Lakeside Plantation
Community Development District

Agenda

August 21, 2019

AGENDA

Lakeside Plantation
Community Development District

135 W. Central Blvd., Suite 320, Orlando, FL 32801
Phone: 407-841-5524 – Fax: 407-839-1526

August 15, 2019

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, August 21, 2019 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd, North Port, FL**. Following is the advance agenda for the meeting:

Audit Committee Meeting

I. Roll Call
II. Public Comment Period
III. Approval of Minutes of May 15, 2019 Meeting
IV. Tally of Audit Committee Members Rankings and Selection of an Auditor
V. Adjournment

Board of Supervisors 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. District Engineer's Report
    A. Discussion of Yard Drain Design and License Agreement
IV. Unfinished Business Items
    A. Discussion of Tennis Court Drainage Repair
    B. Consideration of Proposals for Access Control Points at Pool
    C. Consideration of Proposal for Website ADA Compliance
V. New Business Items
    A. Consideration of Resolution 2019-03 Amending Resolution 2019-02 Approving a Proposed Budget
    B. Public Hearing
        i. Consideration of Resolution 2019-04 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations
        ii. Consideration of Resolution 2019-05 Imposing Special Assessments and Certifying an Assessment Roll
    C. Consideration of Agreement with PSA Horticultural for Landscape Inspection Services
    D. Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services for Fiscal Year 2019
    E. Approval of Fiscal Year 2020 Meeting Schedule
VI. Business Administration
    A. Approval of Minutes of June 19, 2019 Meeting
    B. Approval of Check Registers
    C. Balance Sheet and Income Statement
VII. General Audience Comments

VIII. Staff Reports
   A. District Counsel
   B. District Manager – Action Items
   C. Amenities Manager – Monthly Report
IX. Other Business
X. Supervisors' Requests
XI. Adjournment

The second order of business of the Audit Committee Meeting is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items. The third order of business is the approval of the minutes from the May 15, 2019 meeting. The minutes are enclosed for your review. The fourth order of business is the tally of the audit committee members rankings and selection of an auditor. Rankings from all audit committee members will be tallied at the meeting to develop an overall audit committee ranking. The RFP responses have been provided separately and the tally sheet has been enclosed in your agenda package.

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 the District Engineer's Report. Section A is discussion of yard drain design and license agreement. There is no back-up material.

The fourth order of business is Unfinished Business. Any unfinished business items will be discussed under this item. Section A is the discussion of tennis court drainage repair proposal. There is no supporting documentation. Section B is the consideration of proposal for access control points at the pool. Copies of the proposals are enclosed for your review. Section C is the consideration of proposal for website ADA compliance. A copy of the proposal is enclosed for your review.

The fifth order of business is new business items. Any new business items will be discussed under this item. Section A is consideration of Resolution 2019-03 amending Resolution 2019-02 approving a proposed budget. A copy of the resolution is enclosed for your review. Section B opens the public hearing. Section 1 is consideration of Resolution 2019-04 adopting the Fiscal Year 2020 budget and relating to the annual appropriations. A copy of the resolution is enclosed for your review. Section 2 is consideration of Resolution 2019-05 imposing special assessments and certifying an assessment roll. A copy of the resolution is enclosed for your review and the assessment roll will be available at the meeting for reference. Section C is consideration of agreement with PSA Horticultural for landscape inspection services. A copy of the agreement is enclosed for your review. Section D is the acceptance of the Audit Committee recommendation and selection of #1 ranked firm to provide auditing services for Fiscal Year 2019. There is no back-up material. Section E is the approval of Fiscal Year 2020 meeting schedule. A sample notice is enclosed for your review.

The sixth order of business is Business Administration. Section A is the approval of the minutes of the May 15, 2019 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 seventh order of business is General Audience Comments.

The eighth order of business is Staff Reports. Enclosed under Section B is the Manager's Actions Items List for your review. 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

AUDIT COMMITTEE MEETING

SECTION III

MINUTES OF MEETING
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, May 15, 2019 at 7:45 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present were:

Alan (Bud) Sabol
Camille Stephens
Joe Szewczyk
Pina Chichelli
Rena Koontz
George Flint

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Flint called the Audit Committee meeting to order at 7:45 p.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS **Public Comment Period**

There being none, the next item followed.

THIRD ORDER OF BUSINESS **Audit Services**

A. Approval of Request for Proposals and Selection Criteria

Mr. Flint: We included the Request for Proposals (RFP) you historically used as well as the selection criteria. The selection criteria include the ability of personnel, experience, understanding of the scope, ability to provide the services and price. You have the option of excluding price, although we recommend you keep it. You could also change the weighing of each criteria. Current, we have them evenly weighted at 20 points, which historically was the way you have weighted those in the past. Are there any questions on the form of the RFP or selection criteria? If not, we need a motion.

On MOTION by Ms. Stephens seconded by Mr. Szewczyk with all in favor the Request for Proposals and Selection Criteria were approved.

B. Approval of Notice of Request for Proposals for Audit Services

Mr. Flint: We provided you with the standard notice that will run in the newspaper, asking any qualified audit firms to provide seven copies and one electronic copy of their proposal to my office in Orlando no later than Monday, July 8, 2019 at 2:00 p.m. Once these responses are received, we will include those in the July agenda package.

Mr. Szewczyk: It would be the August meeting.

Mr. Flint: Yes. You typically don't meet in July so it will be in the August agenda. At that meeting, you will have the Audit Committee meeting first and the Board Meeting afterwards. You will review the proposals, rank the firms on a ranking sheet with the criteria and come up with a consensus ranking of the Audit Committee, which you will recommend to the Board. During that regular meeting, you will accept the Audit Committee's recommendations. Is there a motion to approve a form of the notice?

On MOTION by Ms. Stephens seconded by Mr. Sabol with all in favor the Notice of Request for Proposals for Auditing Services with a deadline of July 8, 2019 at 2:00 p.m. at the District Manager's office was approved

C. Public Announcement of Opportunity to Provide Auditing Services

Mr. Flint: We will publicly announce the opportunity for any qualified firms to provide auditing services in accordance with the form of the notice that the Board just approved.

FOURTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Szewczyk seconded by Ms. Stephens with all in favor the Audit Committee meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

Lakeside Plantation CDD Auditor Selection

	Ability of Personnel (20 pts)	Proposer's Experience (20 pts)	Understanding of Scope of Work (20 pts)	Ability to Furnish the Required Services (20 pts)	Price (20 pts)	Total Points Earned	Ranking (1 being highest)
Grau & Associates					2019 - $3,400 2020 - $3,500 2021 - $3,600 2022 - $3,700 2023 - $3,800		
Berger, Toombs, Elam, Gaines & Frank					2019 - $3,185 2020 - $3,185 2021 - $3,185 2022 - $3,350 2023 - $3,350		

BOARD OF SUPERVISORS

MEETING

SECTION IV

SECTION B

1843 Barber Road
Sarasota FL 34240
Phone: 941-359-3707
Fax: 941-404-4648
Web: www.ciaaccess.com

June 10, 2019

Lakeside Plantation
2200 Plantation Blvd.
North Port, FL 34289

CIA11724

Via email: ntrates@vestapropertyservices.com

Dear Nate:

Thank you for the opportunity to provide pricing for your gate and access needs. After our meeting, we purpose the following solutions for securing the two pool gates with magnetic locks and access controls.

- Linear eMerge Essential plus access controller. This will validate all fobs presented at the gate, enforce day/time restrictions (if any) and maintain a record of all accesses by user/date/time. Browser based management via embedded web server.
- Two 600lbs magnetic locks with Z brackets to lock the gates.
- Two fob readers for the gates.
- Two illuminated exit switches mounted to posts to exiting pool area.
- Two wireless connections from the access controller in the clubhouse to the gates.

The cost for the above installation, a one-year warranty on labor and various manufacturers' warranties on Parts is $11,914.86. This price includes 1,800 waterproof fobs at $3.80 each.

The price DOES NOT include bringing the power to the gates. There are several ways to accomplish this and further discussion is required.

Sincerely Yours,

Colin Skinner

ACTION SECURITY, INC.
1505 MANOR RD.
Englewood, FL 34223
Sales@ActionSecurityFL.com

Estimate

ADDRESS
Nathan Trates Lakeside Plantation 2200 Plantation Blvd North Port, Fl 34289

ESTIMATE #	DATE
1948	04/04/2019

P.O. NUMBER
Signed Estimate # 1811

ACTIVITY	QTY	RATE	AMOUNT
Service WE HEREBY SUBMIT THE FOLLOWING EQUIPMENT AND INSTALLATION PRICE QUOTES: Furnish and install a new "DoorKing", Access Control System for (2) clubhouse doors and (2) pool walk gates as directed by the owner/customer, at the "Clubhouse Building". All of the doors will be equipped with magnetic locks and card readers for access, as requested. The card readers will be integrated into a new Door King access controller with tracker boards. The Access Control system will have a remote account manager software installed and will need to be updated with contact information. Customer to provide resident data information, (name and proximity card number) so we can program and download to the new clubhouse access control system. The system database can be updated manually, onsite or remotely via an internet connection. Database Management and Preventative Maintenance of this access control system will be provided with our proposed Preventative Maintenance Service Contract. ** Access Control Equipment for (2) Clubhouse Doors - (2) Pool walk gates (1) 1838-081 DoorKing Access Controller to support (2) wiegand devices. (Expandable to 16 access points) (1) DoorKing 2351-081 Large Tracker Board Enclosures (3) DoorKing Door tracker interface boards (4) HID Prox Point Plus Card readers w/ Transformers (4) PIP Plug-in Lock Power Supply device (4) Seco-Larm Magnetic 600lb Door Locks with Zee Brackets (2) DS 150i "Request to Exit" motion sensors (4) Seco-Larm 2" sq. Green "Push to Exit" Buttons Terms: 50% deposit, 25% at start of job, 25% upon completion Accept Decline Initial ____ --- "Standard" Proximity Cards, may be purchased in lots of (50) at an	1	12,500.00	12,500.00

ACTIVITY	QTY	RATE	AMOUNT
additional cost. ADD - $4.75 each Accept Quantity ____ Decline Initial ___ --- *Key Tag Style Cards DoorKing HID "Keytag" Style cards, may be purchased in lots of (50) at an additional cost. ADD - $9.00 each Accept Quantity ____ Decline Initial ___ --- **Maintenance Service Contract - (Includes Data Base Management) Preventative maintenance service contract to maintain all access control equipment listed above. The owner is to provide resident information into our excel spreadsheet, to allow us to build the initial community data base, which is included in this proposal. This service contract includes data base management for the DoorKing access control software. The equipment will be serviced on a quarterly basis and billed monthly. Amount per Month: $125.00/mo. Accept Decline Initial ____			
Access Card Proximity Access cards	300	4.75	1,425.00

Estimate good for 30 days.

TOTAL **$13,925.00**

Actual labor required may vary depending on site conditions.

FL Contractor ES12001404

Accepted By

Accepted Date

SECTION C

Lakeside Plantation CDD Website Complaince Proposal

(URL: https://lakesideplantationcdd.com/) Website Type: Large

Website Accessibility for People with Disabilities as per

Nondiscrimination requirements of Title II of the American Disabilities Act (ADA)

Date	Version#	Comments	Author
August 13, 2018	1.0	Updated The Law, ADA and WCAG section details	VB Joshi, Kristen T
January 10th, 2019	2.0	Updated conversion and support costs based on discussed scope	VB Joshi
February 25, 2019	2.2	Updated fee-simple pricing and human audit seal	VB Joshi
March 21, 2019	2.3	Added quarterly audit as per insurance requirement	VB Joshi
March 28, 2019	2.4	Updated Annual Maintenance price for ADA support only	VB Joshi
May 7, 2019	2.5	Updated for CDD specific info after conversing with CDD Manager	VB Joshi
May 20, 2019	2.6	Added Human Audit Details	VB Joshi
May 30, 2019	2.7	Updated pricing for only CDD content and documents	VB Joshi

VGlobalTech
EXPERIENCE INNOVATION

BEST

SATISFACTION 100% GUARANTEED

BBB ACCREDITED BUSINESS
BBB Rating: A+
Click for Profile

VGlobalTech's Compliance Seal & Human Audit Compliance Seal*

(* Quarterly Human Audit Contract required)

COMPLIANCE ADA COMPLIANCE COMPLIANCE

CERTIFIED ACCESSIBLE
By Analysts who are Blind & Visually Impaired
WCAG 2.0 AA

VGlobalTech the ADA, WCAG Compliance Experts, with over 100 ADA & WCAG compliant websites created (....and counting) to-date! We have also partnered with a non-profit agency to conduct Human Audit and Certification Seal

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1.0 The Law

Source:
http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0189/Sections/0189.069.html

189.069 Special districts; required reporting of information; web-based public access.—

(1) Beginning on October 1, 2015, or by the end of the first full fiscal year after its creation, each special district shall maintain an official website containing the information required by this section. Each special district shall submit its official website address to the department.

(a) Each independent special district shall maintain a separate website.

(b) Each dependent special district shall be prominently displayed on the home page of the website of the local general-purpose government upon which it is dependent with a hyperlink to such webpages as are necessary to provide the information required by this section. A dependent special district may maintain a separate website providing the information required by this section.

(2)(a) A special district shall post the following information, at a minimum, on the district's official website:

1. The full legal name of the special district.

2. The public purpose of the special district.

3. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.

4. The fiscal year of the special district.

5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.

6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.

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7. A description of the boundaries or service area of, and the services provided by, the special district.

8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.

9. The primary contact information for the special district for purposes of communication from the department.

10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.

11. The budget of the special district and any amendments thereto in accordance with s.189.016.

12. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district.

13. A listing of its regularly scheduled public meetings as required by s. 189.015(1).

14. The public facilities report, if applicable.

15. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).

16. At least 7 days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information. The information must remain on the website for at least 1 year after the event.

