- Post Size
- Gate Size
- Gate Size
- Gate Size

3 Rail Flat Top ☐
3 Rail Box Spear ☐
3 Rail Spear Top ☐
2 Rail Pool Code ☐

CHAIN LINK
- Chain Link Feet 857'
- Height 4' ☐ 5' ☐ 6' ☐
- Other Height 10' ± 3'
- Residential ☐ Commercial ☑
- LT Comm ☐ Industrial ☐
- Galvanized ☐ Black Vinyl ☑
- Green Vinyl ☐
- Gate 3 Size 10'x5'
- Gate 1 Size 7'x6'
- Gate 1 Size 7'x5'

Installed with Top, Bottom & Middle Rail

Good Side In ☑ ~~Out~~ ☐

Remove existing Fence 883' Ft. No ☐

Fence Line to be Cleared by Fence Outlet ☐

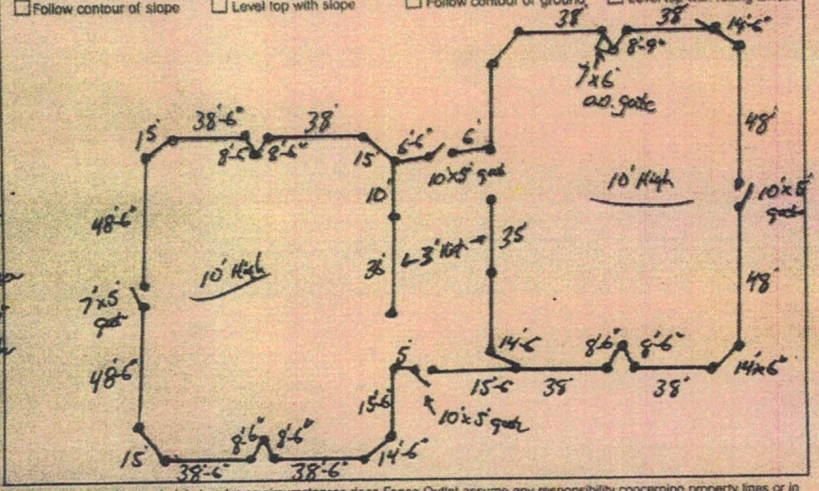
Fence Line to be Cleared by Owner ☑

Corner Lot Yes ☐ No ☑

Permit Needed Yes ☑ No ☐

Jurisdiction City of North Port.

☐ Follow contour of slope ☐ Level top with slope ☐ Follow contour of ground ☐ Level top with rolling terrain



Special Instructions: 1 year labor Warranty.
883' - Removal & Disposal of Existing fence
Install 857' - 10' ± 3' Black 9ga 1-3/4" ±2" mesh Chain link fence. W/Top, Middle & Bottom Rail s - 1-3/8 Sch 40 frame & 2-3/8 x 13' Sch 40 posts Set in Concrete
3-10'x5', 1-7'x6' & 1-7'x5' gates.

Fence Outlet will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstances does Fence Outlet assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located, it is recommended that the customer have the property surveyed.
Fence Outlet will assume the responsibility for locating underground cables and utilities, however, **Fence Outlet is not responsible for any sprinklers or other unmarked buried lines or objects.**
Payment is due at the time of completion of work, and a finance charge of 1 1/2% per month shall be applied to all accounts not paid in full within 10 days of completion. All material will remain the property of Fence Outlet until payment is received in full. Right of access and removal is granted to Fence Outlet in the event of nonpayment per the terms of this contract. The customer agrees to pay all interest and any costs incurred in the collection of the debt including reasonable attorney fees.
If the buyer refuses to allow the seller to begin work or complete work already begun, or to accept materials contracted for, Buyer agrees to pay Seller liquidated damages of a sum equal to 33 1/3% of entire contract price, plus cost of materials and labor already furnished or in progress. Warranty may be voided if sign is removed.
Customer assumes full responsibility for obtaining homeowners association approval for the type and location of fence.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-CONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

NOTICE TO PURCHASERS OF WOOD FENCES:
Wood fence materials are rough mill cut pieces. Wood fence has a tendency to shrink and warp in hot, humid weather and small gaps will appear between boards. Cracks in the wood are a common and accepted occurrence. Fence Outlet will only guarantee the workmanship on wood fences for one year.

I HAVE READ AND UNDERSTAND THE ABOVE CLAUSE: _____

CONTRACT AMOUNT: $ 39,276.00

APPROVED AND ACCEPTED FOR CUSTOMER

DOWN PAYMENT: (50%) $ _____

_____ CUSTOMER _____ DATE

BALANCE DUE UPON COMPLETION $ _____

_____ CUSTOMER _____ DATE

ACCEPTED FOR FENCE OUTLET

_____ DATE STARTED _____ DATE COMPLETED

Butch Peel 941-500-2061 SALESPERSON

1/15/2020 DATE

QUOTE VALID FOR 10 DAYS

Estimate EST0018

Ed Handy Home Improvement

1442 Ultramarine Lane
Punta Gorda, Florida
33950
941-380-4707

edhandyhome@gmail.com

BILL TO

Lakeside Plantation

2200 Plantation Blvd
North Port, Florida
34289
941-423-5500

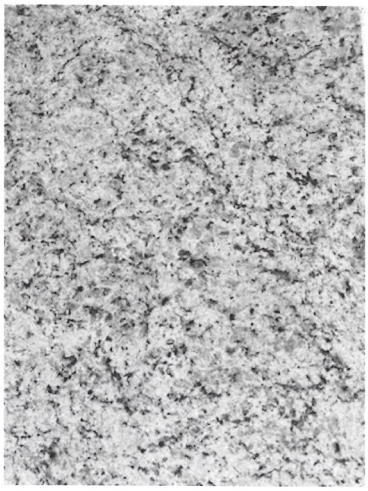
pinachich@gmail.com

DATE: 03/13/2020

DESCRIPTION	RATE	QTY	AMOUNT
Granite Tops Level 1	$0.00	2	$0.00
Sink 4 new oval sinks	$0.00	4	$0.00
Labor	$0.00	1	$0.00
Total	$1,795.00	1	$1,795.00

Lakeside plantation clubhouse restrooms. 2 Granite tops with new sinks. Material and installation is included in price. If estimate is approved, Choices of granite sample will be shown to customer. After customers choice a scheduled date will be set and a deposit of $1000.00 will be required.

TOTAL **$1,795.00**



Blue Tones

Estimate EST0013

Ed Handy Home Improvement

1442 Ultramarine Lane
Punta Gorda, Florida
33950
941-380-4707

edhandyhome@gmail.com

BILL TO

Lakeside Plantation

2200 Plantation Blvd
North Port, Florida
34289
941-423-5500

pinachich@gmail.com

DATE: 03/09/2020

DESCRIPTION	RATE	QTY	AMOUNT
Wall Paper Removal Men and Women restroom	$0.00	1	$0.00
Painting Men and women restroom	$0.00	1	$0.00
Total	$1,495.00	1	$1,495.00

TOTAL **$1,495.00**

Lakeside Plantation.Removal of Wall paper and painting men and women restrooms, with customer choice of color by Sherman Williams. This estimate is including all material and labor necessary for this estimate. 3-4 days to complete this work. If estimate is approved, please call to schedule work and a deposit of $500.00 will required

* Please be aware, what condition of walls is underneath wallpaper can't be discovered till the wallpaper is removed. If walls are smooth and fine we will primer and paint to your choice of color.If there is no texture and you wish to have texture I can provide you with multiple vendors.