(b) The department's website list of special districts in the state required under s. 189.061shall include a link for each special district that provides web-based access to the public for all information and documentation required for submission to the department pursuant to subsection

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2.0 ADA & WCAG Compliance – Introduction

Every individual must have equal access to information whether it is in person service or online. This is a general agreement and understanding of access.

The Internet has dramatically changed the way state and local governments do business. Today, government agencies routinely make much more information about their programs, activities, and services available to the public by posting it on their websites. As a result, many people can easily access this information seven day a week, 24 hours a day.

Many government services and activities are also provided on websites because the public is able to participate in them at any time of day and without the assistance of government personnel. Many government websites offer a low cost, quick, and convenient way of filing tax returns, paying bills, renewing licenses, signing up for programs, applying for permits or funding, submitting job applications, and performing a wide variety of other activities.

The **Americans with Disabilities Act (ADA)** and, if the government entities receive federal funding, the Rehabilitation Act of 1973 generally require that state and local governments provide qualified individuals with disabilities equal access to their programs, services, or activities unless doing so would fundamentally alter the nature of their programs, services, or activities or would impose an undue burden. One way to help meet these requirements is to ensure that government websites have accessible features for people with disabilities, using the simple steps described in this document. An agency with an inaccessible website may also meet its legal obligations by providing an alternative accessible way for citizens to use the programs or services, such as a staffed telephone information line. These alternatives, however, are unlikely to provide an equal degree of access in terms of hours of operation and the range of options and programs available.

The World Wide Web Consortium (W3C) sets the main international standards for the World Wide Web and its accessibility. W3C created the Web Content Accessibility Guidelines (WCAG 2.0 and 2.1) which are similar to Section 508, but on an international level. WCAG 2.0 and 2.1 requires specific techniques for compliance and is more current than Section 508.

Many countries and international organizations require compliance with WCAG 2.0 and 2.1. The guidelines are categorized into three levels of compliance: A (must support), AA (should support), and AAA (may support). Representatives from the accessibility community around the world participate in the evolution of these guidelines.

Source: https://www.w3.org/WAI/standards-guidelines/wcag/

Visit http://vglobaltech.com/website-compliance/ for more details, do a website compliance check on your website and to download a PDF proposal.

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2.1 Common Problems and VGlobalTech Solutions for Website Accessibility

2.1.1 Problem: Images Without Text Equivalents

Solution: Add a Text Equivalent to Every Image

Adding a line of simple HTML code to provide text for each image and graphic will enable a user with a vision disability to understand what it is. Add a type of HTML tag, such as an "alt" tag for brief amounts of text or a "longdesc" tag for large amounts, to each image and graphic on your agency's website.

The words in the tag should be more than a description. They should provide a text equivalent of the image. In other words, the tag should include the same meaningful information that other users obtain by looking at the image. In the example of the mayor's picture, adding an "alt" tag with the words "Photograph of Mayor Jane Smith" provides a meaningful description.

In some circumstances, longer and more detailed text will be necessary to convey the same meaningful information that other visitors to the website can see. For example, a map showing the locations of neighborhood branches of a city library needs a tag with much more information in text format. In that instance, where the map conveys the locations of several facilities, add a "longdesc" tag that includes a text equivalent description of each location shown on the map – e.g., "City Center Library, 433 N. Main Street, located on North Main Street between 4th Avenue and 5th Avenue."

2.1.2 Problem: Documents Are Not Posted In an Accessible Format

Solution: Post Documents in a Text-Based Format

Always provide documents in an alternative text-based format, such as HTML or RTF (Rich Text Format), in addition to PDF. Text-based formats are the most compatible with assistive technologies.

2.1.3 Problem: Specifying Colors and Font Sizes

Solution: Avoid Dictating Colors and Font Settings

Websites should be designed so they can be viewed with the color and font sizes set in users' web browsers and operating systems. Users with low vision must be able to specify the text and background colors as well as the font sizes needed to see webpage content.

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2.1.4 Problem: Videos and Other Multimedia Lack Accessible Features

Solution: Include Audio Descriptions and Captions

Videos need to incorporate features that make them accessible to everyone. Provide audio descriptions of images (including changes in setting, gestures, and other details) to make videos accessible to people who are blind or have low vision. Provide text captions synchronized with the video images to make videos and audio tracks accessible to people who are deaf or hard of hearing.

2.1.5 Web Content Accessibility Guidelines (WCAG)

Understanding the Four Principles of Accessibility

The guidelines and Success Criteria are organized around the following four principles, which lay the foundation necessary for anyone to access and use Web content. Anyone who wants to use the Web must have content that is:

1. **Perceivable** - Information and user interface components must be presentable to users in ways they can perceive.
    - This means that users must be able to perceive the information being presented (it can't be invisible to all of their senses)
2. **Operable** - User interface components and navigation must be operable.
    - This means that users must be able to operate the interface (the interface cannot require interaction that a user cannot perform)
3. **Understandable** - Information and the operation of user interface must be understandable.
    - This means that users must be able to understand the information as well as the operation of the user interface (the content or operation cannot be beyond their understanding)
4. **Robust** - Content must be robust enough that it can be interpreted reliably by a wide variety of user agents, including assistive technologies.
    - This means that users must be able to access the content as technologies advance (as technologies and user agents evolve, the content should remain accessible)

If any of these are not true, users with disabilities will not be able to use the Web.

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Under each of the principles are guidelines and Success Criteria that help to address these principles for people with disabilities. There are many general usability guidelines that make content more **usable by all people**, including those with disabilities. However, in WCAG 2.1, we only include those guidelines that address problems particular to people with disabilities. This includes issues that block access or interfere with access to the Web more severely for people with disabilities.

See reference section at the end of this document for more information and websites for ADA, Usability and other important compliance issues and solutions.

VGlobalTech development and business management team shall study these compliance guidelines and with our technical capabilities apply these to make your website accessible, compatible and fully functional for all people, including those with disabilities.

Upon full remediation the CDD Website shall receive VGlobalTech's and Human Audit Compliance Seals

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3.0 Pricing

Website Complexity: Large Level Websites

VGlobalTech team shall complete the following critical tasks for client website. All costs below are per website / CDD:

3.1 Existing Website Remediation / New Website Build:

	Task
1.	Remediate existing website / Build new website from start for ADA and WCAG compliance requirements – ALL webpages on the website. Create accessibility document, code review, html updates, plugins / security updates required for ADA and WCAG compliance
2.	Cross-Device Check (Website needs to appear as per ADA standards on Mobile Phones, Tablets, Desktops etc.). Braille Readers, Other assistance technology compatibility
3.	**ADA** Standards application (as per Section 1 above). ADA.gov, **Web Content Accessibility Guidelines (WCAG)**
4.	PDF Documents conversion (to Text, HTML etc.) as needed for ADA Compliance / Reader Compliance (up to 2 years of documents shall be converted)
5.	Create a webpage showing websites ADA Compliance efforts
6.	Create customized footer with **VGlobalTech's ADA Compliance Seal** (valid for 1 year only)
	Web Design Total: $3575/- (one time)

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3.2 ADA Compliance Monthly Maintenance and Upgrade

Maintenance contract starts after initial conversion is completed (Optional Maintenance – It is critical to maintain compliance as websites get updated):

The Annual Maintenance DOES NOT include the quarterly audits proposed in the previous section.

Maintenance contract is required to receive VGlobalTech's proprietary document conversion software (PDF to RTF) that allows you to easily convert documents or submit to VGlobalTech and get docs converted within less than 24 hrs.

	Task
1.	Assist with ADA Website Compliance tasks for current / new website on an ongoing basis – All new webpages and content that is put on the website – Customer must notify what updates are made (*content shall be uploaded by client, VGlobalTech shall provide feedback on the content ADA requirements – This is as per customers' request. Please contact VGlobalTech if a full maintenance, including content upload is required*)
2.	PDF Documents conversion (to Text, HTML etc) as needed (***new documents during the maintenance year only***) for ADA Compliance / Reader Compliance. VGlobalTech's **proprietary batch conversion software** is included as long as the contract is valid (big time saver that creates compliant documents that can be uploaded to the website). There is no limit on how many documents you can convert using VGlobalTech's software. If Auto conversion fails, VGlobalTech team shall perform manual OCR and conversion within 24 hrs.
	Monthly Maintenance: (starts after initial compliance engagement quoted above is complete): **$1550 /- (annually – can be broken into equal monthly charges)** *support beyond 8 hrs / month shall be billed at $55 / hr separately **Annual maintenance can be broken up into smaller monthly bills.

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3.3 Quarterly Technical and Human Audit

This audit is as per the Florida Insurance Alliance guidelines. Please check with your insurance agency for specific requirements. **Read more here:** https://vglobaltech.com/wp-content/uploads/2019/03/FIA_ADA_Guidelines-2019-2020.pdf

VGlobalTech has partnered with a local agency for the visually impaired – LightHouse Works. LightHouse has developed a unique program for digital accessibility that is run by visually impaired personnel that are highly skilled in human auditing of websites and software as per the section 508 stipulations. Read more about our partnership here: https://vglobaltech.com/website-compliance/

Together we are now able to provide not one but two compliance seals for all our customers:

1. **Digital Asset Technical Compliance Seal:**



VGlobalTech in-house technical team shall remediate / test the website / software for ADA, WCAG compliance. VGlobalTech's technical design & development team is fully aware of the Americans with Disability Act **(ADA)**, Web Content Accessibility Guidelines **(WCAG)**, **Section 508** of the Rehabilitation Act of 1973 and overall the design principles of a professional, accessible, functional and responsive web design. The entire team has taken dedicated time and efforts to learn these design principles first hand. Our purpose is clear – **Universal, Creative Web design that works for everyone, everywhere and every time!**

2. **Human Audit Seal:**



LightHouse Works' visually impaired personnel shall actually test the website for compliance as per the section 508 and ADA requirements. The VGlobalTech technical team shall remediate any points discovered by LightHouse team and send the site for re-certification. Upon satisfactory completion LightHouse shall provide the Human Audit Seal that will be specific to the site and the VGlobalTech team shall put the seal on the site. This is an added layer of true Human Audit testing that provides full ADA compliance.

Cost for Technical and Human Audits:

$1600 / Four Audits per Year

(paid as a onetime fee) (Seals renewed every quarter) (Audits are conducted by VGlobalTech and LightHouse Agency together)

Private and Confidential Document. No part of this document shall be produced, sent, copied to any parties it is not intended for. It is intended for the entities listed clearly on this proposal. Any distribution without written consent shall be procecuted.

This proposal includes following points, stipulations terms and conditions:

*(1) conference call or in person meetings per month with client to review metrics, results and monthly recaps **unless otherwise noted*

* email and phone communication

*Anything out of the scope of work in the above proposal will be addressed and client will be immediately notified. After notification of additional work, a subsequent quote will be provided to cover that work.

*Client is responsible to adhering to timelines as far as information required to complete the task is concerned. If timelines are not adhered to and exceed 15 business days past the current marketing months, last day, all work will end. A new month with new allocated costs will be presented for future work to commence. No refunds and owed work will be due unless otherwise agreed upon. **An Invoice will be provided once signature approval of this project proposal. Payments will be made to VGLOBALTECH**

*Client is responsible for verifying quality of work, providing feedback, verifying that compliance has been met as required. VGlobalTech team shall not be responsible for any legal ramifications arising from work not done as per external agencies / organizations / associations needs if proper feedback is not provided by the customer. VGlobalTech's work will be in best faith but cannot guarantee all compliance / legal needs since we are not the SME's in the compliance area. VGlobalTech shall not be liable for any legal ramifications arising from compliance issues.

Refund Policy: The client may halt work and request for a refund within seven days of the date of signing this services agreement by mailing a signed letter to the main address listed on www.VGlobalTech.com website. If client requests a refund within seven days of the date of signing their agreement they shall be liable to pay for all work completed and will be refunded the remaining balance of the initial payment if billable work has not exceeded a charge that would be greater than client's initial payment. If client requests a refund after the seven days from the date of the signing of the agreement client is liable to pay for all work completed plus an additional 25% of any remaining balance that may still be due. Once line item projects are complete no refunds will be issued. Confidentiality: All information between client and service provider inclusive of technical and business information relating to proprietary ideas, patentable ideas and/or trade secrets, existing and/or contemplated products and services, research and development, production, costs, profit and margin information, finances and financial projections, customers, clients, marketing, and current or future business plans and models, regardless of whether such information is designated as "Confidential Information" at the time of its disclosure and will be treated as such and with absolute confidentiality and will not be shared or used, which will be maintained at all times. The client is not allowed to disclose their price with any third parties. Doing so is in breach of this agreement. All information development will be shared and proprietary information and property between client and service providers.

Private and Confidential Document. No part of this document shall be produced, sent, copied to any parties it is not intended for. It is intended for the entities listed clearly on this proposal. Any distribution without written consent shall be procecuted.

4.0 Proposal Acceptance:

The VGlobalTech proposed solution and terms have been accepted by the customer and the VGlobalTech can proceed with the project. All payments shall be made according to this agreement.

Select Proper Option Below, Sign and Date, Return to contact@vglobaltech.com:

☐ ***Option1: Website only***

Section 3.1: One time (website conversion and compliance cost):

☐ ***Option2: Website and Monthly Maintenance***

Section 3.1: One time (website conversion and compliance cost)

+

Section 3.2 ADA Compliance Monthly Maintenance and Upgrade

☐ ***Option3: Website and Quarterly Audits***

Section 3.1: One time (website conversion and compliance cost)

+

Section 3.3 Quarterly Technical and Human Audit Testing

☐ ***Option4: Website, Monthly Maintenance and Quarterly Audits***

Section 3.1: One time (website conversion and compliance cost)

+

Section 3.2 ADA Compliance Monthly Maintenance and Upgrade

+

Section 3.3 Quarterly Technical and Human Audit Testing

Signatures:

For Customer *Date*

VB Joshi

For VGlobalTech *Date*

Private and Confidential Document. No part of this document shall be produced, sent, copied to any parties it is not intended for. It is intended for the entities listed clearly on this proposal. Any distribution without written consent shall be procecuted.

5.0 References:

ADA Best Practices Tool Kit for State and Local Governments:
https://www.ada.gov/pcatoolkit/chap5toolkit.htm

U.S. Department of Justice, Civil Rights Division, *Disability Rights Section*
https://www.ada.gov/websites2.htm

Web design Standards: https://www.w3schools.com/

Web Content Accessibility Guidelines (WCAG) https://www.w3.org/TR/WCAG21/

VGlobalTech Web Content Accessibility Implementation and Checkpoints:
http://vglobaltech.com/website-compliance/









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SECTION V

SECTION A

RESOLUTION 2019-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2019-02 APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019/2020; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lakeside Plantation Community Development District ("**District**") is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, on May 15, 2019, at a duly noticed public meeting, the District's Board of Supervisors ("**Board**") adopted Resolution 2019-02, approving the proposed budget for Fiscal Year 2019/2020 ("**Proposed Budget**"), and setting a public hearing on the Proposed Budget for August 21, 2019, at 6:00 p.m., at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida 34289; and

WHEREAS, on June 19, 2019, the Board amended the Proposed Budget to reflect an increase for certain security services and for certain collection costs ("**Amended Proposed Budget**"), as reflected in the Amended Proposed Budget, attached hereto as **Exhibit A**, which Amended Proposed Budget will be funded by levy of special assessments pursuant to Chapters 190 and 197, Florida Statutes ("**Assessments**").

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

SECTION 1. AMENDED PROPOSED BUDGET. Resolution 2019-02 is hereby amended to reflect the approval of the Amended Proposed Budget for Fiscal Year 2019/2020.

SECTION 2. SETTING ASSESSMENT PUBLIC HEARING. In addition to the public hearing on the approved Amended Proposed Budget set pursuant to Resolution 2019-02, pursuant to Chapters 190, and 197, Florida Statutes, a public hearing on the Assessments are hereby declared and set for the following date, hour and location:

DATE:	August 21, 2019
HOUR:	6:00 p.m.
LOCATION:	Lakeside Plantation Clubhouse 2200 Plantation Boulevard North Port, Florida 34289

SECTION 3. RESOLUTION 2019-02 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2019-02 continue in full force and effect.

SECTION 4. 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.

SECTION 5. TRANSMITTAL OF PROPOSED BUDGETS TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budgets to Sarasota County at least sixty (60) days prior to the hearing set above.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED THIS 21ST DAY OF AUGUST 2019.

ATTEST:

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A: Amended Proposed Fiscal Year 2019/2020 Budget

Exhibit A
Amended Proposed Fiscal Year 2019/2020 Budget

[*See attached*]

SECTION B

SECTION 1

RESOLUTION 2019-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, submitted to the Board of Supervisors ("**Board**") of the Lakeside Plantation Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Lakeside Plantation Community Development District for the Fiscal Year Ending September 30, 2020."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2019/2020, the sum of $_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$_____
DEBT SERVICE FUND (SERIES 1999)	$_____
CAPITAL RESERVE FUND	$_____
TOTAL ALL FUNDS	$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2019/2020 or within 60 days following the end of the Fiscal Year 2019/2020 may amend its Adopted Budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21st DAY OF AUGUST, 2019.

ATTEST:

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Proposed Budget

Lakeside Plantation

Community Development District

Proposed Budget

Fiscal Year 2020



Lakeside Plantation
Community Development District
Proposed Budget
Fiscal Year 2020

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Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2020

General Fund

Description	Adopted Budget FY2018	Actuals as of 09/30/18	Adopted Budget FY2019	Actuals as of 07/31/19	Projected Next 2 Months	Total Projected 9/30/19		Proposed Budget FY20
Revenues:								
Tennis Club	$ 20,000	$ 16,325	$ 20,000	$ 12,718	$ 1,500	$ 14,218		$ 20,000
Activities	$ 10,000	$ 4,495	$ 10,000	$ 6,732	$ 800	$ 7,532		$ 10,000
Clubhouse Rentals	$ 3,000	$ 2,900	$ 3,000	$ 4,100	$ 750	$ 4,850		$ 5,000
Miscellaneous	$ 1,500	$ 1,624	$ 1,500	$ 1,179	$ 320	$ 1,499		$ 1,500
Interest Earnings	$ 50	$ 35	$ 50	$ 37	$ 6	$ 43		$ 50
Operation & Maintenance Assessments	$ 656,520	$ 649,325	$ 656,520	$ 645,901	$ 10,619	$ 656,520		$ 686,794
Beginning Fund Balance	$ 16,845	$ -	$ 25,847	$ 25,168	$ -	$ 25,168	*	$ 19,346
Total Revenues	**$ 707,915**	**$ 674,704**	**$ 716,917**	**$ 695,834**	**$ 13,995**	**$ 709,830**		**$ 742,690**
Administrative:								
Supervisor Fees	$ 11,000	$ 8,800	$ 11,000	$ 7,800	$ 2,000	$ 9,800		$ 11,000
District Manager	$ 36,050	$ 36,050	$ 37,132	$ 30,943	$ 6,189	$ 37,132		$ 38,246
District Counsel	$ 25,000	$ 37,134	$ 25,000	$ 32,093	$ 6,000	$ 38,093		$ 25,000
Reimburseable Expenses	$ 600	$ -	$ -	$ -	$ -	$ -		$ -
District Engineer	$ 10,000	$ 12,132	$ 10,000	$ 21,173	$ 5,000	$ 26,173		$ 10,000
Disclosure Report	$ 1,000	$ 1,000	$ 1,000	$ 833	$ 167	$ 1,000		$ 1,000
Trustee Fees	$ 4,400	$ 4,337	$ 4,400	$ 4,084	$ -	$ 4,084		$ 4,400
Audit Fees	$ 3,600	$ 3,600	$ 3,700	$ 3,700	$ -	$ 3,700		$ 3,700
Postage, Phone, Faxes, Copies	$ 1,000	$ 1,253	$ 1,500	$ 811	$ 250	$ 1,061		$ 1,500
General Liability Insurance	$ 6,100	$ 5,650	$ 6,300	$ 5,650	$ -	$ 5,650		$ 6,000
Legal Advertising	$ 1,500	$ 1,513	$ 1,500	$ 877	$ 700	$ 1,577		$ 1,500
Dues, Licenses & Fees	$ 175	$ 175	$ 175	$ 175	$ -	$ 175		$ 175
Other Current Charges	$ 1,900	$ 1,481	$ 1,900	$ 1,342	$ 200	$ 1,542		$ 1,900
Property Insurance	$ 9,000	$ 8,201	$ 9,100	$ 8,219	$ -	$ 8,219		$ 8,700
Information Technology	$ 1,000	$ 999	$ 1,300	$ 1,083	$ 217	$ 1,299		$ 2,500
Total Administrative	**$ 112,325**	**$ 122,325**	**$ 114,007**	**$ 118,783**	**$ 20,722**	**$ 139,505**		**$ 115,621**
Operations:								
Personnel Services (Management Contract)	$ 168,000	$ 168,100	$ 168,100	$ 145,038	$ 29,118	$ 174,155		$ 174,706
Road & Sidewalk Repairs & Maintenance	$ 5,000	$ -	$ 5,000	$ 2,395	$ -	$ 2,395		$ 2,500
Common Area Renewal & Maintenance	$ 10,000	$ -	$ 10,000	$ -	$ 1,500	$ 1,500		$ 5,000
Street Light/Decorative Light	$ 10,000	$ 3,654	$ 10,000	$ 319	$ 1,000	$ 1,319		$ 5,000
Landscape Maintenance - Contract	$ 91,860	$ 89,453	$ 91,860	$ 76,470	$ 15,310	$ 91,780		$ 91,860
Landscape Maintenance - Other	$ 5,000	$ 3,038	$ 5,000	$ 8,655	$ -	$ 8,655		$ 5,000
Mulch	$ 10,740	$ 7,800	$ 10,740	$ -	$ 8,500	$ 8,500		$ 10,740
Irrigation Maintenance	$ 1,000	$ 1,661	$ 3,000	$ 5,254	$ -	$ 5,254		$ 3,000
Lake Maintenance	$ 14,000	$ 13,256	$ 14,000	$ 14,258	$ 1,932	$ 16,190		$ 14,000
Electric Utility Services - Entrance Feature	$ 9,000	$ 8,306	$ 9,000	$ 5,807	$ 1,200	$ 7,007		$ 9,000
Water Utility Services - Entrance Feature	$ 1,500	$ 7,939	$ 4,000	$ 1,036	$ 2,000	$ 3,036		$ 4,000
Repairs & Maintenance - Entrance Feature	$ 3,000	$ 1,800	$ 3,000	$ 550	$ -	$ 550		$ 3,000
Miscellaneous Tools & Equipment	$ 1,000	$ -	$ 1,000	$ -	$ 200	$ 200		$ 1,000
Landscape Inspection Services	$ 3,300	$ 3,300	$ 3,300	$ 2,750	$ 570	$ 3,320		$ 3,420
Traffic Enforcement	$ 2,500	$ 1,474	$ 2,500	$ 402	$ -	$ 402		$ 2,500
Total Operations	**$ 335,900**	**$ 309,780**	**$ 340,500**	**$ 262,933**	**$ 61,330**	**$ 324,263**		**$ 334,726**

Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2020

General Fund

Description	Adopted Budget FY2018	Actuals as of 09/30/18	Adopted Budget FY2019	Actuals as of 07/31/19	Projected Next 2 Months	Total Projected 9/30/19	Proposed Budget FY20
Clubhouse:							
Activities	$ 19,000	$ 15,057	$ 19,000	$ 20,144	$ 2,000	$ 22,144	$ 20,000
License/Fees	$ 1,140	$ 1,148	$ 1,140	$ 1,174	$ -	$ 1,174	$ 1,200
General Supplies	$ 10,000	$ 9,876	$ 10,000	$ 6,482	$ 1,000	$ 7,482	$ 10,000
Maintenance	$ 10,000	$ 10,653	$ 15,000	$ 14,210	$ 1,000	$ 15,210	$ 14,000
Office Supplies	$ 3,000	$ 2,443	$ 3,500	$ 2,010	$ 100	$ 2,110	$ 3,500
Public Communication	$ 1,400	$ 1,152	$ 1,500	$ 1,100	$ 187	$ 1,286	$ 1,500
Pest Control	$ 600	$ 600	$ 600	$ 450	$ 150	$ 600	$ 600
Security	$ 1,500	$ 1,920	$ 1,500	$ 566	$ 147	$ 713	$ 1,500
Security Patrol	$ -	$ -	$ -	$ -	$ -	$ -	$ 30,274
AED	$ 300	$ -	$ 300	$ -	$ 300	$ 300	$ 300
Telephone & Internet Services	$ 5,000	$ 5,086	$ 5,500	$ 4,408	$ 740	$ 5,148	$ 5,500
Janitorial Supplies	$ 2,500	$ 3,257	$ 3,000	$ 2,096	$ 200	$ 2,296	$ 3,000
Electric Utility Services - Clubhouse	$ 16,000	$ 14,166	$ 16,000	$ 10,663	$ 2,600	$ 13,263	$ 14,000
Gas Utility	$ 250	$ 155	$ 250	$ 124	$ 24	$ 148	$ 250
Garbage Collection	$ 2,000	$ 1,903	$ 2,000	$ 1,651	$ 337	$ 1,988	$ 2,100
Water Utility Services - Clubhouse	$ 3,500	$ 9,230	$ 4,400	$ 2,627	$ 600	$ 3,227	$ 4,400
Electric Utility Services - Tennis Courts/Pool	$ 16,500	$ 11,389	$ 16,500	$ 10,326	$ 1,400	$ 11,726	$ 16,000
Pool Cleaning	$ 10,000	$ 8,910	$ 9,720	$ 7,290	$ 2,430	$ 9,720	$ 9,720
Pool Maintenance - Other	$ 10,000	$ 12,600	$ 10,000	$ 9,234	$ 766	$ 10,000	$ 10,000
Tennis Courts - Maintenance	$ 10,000	$ 7,887	$ 5,000	$ 4,339	$ 1,000	$ 5,339	$ 5,000
Tennis Courts - Programs	$ 3,000	$ 3,300	$ 3,500	$ 2,920	$ -	$ 2,920	$ 3,500
Water Utility Services - Tennis Courts/Pool	$ 4,000	$ 4,563	$ 4,000	$ 4,332	$ 400	$ 4,732	$ 6,000
Total Clubhouse	**$ 129,690**	**$ 125,297**	**$ 132,410**	**$ 106,147**	**$ 15,381**	**$ 121,527**	**$ 162,344**
Other Expenditures:							
Transfer Out - Capital Reserve Fund (CY)	$ 130,000	$ 130,000	$ 130,000	$ 100,000	$ 5,189	$ 105,189	$ 130,000
Total Other Expenditures	**$ 130,000**	**$ 130,000**	**$ 130,000**	**$ 100,000**	**$ 5,189**	**$ 105,189**	**$ 130,000**
Total Expenditures	**$ 707,915**	**$ 687,403**	**$ 716,917**	**$ 587,863**	**$ 102,621**	**$ 690,483**	**$ 742,690**
Excess Revenue (Expenditures)	**$ -**	**$ (12,699)**	**$ -**	**$ 107,972**	**$ (88,626)**	**$ 19,346**	**$ (0)**

* Reflects beginning fund balance less FY20 operating reserves of $130,000.

O&M Assessments				
Product Type	**FY 2018**	**FY 2019**	**FY 2020**	**Increase / (Decrease)**
Commercial	$8,767	$8,767	$9,171	$404
Multi-Family	$732	$732	$766	$34
Single-Family	$1,084	$1,084	$1,134	$50
Villa	$867	$867	$907	$40

Lakeside Plantation

Community Development District

General Fund Budget

Fiscal Year 2020

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. The District has a contract with Grau and Associates.

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.

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*

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.

Lakeside Plantation

Community Development District

General Fund Budget

Fiscal Year 2020

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 2020

Capital Reserve Fund

Description	Adopted Budget FY2019	Actuals as of 07/31/19	Projected Next 2 Months	Total Projected 9/30/19	Proposed Budget FY20
Revenues:					
Transfer In - Capital Reserve Fund (CY)	$ 130,000	$ 100,000	$ 5,189	$ 105,189	$ 130,000
Transfer In - Capital Reserve Fund (Excess)	-	-	-	-	-
Interest Earnings	-	7,449	-	7,449	-
Carry Forward Surplus	387,121	396,257	-	396,257	324,810
Total Revenues	**$ 517,121**	**$ 503,706**	**$ 5,189**	**$ 508,894**	**$ 454,810**
Expenditures:					
Property Site Elements	$ 103,718	$ 121,080	$ 63,005	$ 184,085	$ 53,818
Clubhouse Interior Elements	50,481	-	-	-	-
Pool Elements	24,725	-	-	-	-
Reserve Component Inventory	36,058	-	-	-	-
Reserve Study	3,500	-	-	-	-
Contingency	-	-	-	-	-
Total Expenditures	**$ 218,482**	**$ 121,080**	**$ 63,005**	**$ 184,085**	**$ 53,818**
Excess Revenue (Expenditures)	**$ 298,639**	**$ 382,626**	**$ (57,816)**	**$ 324,810**	**$ 400,992**

Reserve Study Funding Plan (Next 5 Years)

	Funding	Expenses	Planned Balance	Budgeted Balance	Variance
Fiscal Year 2020	130,000	19,868	410,130	400,992	(9,138)
Fiscal Year 2021	130,000	82,436	462,901		
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		

Lakeside Plantation
Community Development District
Proposed Budget - Fiscal Year 2020

Series 1999 Debt Service Fund

Description	Adopted Budget FY2019	Actuals as of 07/31/19	Projected Next 2 Months	Total Projected 9/30/19	Proposed Budget FY20
Revenues:					
Assessments - On Roll	$ 175,905	$ 172,678	$ 3,227	$ 175,905	$ 175,905
Assessments - Direct	$ 8,842	$ 8,842	$ -	$ 8,842	$ 8,842
Interest Income	$ -	$ 2,142	$ 320	$ 2,462	$ -
Beginning Fund Balance (1)	$ 61,302	$ 58,495	$ -	$ 58,495	$ 63,325
Total Revenues	**$ 246,049**	**$ 242,157**	**$ 3,547**	**$ 245,703**	**$ 248,073**
Expenditures:					
Interest- 11/1	$ 53,689	$ 53,689	$ -	$ 53,689	$ 51,083
Principal- 5/1	$ 75,000	$ 75,000	$ -	$ 75,000	$ 80,000
Interest- 5/1	$ 53,689	$ 53,689	$ -	$ 53,689	$ 51,083
Total Expenditures	**$ 182,378**	**$ 182,378**	**$ -**	**$ 182,378**	**$ 182,165**
Excess Revenue (Expenditures)	**$ 63,671**	**$ 59,779**	**$ 3,547**	**$ 63,325**	**$ 65,908**

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

Interest Payment 11/1/2020 $ 48,303

Debt Service Assessments				
Product Type	**FY 2018**	**FY 2019**	**FY 2020**	**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 2020
Series 1999 Bonds

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/19	1,470,000		6.950%	51,082.50	179,771.25
05/01/20	1,470,000	80,000	6.950%	51,082.50	
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
		1,470,000		**749,210**	**2,347,899**

SECTION 2

RESOLUTION 2019-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2019/2020; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lakeside Plantation Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Sarasota County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget"**) for the fiscal year beginning October 1, 2019, and ending September 30, 2020 (**"Fiscal Year 2019/2020"**), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2019/2020; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method

by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit B**, and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit B;** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B,** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B.** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B.**

B. **Direct Bill Assessments.** The previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B.** Assessments directly collected by the District are due in full on December 1, 2019. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and

enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate legal proceedings to collect and enforce the whole assessment, as set forth herein.

C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B,** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 21st DAY OF AUGUST 2019.

ATTEST:

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

By:_____
Chairperson, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Rolls

SECTION C

PSA HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

720 Brooker Creek Blvd, Suite 206
Oldsmar, FL 34677

AGREEMENT FOR SERVICES

August 12, 2019

RE: LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Attn: George S. Flint, Vice President
Governmental Management Services
135 West Central Blvd, Suite 320
Orlando, Florida 32801

This Agreement made and entered this_____ day of _____ 2019, by and between the Lakeside Plantation Community Development District, (herein after sometimes referred to as the "Client") and PSA Horticultural (hereinafter sometimes referred to as PSA).

Whereas, Client wishes to engage PSA as its exclusive agent for providing Horticultural Consulting.

1. FEES: PSA shall provide the services as described:

A. LANDSCAPE MAINTENANCE SPECIFICATION DEVELOPMENT
1. Develop standards and specifications based on Client's needs
2. Develop *Request for Proposal* document
3. Administer mandatory pre-bid meeting with contractors
4. Address contractor concerns during bidding period
5. Review bids and submit tabulation summary to client
6. Evaluate bids with client

Total Fee for Specification Development A1-A6	***$3,200.00***

Accepted: Client Initials_____

Total Fee for Specification Development A3-A6	***$2,600.00***

Accepted: Client Initials_____

B. MONTHLY CONTRACT ADMINISTRATION
1. Perform bi-monthly, six (6) monthly quantitative landscape inspections over consecutive months.
2. Produce report based on inspection results.
3. Review report with client and the contractor.

Total Fee for Contract Administration	***$570.00 Per Inspection / $3,420.00 Per Year***

Accepted: Client Initials_____

C. HOURLY CONSULTING

Fee $200.00 per hour (Can be based on "not to exceed" proposal) Min. 1 Hr.

Accepted: Client Initials_____

2. TERM: The term of the Monthly Contract Administration agreement is from August 2019 through _____.

The fees shall remain the same for the duration of this agreement, unless mutually agreed upon by PSA and the Client.

Client and/or PSA may terminate this service agreement with sixty (60) days written notice at any time after the completion of twelve consecutive inspections with or without cause at owner's sole and absolute discretion. The written notice must be transmitted by certified mail. The thirty-day notice shall commence on the certified mailing date.

3. PAYMENT TERMS: The fees noted above are payable in the following manner:

Upon the signing of this agreement, fifty percent (50%) of *Section A3-A6* shall be payable to PSA. Upon the completion of the landscape contract bid tabulation, the remaining fifty percent (50%) shall be due within 30 days. PSA shall still be paid in full, in the case a vendor is not chosen by the Client.

The fee noted in Section B is payable to PSA within thirty days of the completed monthly landscape inspection. Fee shall be five hundred and seventy dollars ($570.00) per monthly inspection. This fee is in effect for twelve consecutive inspections. After the completion of these twelve inspections PSA may increase its monthly fee up to five (5%) percent. The commencement date of the contract year for the inspections is to coincide with the first landscape inspection in_____.

The fee noted in Section C is payable to PSA at a rate of two hundred dollars ($200.00) Hourly rate is charged in 15 minute increments and a minimum of one hour is required. The balance shall be due at completion of hourly based project unless otherwise noted.

Late fee of 1.5% per month applies to all past due amounts over thirty-days delinquent from the date of the landscape inspection.

4. SERVICES: PSA shall perform the following services:

A. PSA CONTRACT DEVELOPMENT

1. PSA shall develop a Request for Proposal (RFP) document. The document shall be sent to qualified landscape maintenance contractors. The RFP shall include information about site visits, bidding forms, pricing information, deadlines and delivery information. Specifications and standards developed by PSA and the Client shall also be included.

2. PSA shall develop a customized set of standards and specifications based on the Client's needs and budget. Maintenance for the care of turf, shrubs, trees, annuals and perennials, and the irrigation system shall be included. Other entities maintained by the landscape contractor shall also be noted when developing the specifications.

3. PSA shall conduct the bidding process by selecting qualified contractors to bid on the project, conducting an on-site bid meeting, and answering all contractor inquiries regarding any aspects of the specifications or bidding process.

4. PSA shall review all the bids received from the contractors. A bid tabulation document and other bid forms shall be presented to the client for review.

5. PSA shall assist the Client with reviewing the bid tabulation, and other pertinent information. Assist the Client in selecting the contractor based upon all the data available, including level of experience, references, financial stability, and horticultural. expertise. In the event the bids are higher than the Clients anticipated budget, PSA shall negotiate with the contractor on behalf of the Client, or by modifying the specifications. Substantial modifications to the specifications shall be charged at a cost of two hundred dollars ($200.00) per hour.

6. PSA shall prepare the specifications for execution by assisting in setting up key contacts, billing information, emergency information, and service dates. PSA shall meet with the contractor and Client to review the inspection process that PSA shall perform monthly.

B. MONTHLY CONTRACT ADMINISTRATION

1. PSA shall perform a bi-monthly quantitative grounds inspection. PSA, the Client, and a representative from the landscape maintenance contractor shall perform a thorough inspection of all pertinent landscape areas. The contractor must pass this quantitative inspection with a score of 85% or higher. (If the contract is performance-based.) Lower scoring shall result in the contractor having a percentage of their regular monthly payment deducted for unacceptable job performance. If the contract is non-performance based, a quantitative report shall still be submitted, without any financial penalty for a low score.

2. PSA shall produce a report based on the findings from the grounds inspection. PSA shall document areas in need of service, or problem areas in writing and /or by digital photographs. The report shall be distributed to the Client and the landscape contractor.

3. PSA shall review the score of the monthly inspection with the client and the contractor. The results of this inspection shall determine if the contractor receives his full monthly payment or if a percentage of his payment is permanently withheld. (Performance-based only)

4. INDEMNIFICATION: The Client shall indemnify and hold PSA harmless of and from all expenses, court costs, attorney's fees, penalties or damages of any kind whatsoever, incurred in connection with the services provided to the Client; in connection with any liability arising out of injuries sustained by any person in or about the property; in connection with any violation of any federal, state or municipal law, regulation or ordinance or any claim for taxes or other charges which may be made against PSA by reason of the services provided to the Client, except when due to gross negligence or malfeasance of PSA.

5. DISPUTE RESOLUTION: This agreement shall be governed in accordance with the laws of the State of Florida and Pinellas County.

6. SIGNATURES: The parties entering this Agreement hereby represent that each is an authorized representative, with the authority to enter this Agreement on behalf of their respective companies and/or organizations.

PSA Horticultural Inc.	**Lakeside Plantation Community Development District.**
Signature_____	Signature_____
Print Name_____	Print Name_____
Title_____	Title_____
Date Signed_____	Date Signed_____

*The rest of this page is left intentionally blank

SECTION E

NOTICE OF MEETING DATES
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the ***Lakeside Plantation Community Development District*** will hold their regularly scheduled public meetings for **Fiscal Year 2020** at ***6:00 pm at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, Florida 34289*** on the third Wednesday of the month as follows:

October 16, 2019
November 20, 2019
December 18, 2019
January 15, 2020
February 19, 2020
March 18, 2020
April 15, 2020
May 20, 2020
June 17, 2020
July 15, 2020
August 19, 2020
September 16, 2020

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 135 W. Central Blvd., Suite 320, Orlando, FL 32801.

A meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. 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
District Manager
Governmental Management Services – Central Florida, LLC

SECTION VI

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, June 19, 2019 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
Camille Stephens	Vice Chair
Joe Szewczyk	Assistant Secretary
Pina Chichelli	Assistant Secretary
Rena Koontz	Assistant Secretary

Also present were:

George Flint	District Manager
Michael Eckert	District Counsel
Brent Burford	District Engineer
Heather Alexandre	Vesta
Rudy Seurattan	Vesta
Residents	

FIRST ORDER OF BUSINESS **Roll Call**

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

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: If there is anything on the agenda that you would like to provide comments to the Board on, we would ask that you state your name and address and try to limit your comments to three minutes. Are there any comments on agenda items? If not, there will be another

opportunity later in the meeting under "General Audience Comments" to provide additional comments.

THIRD ORDER OF BUSINESS **District Engineer's Report**

Mr. Flint: Brent?

Mr. Burford: The first item I have is to provide an update on the playground. The work has been completed. I walked around and it looks like everything is draining like it should. There are probably six to eight more pieces of sod that are needed to finish it up, but I don't know if it would be worthwhile to get the contractor back out here just to fix up a couple of low areas. Other than that, the playground looks good. I received the invoice for full payment. They haven't requested any money to date and I wanted to get the Board's consideration on the invoice.

Ms. Koontz: Is the picnic table back out there or is it still being fixed?

Mr. Burford: We didn't have all of the parts for the picnic table when the contractor was here and its beyond his scope to install the picnic table since we didn't have the parts.

Mr. Flint: It will be reinstalled. Believe it or not, those benches cost $2,000 each and I had to order about $200 in parts. Luckily, they make all of the parts for that so you could re-build one if you wanted to. They came from Outlast Tables. Unfortunately, they didn't come until after the contractor demobilized, so to have him mobilize just to install that, is not fair because he's all the way in Winter Haven. So, it's going to be installed in-house. We have all of the parts. I think Brad was on vacation for a period of time. Nathan is out sick right now, but it will be reinstalled in a different location than where it was.

Ms. Koontz: Okay.

Mr. Sabol: Did you make a verbal agreement with Vesta as far as them doing that?

Mr. Flint: My understanding is that they are going to do it.

Mr. Burford: As far as the drainage work, whenever it rains, I see where the drainage is going. It seems to have improved so I'm happy with what was done.

Mr. Flint: That sounds good. Do you want to give an update on the conservation area cleanup?

Mr. Burford: Yes. The cleaning didn't work. We had our Ecologist come out to do a follow-up on what had been completed. There is one area, Preserve 8A that our Ecologist and contractor agreed some items were missed. I actually have an email/correspondence with the

contractor to clarify whether or not they treated those areas. In the rest of the CDD, everything looks good. As soon as we receive confirmation that he treated the areas that were missed, we will get the invoice forwarded to George.

Mr. Flint: On the lake bank work, the contract was completed and the contractor signed it. We will get the CDD to sign it tonight so we will have an executed contract on the lake bank repair and then Brent will work with them to mobilize. Did they give you a timeframe?

Mr. Burford: Not yet. The last I heard, they just received the contract and executed it.

Mr. Flint: I would like to mention that when Brent provided the cost information from the contract, one thing that wasn't in there was whether the contractor required a deposit or not. When Counsel originally prepared the agreement, it did not have a deposit requirement in there. In my experience with this work and Johnson Engineer's experience, there is a deposit because there's a material cost upfront. So, they asked for a 30% deposit, which we believe is fair, which is in the contract. I just want to mention that on the record because it wasn't presented with any of the proposals what their deposit requirements were.

Mr. Szewczyk: So it's written that way in the contract with George?

Mr. Flint: Yes, after the contractor came back. We looked at other contracts in other communities and it is fairly standard because of the upfront material cost. So that's how its written. If there are no objections, that's how it will be executed. Is there anything else for the District Engineer?

Mr. Sabol: Yes, the tennis court drainage report.

Mr. Flint: That's on the agenda.

FOURTH ORDER OF BUSINESS **Unfinished Business Items**

There being none, the next item followed.

FIFTH ORDER OF BUSINESS **New Business Items**

A. Consideration of Tennis Court Drainage Repair

Mr. Burford: The Chairman asked me to prepare a proposal with a total cost to take care of the drainage issue between the two tennis courts. I think everyone is aware that the drainage flow is to the east entering the tennis courts and winds up around the electrical panel at the far end, which is a safety issue. I came out and took some ground survey shots of the area. Before

there was any flooding, I wanted to present what I feel the cost would be to provide a solution for the drainage. I provided two costs; one to install a trench drain in the middle of the tennis courts to drain the water towards the west end and discharging into the catch basin. For that, I'm looking at a total cost of $44,000. The second cost is to install a catch basin on the east end of the project where the water already pools at this time and discharges out to the grassy area to the east of the tennis courts. To have them install a structure, which the water would back up to and naturally put it back into the canal, would cost around $31,000.

Mr. Sabol: There's enough drop there so that would work properly, right?

Mr. Burford: We should have enough drop there, yes. I believe we have the elevation map.

Mr. Sabol: When you are all done with that, would you run the electrical equipment?

Mr. Burford: We can do it to finish that area off. To put the construction plans together, you are looking around $8,000. As I stated, this cost estimate doesn't include any permitting.

Ms. Stephens: I'm looking at two different statements; one for a six-inch PVC pipe, for a quantity of 25, which I'm guessing is 25 pipes?

Mr. Burford: 25 linear feet of pipe.

Ms. Stephens: The other one is for 6 inch PVC pipe, for a quantity of 50. Why are they different?

Mr. Burford: The first one is to install a trench drain down the entire center of concrete in between the two tennis courts. Then we have a 25 foot PVC pipe, which they will have to tear out to tie it to the existing catch basin. On the other end, we are going to put in a catch basin at the far end or east end. Then we have probably 150 feet of pipe to run out to that grassy area to set up another structure for the water to come out of.

Mr. Flint: You are never really going to know what the cost is until you actually go out and get prices. He's coming up with an Engineer's estimate based on unit prices from other projects so you don't know if it's going to be $30,000 or $40,000 or $25,000 until you bid it out.

Mr. Burford: That's a good thing too. As busy as everybody is today, somehow the costs are charging up a little bit, but we have a 10% contingency. I feel better with the numbers we have here, but like I said, the market is what drives the price.

Mr. Sabol: If we defer this for two months until the middle of August, will that give you plenty of time to do more research?

Mr. Burford: Yes, we have enough time. It won't take that much time to nail down a cost estimate. The construction plans are $8,000 to prepare. If that's something you want to do, we could have the construction plans in hand or do you want two months to consider it?

Mr. Sabol: Well, it has to be done because it's a problem. What is our money situation, George?

Mr. Flint: Well, you have money in capital, but I think you probably need to talk about your priorities. I don't know if you want to make this decision right now. The only issue you have is the health and safety issue and whether there is some interim solution that we can do to try to alleviate the concern about water pooling around the electrical area. I don't know if Brent has any recommendations on that, whether we can build it up with stone now in the interim, but I think the concern is possibly a health and safety issue. If it is a health, safety issue, we have to do something. So that obviously is going to be a higher priority than maybe re-doing the trellis in the front.

Mr. Sabol: What if we just put six inches of stone in there to cover a 6-foot line around that electrical equipment? Would that work, temporarily?

Mr. Burford: If someone is walking around, it will keep their feet dry, but the water is still going to be there and around your electrical panel. There are a lot of volts inside. One thing we could possibly do is maybe build up some concrete around it and create a small flume, just to get the water into the canal or stone so if someone is working on the electrical panel, it would keep their feet dry.

Ms. Koontz: Is the concern that somebody will step in it and be harmed or that it will short out the electrical panel?

Mr. Sabol: No. The concern is that if there is a break in an electrical line, there would be water there at the same time and someone could be electrocuted.

Mr. Burford: I could give you some other options.

Mr. Sabol: Why don't you look at some other options and bring them to the August meeting and then we can decide at that time.

Mr. Burford: Okay.

Mr. Flint: That makes sense.

Mr. Burford: That is all I have at this time unless you have any questions.

Mr. Sabol: I have nothing else.

Mr. Burford: Thank you very much.

Mr. Burford left the meeting.

B. Consideration of Proposal for Access Control Points at Pool

Mr. Flint: Rudy, are you presenting this in Nathan's absence or will Heather present it?

Mr. Seurattan: Heather will.

Ms. Alexandre: I provided a proposal to the Board.

Mr. Sabol: I would like to talk about this at the end of the meeting. Were you going to give a full report now?

Ms. Alexandre: Nathan just supplied me with a few notes. I'm assuming the Board has the quotes. One is being from Florida Tier One Security for a part-time unarmed guard for after hours for a total of 16 hours per week at a cost of $25 per hour, which comes out to $400 a week or $1,600 per month. Nathan also wrote in his notes that it would be his recommendation to use Florida Tier One Security, who he met with personally and were very helpful. The Board specifically wants to have a part-time guard, while everyone else we spoke to would only offer full-time guards.

Mr. Eckert: Before we go further into security guards, I just want to make sure that the Board is aware that we are not going to talk about hours of operation or give away details of our security system, when the patrolling might be, if you decide to go this route. I just want to make sure everybody is on the same page and we are limited to what we can talk about at a public meeting. If we have to, we can ask the audience to leave to talk about those particular details, but I'm not sure we are at that point where we need to have that conversation.

Ms. Alexandre: Before you have any other discussions, I have a proposal from Allied Universal for a roving patrol at a cost of $50 per hour. In Nathan's notes, he does not recommend this. The first proposal was not for a security guard, but for another access control system from CI Axis, to add two mega locks to the security pool gates. The price is $11,914.89, which includes $1,800 for access files. Does everybody have that one?

Mr. Seurattan: I passed it out.

Ms. Alexandre: In the notes, I did notice that does not include any electric. So, you would definitely have to make sure you took that into consideration. Those were the three recommendations that Nathan provided to you.

Ms. Koontz: Don't we still have the quote for $14,000 from last month for access cards? CI Axis included access cards.

Mr. Sabol: We had several quotes.

Ms. Alexandre: I don't have those in front of me and I wasn't at last month's meeting. I will see if I can find those.

Mr. Flint: With Nathan not here, I don't know if you want to wait until the next meeting and discuss this further when you have all of the information or if you want to discuss it now.

Mr. Sabol: I would like to have further discussion. Are you basically done, Heather?

Ms. Alexandre: Yes. Those were the three proposals.

Mr. Sabol: I am going to ask the Board to appraise this entire situation. We are looking at a situation where we are talking about fences, very expensive ones, but some residents don't want any fences. So, I'm wondering if we should be moving any fencing at all. The other problem comes up, which is security. We spoke about it. We have to appropriate money for security at tonight's meeting if we want this to work because the budget year is almost over. There's not enough money in operating to move ahead on this, unless we discuss perhaps raising the rates. We can discuss that also, but we have to be careful on what we are talking about. Should we think about raising the rates so we can take care of security if that's needed or should we put it on hold for 60 days and take another look at it? In a few minutes, we are going to talk about the suspension of a resident who had problems. Maybe after the suspension discussion, we can look at everything and say, "Hey, let's put everything in order the way it is and see what happens in 60 days." We can look at it that way. Do we want to raise CDD fees? If we raise them $50 a year, it will generate as much as $30,000 that we can use for operating costs. Do we want to do that?

Mr. Szewczyk: George, can we afford the $1,600 a month for the security person?

Mr. Flint: That's $30,000 a year or $1,600 monthly.

Mr. Szewczyk: That's $400 a week, right?

Ms. Koontz: Yes.

Mr. Flint: So it's about $20,000 a year. You would have to cut something from the operating budget to be able to fund this or you have to reduce capital reserves. You have a healthy capital reserve, but you can't take on any additional recurring operating expenses without cutting something out. So, from a timing and process perspective, which we discussed last month

when you approved the Proposed Budget, you made a decision to not do it next year. So, the Proposed Budget you adopted does not include an increase, but you can still amend that Proposed Budget if you wanted to at this meeting. However, this is your last opportunity to do so because if you are going to propose any increase, we would have to do some additional noticing. It would have to be on the trim notice, etc. So, if you decided that you wanted to give yourself the option of increasing, you would have to make a decision today. Then at the public hearing in August, you can reduce it back down to where it is now or do something in between whatever your proposed increase is and what your current rates are. If you don't do anything, you are not going to have the flexibility in August to increase it. On the other hand, if you are proposing an increase and you don't end up increasing in August, you are going to incur the cost of a mailed notice and have a lot of excited folks. From a recurring operating expense perspective, the short answer is that you would have to cut something else to be able to fund this. On the capital side, you are fine if you decide to put in an access control system or some fencing or something from a capital non-recurring perspective. You have the funds to be able to do that. It's just the ongoing operating costs that would be a problem.

Mr. Szewczyk: If I remember correctly, you stated that in approximately two years, we are going to be looking at a bump in the tax anyway, in order to maintain where we need to be on the Reserve Study. Is that correct?

Mr. Flint: The Reserve Study funding schedule does have an increase. It was flat for a period of time and then it started bumping up. So, you probably don't need to do an update to your Reserve Study, but I wouldn't expect that it would go down. Yes, there will be an adjustment. Its $130 a year now and in 2022, it jumps to $132 and then $134, $136, $138 and $140. Every year it jumps $2,000.

Mr. Szewczyk: We need to have a plan in place to cover those, preferably, not doing it every year to cover the year, but every couple of years to balance the budget. We have been doing a lot of talking about the issues we have at the pool and were going to turn around and say that we don't have the money and to just drop it. This will be a recurring expense, right?

Mr. Flint: Right.

Mr. Szewczyk: My feeling is that the biggest problem we have is the nighttime, which puts us in the guard recurring rate. I don't think I have a copy of last year's budget to see where we can steal money from to fund that, so if we are going to move forward on the biggest issue

that's been brought to us, we have to come up with the money. We need to do something. Nathan is not here, so I don't know if we have a report like last time on the number of nights, what time they are here, etc. I've been stopping by here at 11:00 p.m. to 12:00 a.m. when the security guards are driving. They are not at the pool, but they are in the back of the community. So, if the facilities are closed at 9:00 p.m., people shouldn't even be back there. How are we going to stop that? The only way would be with a guard. It has nothing to do with jumping fences and being in the pool. So, I think we need to take a good hard look at finding the money for this.

Ms. Koontz: I agree. I think we need to find the money for security. At least let's put it out on the table that we are considering an increase to fund this. We don't have to increase in August if we find the money someplace else. Is that correct?

Mr. Flint: Correct. You'll have the option at that point, but you are not obligated to. You can bring it down to the current number or do something in between whatever you notice and whatever your current rate is, but you have to send the letter out with a proposed increase to have the option to do it in August. If you don't, you can't just increase it in August.

Ms. Koontz: Do we have a proposed increase of *"x"* amount of dollars or a percentage?

Mr. Flint: Yes.

Ms. Koontz: Would we have to decide that tonight?

Mr. Flint: Yes.

Mr. Szewczyk: Well, we can put a number on the high side and always come down, right?

Mr. Flint: Correct.

Mr. Szewczyk: We need to move forward. The neighbors put up with it long enough. I have been noticing a lot of activity behind the pool late at night. Is it going to be $20,000?

Mr. Sabol: We can generate $33,000 to $50,000 a year and it would be $19,600 based on the quote. Maybe we can shop around and get something cheaper, but I think we need to have the money in place so when we decide to hire somebody, we can. I think we owe that to our residents. $50,000 a year is not bad for their safety.

Mr. Flint: $50,000 will generate $33,123.

Mr. Szewczyk: At $50 per household.

Mr. Flint: Correct. It's an average of $50 because you have different product types. You have the villas, single-family, multi-family and commercial, but if you put them all in terms of

Equivalent Residential Units (ERUs), a $50 increase would generate $33,123. So, for a single-family home, the increase would be $50 and the other ones would scale off of that.

Mr. Szewczyk: Okay.

Mr. Sabol: Would that go into the operating fund and we could designate what to use it for later?

Mr. Flint: It will go into the General Fund.

Mr. Sabol: I think it's a good idea to raise it $50 per year.

Ms. Stephens: I agree.

Mr. Szewczyk: I'm not crazy about an increase, but if it's the only way it can be done, I feel it needs to be done.

Ms. Stephens: How did you arrive at $50?

Mr. Flint: I'm just throwing it out there to give you a feel for what it would generate.

Ms. Stephens: What would $40 generate?

Mr. Flint: About $26,500.

Ms. Stephens: George said that we could approve a $50 increase tonight and when we come back in August, we could change that number to $40. So, let's start with $50.

Mr. Szewczyk: To make sure we have the coverage.

Ms. Stephens: Yes. When I come home at 11:00 p.m. from playing mahjong, I drive through the parking lot and there is always at least one car. I'm not going to get out. As I'm going slow, I'm going to see if the light is lit in the gym, but I don't get out the car to check. So, we have to be careful.

Mr. Flint: I looked over the last 10 years to see what adjustments, if any had been made in your operation and maintenance (O&M) assessment. You only adjusted it once. At least in the last 10 years, I'm pretty sure if I looked before the last 10 years, I don't know if it ever had been changed. It had been some time. In the last 10 years, you made one adjustment and that was in 2016. For a single-family home, it increased $59. So basically, there was a $5 per month increase in 2016, but before that, back to 2008, it had been flat at $1,025.

Mr. Szewczyk: If I remember correctly, there was only one before that. So, we are looking at minimal increases over 16 years.

Mr. Flint: You have aging infrastructure and you are fully funding your reserve at this time. I think you knew in 2016 it was very tight with the increase because you were just funding

your $130,000 contribution to the Reserve Fund when you made that adjustment. So, there wasn't a lot of room even in 2016 when you made that decision.

Mr. Sabol: Back in 2008, a loaf of bread was $1 and gasoline was $1 per gallon, but things have gone up since that time. So, I'm thinking that we should raise the CDD fee to $50.

Mr. Szewczyk: Do you need a motion?

Mr. Flint: Yes.

Mr. Eckert: It would be a motion by staff and the Chairman to sign a resolution amending the Proposed Budget to increase the security line item by $33,123. Then you will have the opportunity to adjust that at your budget hearing.

> On MOTION by Mr. Szewczyk seconded by Ms. Stephens with all in favor raising the security line item in the Proposed Budget by $33,123 was approved.

Ms. Koontz: So are we going to delay further discussion about the security until Nathan is with us?

Mr. Flint: That's up to the Board on how you want to handle it.

Mr. Sabol: I think we should wait until Nathan comes back, pull it all together and discuss it at that time.

Ms. Chichelli: We need time to compare everything.

Ms. Alexandre: Would you like for me to ask Nathan to look into anything further with any of these companies?

Ms. Chichelli: We need to review these and if we have any questions, we can ask them.

Mr. Szewczyk: If we have any questions, Nathan can answer before the next meeting. Do we have two security proposals?

Mr. Flint: We have two proposals; one from Allied Universal, which is twice as much and provides a vehicle, but Allied Universal provided a proposal without a vehicle. We can try to get at least one more quote. Allied Universal is a very large company versus the one in your agenda package, which is a smaller one. What is driving the per unit amount up is the limited number. If you are staffing someone seven days a week/24 hours a day, you are looking at $16 an hour. Because you are doing 16 hours per week, that's why we are at $25 an hour with a vehicle.

Ms. Alexandre: He did say that he was having a hard time finding a guard for such a minimal amount of time.

Mr. Flint: If they are an area where they have other properties, sometimes they can split a guard between two different properties, but to hire someone to work 16 hours a week is tough to find and that is what drives up the cost so you have to pay more per hour.

Mr. Sabol: When I spoke to Nathan about it, he said the company was a much more congenial local company than any other.

Mr. Szewczyk: So we are okay with the number of quotes we are getting for security or do we want Nathan to try to find a third?

Ms. Stephens: If he can. It seems like he's having a problem securing another bid. If he's about to, why not?

Ms. Alexandre: I will put a note in there to see if he can find another security guard company.

Ms. Koontz: Do we want to consider more than 16 hours? Maybe that makes us more attractive for companies to bid. Why are we set on 16 hours?

Mr. Szewczyk: Less money. I think we were just looking at four random shifts.

Mr. Flint: Maybe we can see if we can increase it to 24 hours what that will do to the hourly rate.

Mr. Szewczyk: Will it invite any other bidders?

Ms. Alexandre: Do you want me to ask him?

Mr. Flint: Yes. Let me see what the price sensitivity is to the number of hours. If he says the break-even is 30, it's going to go down to *"x"* an hour.

Mr. Szewczyk: We also have two quotes for the fob system. Is that correct?

Ms. Alexandre: Yes.

Mr. Szewczyk: Are we comfortable with just having the two proposals?

Mr. Sabol: I'm comfortable with everything the way it fits right now because what we are going to end up with is not using the fob system. We are probably going to go with the guard.

Ms. Koontz: Was the fob system another issue where we could get companies to bid on it?

Ms. Alexandre: You have the one quote from last month and then the one I gave you today, which was for two maglocks.

Ms. Koontz: Right, but Joe was asking if they were comfortable with two bids.

Ms. Alexandre: Those are the only two.

Mr. Sabol: Let me add something else. The worst times for us is at 9:00 p.m. until 9:00 a.m. and it is their duty to take care of any problems. The only thing that guard is going to do is to provide coverage from 9:00 p.m. until 9:00 a.m. Vesta cannot do that so they are probably going to be designating a guard. I think that would be the way to go. As far as I am concerned, I can ask Nathan to find some more quotes if we want to do that.

Mr. Szewczyk: I'm happy with just the two quotes. I don't necessarily agree with you that it's just going to be for security because that's the nighttime issue. I think the fob system is mainly for daytime because as the one police officer stated, the current staffing with Vesta cannot do everything we need them to do. They can't monitor tennis courts, the pool, the basketball courts and this building with the one or two people that are here.

Ms. Stephens: So having said that, everybody that plays tennis is going to get a fob? We have a lot of people coming in and out playing tennis from the teams.

Mr. Szewczyk: The original quote was just to take care of the pool.

Ms. Stephens: Right.

Mr. Szewczyk: But if the pool is taken care of, that frees Vesta up to pop into the gyms to get down to the tennis courts and hit these areas that I'm sure are being used by people outside of this community. So, I don't think we should just be blowing off the fob system. We talked about the fob system for well over 10 years and I think we are behind the times when it comes to that, but that's not a recurring expense. So that could be handled totally differently than how we have to handle the guard.

Ms. Koontz: I agree. I think we should still look at the card system to access the gate. I don't want to just disregard it.

Mr. Sabol: So our intention is to have a guard?

Mr. Szewczyk: Yes, if that.

Mr. Sabol: That's fine.

Mr. Szewczyk: My only question is whether we are happy with just the two quotes so when Nathan is here we can discuss it and maybe make a decision and not have to wait for him to research any further.

Mr. Sabol: I'm happy with the quotes we have.

Mr. Szewczyk: So that job for Nathan is done.

Ms. Stephens: I'm not happy with the two quotes. We should technically have three quotes. That's just the way it should be.

Mr. Flint: That's always our goal, but this is a tough market, as it is halfway between Ft. Myers and Sarasota. A lot of times it is very difficult to get service providers. Are we ready to move on?

Mr. Szewczyk: Yes.

C. Discussion Regarding Resident Suspension

Mr. Flint: I will turn this item over to District Counsel to walk us through the suspension issue.

Mr. Eckert: Thank you. This is something that we deal with in most communities we represent that have recreation facilities. It's unfortunate that we have instances like this. You serve an important role in enforcing your policies and making sure that they are followed and making sure that the community knows that they need to be followed. With that being said, is there anyone here on behalf of Mr. Cox? I didn't think so. The Board has been provided with the letter we sent to Mr. Cox and the parents of Mr. Cox. The Board has also been provided with the Amenity Policies that the Board approved on February 21, 2018. As the letter details, staff believes that general facility provisions 12, 13 and 23 were violated as well as loss or destruction of property. Item 2 was violated and the General Lakeside Plantation Amenity Facility Usage Policies states that violation of the policies can result in suspension. Also, the hours were violated by being here after hours as well as damaging District property. Finally, under the Pool Rules, Items 6, 12 and 14 were also violated. Currently, once you have one violation, it's a progressive enforcement with harsher penalties for each violation, but there's also a provision that says in the discretion of staff, if the violation is egregious or they are repeated, the amenity privileges can be suspended until the next Board Meeting. That is the situation we find ourselves in here today. There were multiple incidents that are implicated here so therefore, the amenity privileges of the minor were suspended. They are as of today. We are going to give the Board an opportunity to ask questions of staff, but right now, I'm just going to ask staff to describe the two incidents that they were made aware of. From there, we will go into some Board discussion. Ultimately, what staff is looking for from the Board tonight is whether you want to continue the

suspension past today and if so, for how long. So that is where we are headed in the next few minutes. Again, we provided Mr. Cox and his parents an opportunity to be here tonight to be heard and it does not appear that anyone is here. So, with that being said, I would just ask staff to describe briefly the May 24th incident involving the pool room and finally the May 29th incident involving the pool area.

Ms. Alexandre: Thank you very much. You summed it up very well. On May 24th, the minor age of 16 was viewed by the cameras. Nathan reviewed the cameras for the billiard room because they found a few broken pool cue sticks. At that point, he did not recognize who the person was. Another incident happened on the 29th, where the security footage showed them making laps around the pool with a bicycle inside the pool gate and then taking that bicycle and basically jumping into the pool with it. So, the bicycle was in the pool. At that point, Nathan figured out who the gentleman was and noticed that the 16-year-old minor was the same one who broke the pool sticks the few nights before. We discussed that with the CDD attorneys and then followed the procedure that he was talking about. Nathan spoke to the mother. She was apologetic and did understand her son's privileges were taken away until this meeting.

Mr. Eckert: I think as I understood it, the mother offered to pay for the damaged pool cues?

Ms. Alexandre: Yes.

Mr. Eckert: To be clear, all that was suspended was the minor's access. Not anybody else's access. At this point, I would ask that the incident reports, including the written statements as well as the letter to Mr. Cox and the Amenity Facility Policies from February 21, 2018, be entered into the record of these proceedings. You can attach these to the minutes if you want. With that being said, does the Board have any questions of staff? Mr. Cox isn't here so we can't ask him or his parents any questions.

Mr. Sabol: He broke the pool stick, right?

Ms. Alexandre: Right.

Mr. Sabol: That's proven.

Ms. Alexandre: Correct.

Mr. Sabol: Then he took his bicycle and rode it around. He had to put it over the fence, which was locked. He crossed over and went into the pool area, rode the bicycle around and into the pool.

Ms. Alexandre: Correct.

Mr. Sabol: At that point, was the pool polluted because there's grease on a bicycle? I didn't think of that, but it could happen. So, what do we have to do now? Do we have to figure out the timing of the suspension?

Mr. Eckert: Yes. The Board needs to decide whether you want to lift the suspension today or extend it for a longer period of time. I will be happy, when you debate this, to step in, but beyond that you have discretion in what you think is appropriate given the circumstances here. Certainly, you have health, safety and welfare issues, someone using a vehicle in the pool and the destruction of property and other significant issues; however, I will also tell you, it was not a physical fight with personal injuries, which we do see from time-to-time. Just understand that as well. The Board needs to debate, first of all, whether you want to have a suspension past today. That should be your first decision. If the answer is yes, then it's a debate between the Board of how long you want that to last.

Mr. Sabol: I think we should suspend him for a long amount of time.

Ms. Stephens: At least until school starts.

Mr. Sabol: My opinion is to start with six months. It is a serious charge to ride a bicycle into a pool. There was always the chance of them getting hurt and we could've been sued for that. We have no trespassing signs so I think we should look at a six-month suspension.

Ms. Stephens: Okay, six months.

Ms. Koontz: I discussed this with Nathan last week. His recommendation was to extend the extension 30 more days. He said the kid is 16 years old. It will hurt him in the summertime not to be up here to use the amenities.

Mr. Sabol: That's unfortunate because this kid has been a problem for the last eight or nine years. So, I think it would do the kid well if he lost his privileges for six months.

Ms. Chichelli: I agree with the suspension being for six months, only because we have a lot of kids here and we have problems with them. That would send a message to the other kids. Hopefully, we'll stop some of those problems.

Ms. Stephens: I agree. Nathan also said to me to just do it for the summer. That's why I went along with the suspension during the summer more or less because that's the biggest punishment you could impose. Hopefully, the six-month suspension will send a message to other kids that want to come in and vandalize our facility.

Mr. Sabol: His family can still use the pool and all the amenities. He's the only one that cannot use them.

Ms. Stephens: Right.

Mr. Szewczyk: Mainly because I'm familiar with them and see the mom and Keagan up here playing with a ball and playing basketball together. So, six months to me sounds harsh. I'm going to be out voted anyway, but I would be okay with a suspension of a little more than 30 days until the end of July, which would eliminate basically the entire summer. That's my preference.

Ms. Stephens: I get that because Nathan made that suggestion to me, but what I'm hearing is that you are letting your feelings dictate your decision because you know the family.

Mr. Szewczyk: I know of them. I see them.

Ms. Stephens: I have no idea who they are. I really don't.

Mr. Szewczyk: Part of it is, there was an incident on May 24th and then another on May 29th. If there was just one bonehead incident, that's one thing, but two within a short period of time is creating an ugly looking summer up here between these facilities and this kid. Right now, I'm prepared for a vote and let the chips fall where they may.

Mr. Eckert: I think at this point in time, everyone has given their input. If you want to have further discussion, to try to see if you get everybody on the same page, you can or somebody can make a motion and then see what happens.

Mr. Sabol: Let's go over the whole thing again. I'm asking each Board member what they think. Rena?

Ms. Koontz: I think six months is too long. I would agree to suspend him until school starts.

Mr. Eckert: We are talking about three months until school starts.

Ms. Koontz: Three months from tonight?

Mr. Eckert: We can make it three months from when the incident happened. When you say "when school starts", I don't know how to write that letter. I don't know what school he goes to or what day he has to be there.

Ms. Koontz: I would be comfortable suspending him until Labor Day. That gives you a deadline for whenever Labor Day is. Everyone is back to school by then.

Ms. Stephens: I think what bothers me the most is the boldness of him getting on our pool deck with his bicycle and then careening into the pool with it. That's really unacceptable behavior. It really is and we can't accept it. It's not that I agree or disagree, but it's something we can't accept because what lesson are we teaching them? These teenagers will eventually be good people and they have to learn. If we don't teach them responsibility and accountability, mostly accountability because everybody has to be accountable for their actions, and if they are not held accountable now, when do they become accountable?

Mr. Szewczyk: I don't know where this stands, but are we as a CDD entity allowed to have community service as part of this?

Mr. Eckert: We have seen that tried before and it ended up being more of a drag on staff time to deal with those issues. Are you prepared to pull staff away from doing what they are supposed to be doing to deal with that? Typically, we found incidents such as this, especially when we haven't had a chance to talk to the Board or no one reached out to Counsel to try to talk to the Board about something. We would not suggest that. I suggest you go with the suspension at this point in time. You are not a law enforcement entity. You are not a court, so I would not recommend you do that at this point in time. You are close from what you are saying. You are talking basically between three months and six months. We are not differing between the end of two years versus two days.

Mr. Szewczyk: Okay. I just wanted to know if that was even in the realm of possibilities.

Mr. Eckert: I would not recommend it in this circumstance.

Mr. Szewczyk: Okay.

Mr. Sabol: You would not recommend it, but a young lad like that had to clean bathrooms for three months.

Mr. Eckert: If you would like to do that, you go ahead. I'm just telling you in our experience when people have tried that, it has not been helpful. We had situations where people have burned down a walkway through a wetland causing $150,000 in damage. So, trying to work out those kinds of things, I suggest that, in this instance, you approve a suspension, stick by it and if it happens again, then it will be a longer suspension if you still have the continued violation.

On MOTION by Ms. Stephens seconded by Mr. Sabol with Ms. Chichelli, Ms. Stephens and Mr. Sabol in favor and Ms. Koontz and Mr. Szewczyk dissenting, a six-month suspension was approved. (Motion Passed 3-2)

Mr. Eckert: We will write to Mr. Cox letting him know there's a six-month suspension. They may come back to the Board at the next meeting and should they come back to the Board and talk about a reduction, the Board can entertain that at that point in time.

D. Consideration of Proposal from VGlobalTech Regarding ADA Website Compliance

Mr. Flint: I want to present the information and have Mike provide you with the background, but I would like to ask the Board to hold off on approving the proposal to give me more time to get with Nathan. Right now, the District's website is provided by a third-party provider. There is some functionality to the website, but I don't believe we are using a lot of that functionality, so I want to make sure the proposal has what we need. Basically, what this proposal is doing is its re-creating the website and creating it in a form that is in compliance with the American with Disabilities Act (ADA). This proposal is not re-creating what we currently have. Its re-creating a compliant website. So, I want to have an opportunity to get with Nathan to better understand what features of the existing website we are using and not using before we have a final proposal for the Board to consider. I don't know if I talked with the Board or Mike talked with you about this issue of ADA compliance of websites. Mike, do you want to handle it?

Mr. Eckert: Yes. Probably about a year ago, we started to see an influx of lawsuits against Special Districts and local governments alleging that their websites were not accessible by people who were visually impaired. Several Districts were targeted, some we represented and others we did not represent. There is a famous case against Winn Dixie and some other ones. So, they started targeting Government websites in terms of being ADA compliant. Right now, there's little guidance from the Federal Government in terms of what is compliant and what isn't compliant. There are best practices within the industry and those best practices are the things you can use to actually defend those cases. Because there's no guidance from the Federal Government, it's up to the courts to decide what's ADA compliant and what's not. As you can

imagine, from California to New York to Florida, all of those courts are coming down differently. So, one of things that has happened is that the largest insurer of CDDs in the state, has been telling their insureds, "Hey, you need to take steps to make your website compliant with those best practices." They ultimately said, "If you don't take these steps within the next six months or eight months, your next policy is going to have an exclusion for anybody who wants to sue the District for their website not being ADA compliant." So, with that being said, what most Districts are being faced with is a significant bill to retrofit your website or re-create your website so it is ADA compliant. Because there are specific programs you have to use, it's not just a regular PDF or Word document that you have to use. So, District's either have to spend a large portion of money to get their websites compliant or Districts are faced with scaling back their websites and including only what the state law requires to be on your website. Then there's a more nominal cost in terms of making the website compliant. So, where we are at today, is we have been working with various vendors and District Managers for several months now, trying to find out what the insurance companies are actually going to require so we make sure the scope of whatever contract you enter into is going to be compliant so you can maintain your insurance. Because if the largest insurer is now taking this position, the other ones will as well. So that's why George said that we need to look at your website and give you options in terms of if you want to keep the full functionality you have now and what the cost of that is or scale back to the bare minimum. So, we need to do a little more digging there, but this is something that you are going to have to deal with as all 688 CDDs in the state are dealing with right now. So, I would be happy to answer any questions and I'll have better news at the next meeting.

Ms. Koontz: Did you say there's a deadline?

Mr. Eckert: The insurers set a deadline. I think we are probably six months away from that, whenever the next renewal is coming around. When do we renew?

Mr. Flint: We renew with the fiscal year, which is October 1, but I was President of the Board for that entity for six years until two years ago. They said as long as we are showing proactive steps, they are not going to put an exclusion in there this year, but if we get midway through next fiscal year and we haven't done anything, it's going to be a problem. We are showing proactive steps by the fact that we have it on the agenda tonight. That's why we are having this discussion. We are moving towards a resolution. I think the insurer insures over 300 of the 600 CDDs. So, they have the vast majority of that. I think they provided good guidance

through this process and we all worked collaboratively to figure out how to address this issue. GMS went out and met with several different companies that provide these services. VGlobalTech is by far the most cost-effective approach to dealing with the ADA issue. Their approach in everything has been accepted by the Florida Insurance Alliance and others so we feel pretty comfortable with it. There have been Districts that paid $30,000 to address this issue. You can see that this proposal is $3,500, if you have a base or what we call a compliance website, which the statutes prescribe the minimum amount of information you have to have on your website. If you had a base compliance website that had that minimum information, it would probably cost $2,200. Because the more complex the website, the more information and the more it will cost to convert it. Basically, re-create it. So, this is what we categorize as a large level website, which is the $3,575. The base compliance website is probably about $2,200 and then there's a $2,700 range in between the two. I'm not asking you to make a decision tonight. I wanted to get it in the agenda, get it on the record, have the discussion, make sure the Board was aware of the issue and then we can bring it back again next month.

Mr. Sabol: We will defer it to next month then.

Mr. Szewczyk: I just have a question. I see the costs you are talking about, but then I see another cost of another $1,600 for four audits per year, assuming this is something we can choose to take or not.

Mr. Flint: Yes. Initially we would be asking the Board to consider the $3,575 and this proposal.

Mr. Szewczyk: For the proposal acceptance, we would only be considering Option 1.

Mr. Flint: At this point, but we may be coming back to you in the future with some other options. We are still working through the best approach for continuing compliance. The insurers have said they not only want some assurance that the website is currently ADA compliant, but they want assurance that there are ongoing steps to keep it compliant because every time you add another document to the website, you are potentially bringing it out of compliance. So, they are seeking quarterly audits of the websites to make sure there's ongoing compliance. There are a couple of different types of audits. One is software based and then there's the human auditing part of it. They actually paired it up with a non-profit that represents blind people. They partnered with them so that the folks associated with that non-profit are actually doing human

audits of websites, which gives you that additional ability if you are sued to say that you've taken those steps.

Mr. Szewczyk: And this is all taking into consideration not only the visually impaired, but the hearing impaired.

Mr. Flint: There are issues with the hearing impaired as well. If you have audio on your websites, we try to avoid having any audio on there so you don't deal with that issue. We also have to be careful about how we have information linked. It's impacted a lot of things adversely like some Districts want to video their meetings and have them on the website. Well, when you do that, now you have one more thing that has to be ADA compliant. So, either you have to have close captioning or you need to have an interpreter down in the corner of the screen. So, we are working through all of those issues, which are complex, but we would only initially be asking for the first-year approval.

Mr. Szewczyk: Okay.

Mr. Eckert: One of the things that we are seeing right now with these cases is that the Plaintiffs Bar, which brings these cases, is concentrating on the low hanging fruit. We don't want to be the low hanging fruit. We want to be up to date and start moving forward in that regard. We can kind of stay ahead of that curve. I think that's good for the District.

Ms. Stephens: Correct me if I'm wrong, but the website is $3,575, the audit is $1,600 and monthly maintenance is $1,550, which equals $6,725.

Mr. Eckert: Annual maintenance is $1,550. I don't think its monthly.

Mr. Flint: There would be an upfront cost to convert it and ongoing maintenance in the future. That's where the audit and monthly maintenance would come in.

SIXTH ORDER OF BUSINESS Business Administration

A. Approval of Minutes of May 15, 2019 Meeting

Mr. Flint: I received a couple of corrections from Camille, which we will incorporate. Did any other Board Members have any comments or corrections to the minutes?

Mr. Sabol: I have one on Page 6. It was 30 days instead of 60 days.

Mr. Flint: Are there any other comments or corrections? If not, we need a motion to approve the minutes as amended.

On MOTION by Mr. Sabol seconded by Mr. Szewczyk with all in favor the minutes of the May 15, 2019 meeting were approved, as amended.

B. Approval of Check Register

Mr. Flint: You have the check register for May for the General Fund, Capital Reserve Fund and automatic drafts for the utility accounts totaling $54,736.57. Were there any questions on the check register?

Mr. Sabol: No.

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

On MOTION by Ms. Stephens seconded by Mr. Sabol with all in favor the May Check Register was approved.

C. Balance Sheet and Income Statement

Mr. Flint: We provided you with the unaudited financial statements through May 31, 2019. No action is required by the Board, but if you have any questions we can discuss those. As of the end of May, we have $1,000 remaining in unpaid assessments. These will be related to unpaid tax bills that would go through the tax certificate process. That revenue is a result of the tax certificates that typically come in during the month of June. So, your June financials should reflect any additional revenues as a result of that. I think most of this is related to the commercial parcels up front. A number of those parcels have not paid taxes for a number of years. We are seeing more interest in developing those. I know there's been some activity recently and hopefully that will help resolve the issue with the unpaid tax bills. Are there any other questions?

Mr. Sabol: This is just for general information, but where the medical building is today, what did that lot sell for?

Mr. Flint: I don't know offhand, but if you go on the Property Appraiser's website, it will show you that some of them have significant back taxes due. So, when they are being purchased, that's being taken into account in the transaction, so you may not get a realistic view of what its actually worth.

SEVENTH ORDER OF BUSINESS General Audience Comments

Mr. Flint: Are there any members of the public that would like to provide comments to the Board? If so, please state your name and address and try to keep your comments to three minutes.

Carol Greer, 1804 Scarlett Avenue: I really hate to beat a dead horse, but we have a parking problem. You don't see it in the towns or the Villas and you don't see it in the Carriage Homes or on that side of Scarlett Avenue. However, west towards the end right before the preserves, you see cars on your property. The grass between the walkway and the street is CDD property. It is awful. We don't live in the hood and it looks like the hood. Anybody that wants to buy here or considering to buy here or even if they are considering selling, if you look down there or if new people walk around this community, when they get down to Scarlett Avenue, they are going to around because it looks horrible. As I said, I know it's a dead horse, but it's your property. What can you or will you do?

Mr. Sabol: I went down there today, George and looked at it. The grass is deep and there's a black car there that probably hasn't been moved for a month. It looks worse.

Resident (Cal): The car has been sitting there now for over two weeks.

Mr. Sabol: We have to do something about it.

Resident (Cal): The grass underneath it is growing as high as the undercarriage of the car.

Ms. Stephens: I know we are beating a dead horse, but it is CDD property; however, the homeowner has to maintain it. What Cal just said is very true because over the weekends, directly across from me, 17 cars were parked. I counted them because I couldn't believe it. That really is unacceptable. They could park in the parking lot half a mile away and the host of the house can come and get you. It sounds like a big inconvenience, but what are we going to do? We have to do something because it really does look terrible. It has nothing to do with how green the grass is. These cars are one on top of the other. It looks terrible so can we somehow, someway make a decision since it is CDD property, to do something to end this problem? It's overwhelming. Actually, it's a disgrace. If I was selling my house on this particular weekend and you came to look at it and saw 17 cars, you would say, "Where am I moving to?" The house has a two-car garage and a two-car driveway. There is also a big parking lot that no one utilizes.

Mr. Sabol: Are they not compelled to maintain that since it is CDD property?

Mr. Eckert: You have various HOA documents to require people to maintain up to the edge of the curb. You have a City Ordinance that says people can park along the street in front of

their house, with the provision that someone else can with permission. I don't know if that's in front of somebody's house, adjacent to a roadway or in the middle of a field we own, but if its adjacent to the roadway, then its covered by the City Ordinance. There's not a lot we can do in terms of towing off of public roadways. I know we own the roads, but towing is something that the city is in charge of. If we are talking about something that's parked in the median out there. That's a different situation because that's not covered by the City's Parking Ordinance. So, the details actually matter. People will give you an opinion. I don't have the Ordinance this time to answer those questions.

Ms. Stephens: It's just a matter of them parking on the grass, not on the street. I wish it were on the street, but they park on the grass.

Mr. Eckert: But the City Ordinance addresses parking on the grass adjacent to the street.

Mr. Flint: It allows it.

Ms. Stephens: I get that.

Mr. Szewczyk: There's nothing we can do about this. Is there any way that we can say nicely in the newsletter that if you are going to have more than two cars, try parking up in the Clubhouse parking lot or something in order for us to properly maintain the right-of-way (ROW)? Okay? I'm sure that someone can put that into nicer words, but as far as the parking issue, there's nothing else we can do. Maybe a few people will take advantage of it.

Ms. Stephens: Someone had made a suggestion. So many people have golf carts so I think somebody should put a sign out saying, "If you are having company and there's no parking available, I'll be happy to drive you," as a courtesy.

Ms. Chichelli: If you are trying to buy this space at the Clubhouse, aren't we bringing the problem here?

Ms. Stephens: No. Its primarily just a few houses that have this issue. It's when you have company, not who is living in the house. They are not parking in the street, but they are parking on the grass all the way around, but they go home. It's not like they are staying there. They all go home. For two hours, they could be up here and not making it look like a tenement.

Ms. Greer: The mowers aren't going to be able to mow this piece.

Resident (Cal): Is there any way that we can send a letter out saying that all cars must be off the lawns on mowing days? We are paying to have this property mowed and these cars were on there and they are mowing around these cars.

Mr. Eckert: Is we car we are talking about in front of the house?

Ms. Greer: It's between the sidewalk.

Mr. Szewczyk: But is it in front of a house?

Ms. Greer: It's on the side of the house.

Mr. Eckert: We are not mowing that anyway.

Mr. Flint: The HOA is mowing it.

Mr. Eckert: Then the HOA needs to talk to them. I don't know what to say. That is not a CDD issue.

Resident (Cal): The HOA refuses to do anything about this because it is a CDD property. We can bill these people to take care of the property. We have been billing them for lawns. I just don't understand it.

Ms. Greer: We have been here for 10 years and the CDD was run by a certain gentleman and there were never, ever any cars parked on the grass anywhere. The townhomes have a sign saying, "Your garage is for cars. No parking on the grass." When I was the Chair of the HOA I had one of the sergeants come out and say that they can ticket anyone on the street for anyone blocking their lip on the driveway or the walkway. As far as the grass is concerned, as long as its within your HOA, it's the HOA's responsibility. Our HOA does nothing and refuses to even hear about it, which brings the property value down. It's disgraceful.

Mr. Flint: You made it fairly clear that the City has laws that allow cars, as long as they are parked in the direction of traffic, to park in that area with either the owner or with the owner's permission. We do not regulate that. It's true that the ROW runs from the sidewalk, but we do not cut that grass. We do not maintain that area. We don't actively regulate that area, but the City Ordinance allows it. Unless you want to get another legal opinion, I think you received Mike's opinion and from several other attorneys in this firm.

Mr. Eckert: The only thing that we've offered to the Board is a suggestion for residents to petition the City to have no parking zones throughout the community, which means no parking for the owner too. If they are parking, residents should talk to the City about that if that's how they feel, but the CDD doesn't have a regulatory capacity here, but that's the only other alternative we could think of.

Resident (Cal): How can the City dictate to take care of private property? This is private property.

Mr. Eckert: I'm hesitant going back and forth, so let's go ahead and take audience comments.

Deborah Johnson, 1505 Scarlett Avenue: You brought up about the guards for the nighttime problem. We have two residents that actually live in our community that work for a security company and I could find out from them who they work for because they work around the area. I also wanted to let you know that the 16-year-old you are having a problem with has also been out at the pool area quite a bit. I've seen it myself. He was with five or six other young teens. I agree with everything you did tonight. I think that's a good step to prevent a lot of the other kids from doing that. The one thing that I did have a problem with is small children driving golf carts. They are not 16 and I thought we agreed that only 16 years old could drive golf carts.

Mr. Flint: That's a state law.

Ms. Johnson: Is anybody going to do anything about it? I think somebody should do something about it. I'm the one that always brings up speeding and nothing has ever been done about it. Thank you very much for our speed limit sign across the street. I would like to know if they can put some sod in because there's dirt all over the place. If we have to maintain the sign, do we have to put sod around it? There are big dirt circles.

Mr. Flint: No. We will have that looked at.

Ms. Johnson: That's it. Thank you.

Joanne Sutton, 1775 Scarlett Avenue: We have signs in the townhomes that say, "No Parking on the Grass," but we don't have parking on the grass in the Villas or in the Carriage Homes. They also look very nice. Everybody is part of the CDD. What differentiates the single-family homes and what they are able to do regarding this situation from what they have done at the towns, villas and the carriage homes?

Mr. Eckert: Those are HOA issues. The CDD doesn't have control over that.

Bonnie Steines, 2430 Magnolia Circle: I have a couple of questions. One was to go back to the electrical water problem around the tennis courts. I think I missed something before. Did we decide to do something about protecting the electrical work?

Mr. Sabol: Our Engineer is looking into that right now.

Ms. Steines: Regarding Mr. Cox, when did his suspension start? Was it with the first episode or on May 29th and has he been on suspension for a month already? Was that month of suspension taken into consideration with the six-month suspension the Board just approved?

Mr. Eckert: Audience comments is supposed to be for comments. It's not a question and answer session. The way I interpreted the Board's motion was that the suspension was six months from today.

Mr. Szewczyk: It's in addition.

Mr. Flint: Are there any other comments? Hearing none,

EIGHTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Mr. Eckert: There have been some changes in the Florida Statutes that we are going to bring back some revised Rules of Procedure. We anticipate doing that either in August or September, but we will make sure that we have them in place by the time that we have to abide by the law. One of the things you are going to see are some provisions related to how you select your Audit Committee such as who is going to be on the Audit Committee and also some policies for preventing fraud and abuse. So, some of the issues that we are working on are due to the Florida legislative session. I don't have anything else to report.

B. District Manager – Action Items

Mr. Flint: We have the Action Items List. The District Engineer gave you an update on the preserve maintenance. The playground project is substantially complete. The bench will be re-installed and there may be some additional sod work. It sounds like the speed limit sign has been relocated. I noticed the Oaks on Scarlett Avenue were trimmed. I think the issue with the health of some of those is still a concern. I have not heard whether Nathan received a report from Blooming's on those. The owner expressed concerns about those trees. We will still need to bring some information back on that. I don't know if Nathan is still working on proposals for the solar light for the corner of Plantation Boulevard. We were waiting on the contractor that installed the streetlights to provide a proposal and I don't believe we received that yet.

Mr. Sabol: He spoke to them, but there hasn't been any headway with it.

Ms. Chichelli: Do we have other options in case they don't respond?

Mr. Flint: We will look at other options. Nathan provided an example to you, but I don't think its adequate. It's fairly short. You were hoping for a substantial light to be proposed by the

company that installed lights. So, we will keep working on that and will bring you something once we receive it. That's all I had. Heather, do you have anything?

Ms. Alexandre: Yes.

Mr. Szewczyk: George, before we get to Heather, I have a question regarding the trees. I forgot the term you used.

Mr. Flint: Level 2 structural pruning is what I was hoping for.

Mr. Szewczyk: Is that what we are getting?

Mr. Flint: It looks like the trees were lifted and there was some internal thinning. I'm not sure it's a structural 2 pruning. I don't know that you were paying for a full-blown pruning.

Mr. Szewczyk: I just want to make sure we are getting what we paid for because as I watch those guys, I don't feel like that internal pruning is happening. I have a pretty good idea of what should be happening and I don't see that center opening up in order to get that sun down inside of there. So, I'm asking your opinion.

Mr. Flint: I'm not an arborist so I don't want to give an opinion on it, but before we pay the bill, we need to have somebody give us assurance.

Mr. Sabol: I looked at the same thing.

Mr. Szewczyk: We stopped PSM payroll, right?

Mr. Flint: Yes.

Mr. Szewczyk: Did they put their two cents in?

Mr. Flint: I will get them to give us an opinion.

Mr. Szewczyk: Okay, because I don't know that we are getting what we think we are paying for.

Mr. Sabol: Some of those trees have one or two limbs cut off of them. They should've opened it up like Joe was saying to make a canopy out of it. They could've cut a little higher. I noticed the same thing.

Mr. Flint: I think they did a lot as far as lifting the tree. I'm not sure how much center pruning they did. It's basically still full at the top. It's just that they removed some lower branches. So, you won't have issues with clearance, has it opened the canopy?

Mr. Szewczyk: My questions exactly.

Mr. Sabol: I think we are paying $83 a tree. That's just about what we are getting.

Mr. Flint: We probably got $83 worth.

C. Amenities Manager – Monthly Report

Ms. Alexandre: We went through most of Nathan's notes, but he added this month that the entrance fountain rotor capacitors were placed by John's Electric and Motors. Two Florida, Power & Light (FPL) three phase meter banks and grounding systems were replaced by Sargent's Electric. Solitude Lake Management completed the third treatments for the trial larvicide on Lakes 3 and 10 to help the midge fly breading. As you already said, the speed limit sign was relocated. I have a note for Nathan to ask about some sod for that. The gym door was sanded and repainted. We passed the annual fire inspection from the City of North Port and we have some ongoing pressure washing and painting for the exterior and Clubhouse doors. I have two more quotes to share with you for pressure washing the sidewalks. The first one is from Under Pressure for $2,395 for all sidewalks owned by the CDD, which are marked on the map I provided to you. Their proposal talks about the chemical used and that they cover everything. They are willing to bring 300 units out to try to quickly get this completed in a manageable timeframe without interrupting too much. This company is licensed and insured. Just a side note, we actually used this company to pressure wash out a community where I oversee the building and to my knowledge and what I saw today, we didn't have any problems. The second proposal was from Advanced Pressure Cleaning Solutions. That one is actually for $7,638, which is a significant difference. They actually did not come onsite. They priced it through visuals where the other company did come onsite. Those were the two companies they were able to find. He actually spoke to me personally because he was having a hard time finding companies that would come out here and had the right machinery to do the sidewalks. So, if you wanted to decide, it was Nathan's recommendation to use Under Pressure; however, his suggestion was to wait until the end of the rainy season. Are there any questions?

Ms. Koontz: Yes. We received a proposal from Scott's Maintenance for $3,406. Was that withdrawn or is that considered to be our third bid? I'm just trying to figure out if we have two or three bids.

Ms. Alexandre: The only quote that I had in here was a quote from Scott's Maintenance for pressure washing of the sidewalks. The CDD owned sidewalks will be added. To me, it sounds like they didn't get it out to me in time.

Mr. Szewczyk: The first question is whether we think it's needed. My answer to that is that I think it is needed. It's so obvious that when you come down Scarlett Avenue and make that turn right at the corner, you go from a clean sidewalk to a black sidewalk. That's all the way through. I'm happy to have a map showing that this is not only a single-family area issue. These areas are all the way through the development. I would like to see us move forward to get this done. Cleaning the sidewalks once every 16 years isn't a bad deal.

Mr. Sabol: Within six months, it will probably return to the way it looks right now, but we should still clean it.

Ms. Stephens: Nathan said to wait until after the rainy season.

Mr. Szewczyk: I don't think it matters.

Ms. Stephens: I don't think so either.

> On MOTION by Mr. Szewczyk seconded by Ms. Stephens with all in favor the proposal from Under Pressure for pressure washing all CDD sidewalks in the amount of $2,395 was approved.

Ms. Alexandre: If you don't have any other questions, that was all I had.

Mr. Sabol: No I don't.

NINTH ORDER OF BUSINESS Other Business

Mr. Flint: Is there any other business?

Ms. Stephens: I just have one. Is it in our contract that Blooming's will trim the Palm trees around the Clubhouse, especially the ones by the pool, twice a year or every six months? They look horrible.

Mr. Flint: I think it's once a year, but I don't have the contract in front of me. We had to do some additional trimming. We have in the contract, a cost if you want to do an additional trimming. Just about every year we have had at least one additional trimming around the pool area and the Clubhouse because the level of service is not quite what we need in the contract. I can find out when they are scheduled. If it's already been done this year, maybe it will be done again as an additional service under their contract.

Ms. Stephens: Maybe we can try to get them sooner. If you look all around, it needs to be done.

Mr. Sabol: What's happening right now is a lot of the debris off of those trees are falling into the pool and causing a problem with the filters.

Ms. Stephens: That's all I have.

Mr. Flint: We will look into that. Is there anything else? Hearing none,

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

Mr. Flint: Are there any Supervisor's Requests? If not, we need a motion to adjourn.

ELEVENTH ORDER OF BUSINESS **Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

Lakeside Plantation
Community Development District

Summary of Invoices

June 1, 2019 to June 30, 2019

Fund	Date	Check No.'s		Amount
General Fund	6/6/19	2019-2024	$	27,349.81
	6/13/19	2025-2029	$	11,194.55
	6/25/19	2030	$	1,960.25
	6/26/19	2031-2040	$	8,442.91
			$	48,947.52
Capital Reserve Fund	6/19/19	91	$	24,300.00
	6/26/19	92	$	13,845.00
			$	38,145.00
Automatic Drafts	May2019			
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	$	1,154.34
		2200 Plantation Blvd - Fountain	$	585.71
		2200 Plantation Blvd - Tennis Courts/Pool	$	769.54
	North Port Utilities	2200 Plantation Blvd - Clubhouse	$	341.86
		2200 Plantation Blvd - Fountain	$	58.77
		2200 Plantation Blvd - Tennis Courts/Pool	$	141.29
	TECO Peoples Gas	2200 Plantation Blvd - Pool	$	12.13
	Frontier Communications	2200 Plantation Blvd - Clubhouse	$	373.27
			$	3,436.91
			$	**90,529.43**

*** CHECK DATES 06/01/2019 - 06/30/2019 *** 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	#
6/06/19	00010	5/31/19	2019-009	201905	320	53800-46700				*	474.00		
			RPLC 2 VALVES/WIRE										
		6/01/19	2019-011	201906	320	53800-46400				*	7,655.00		
			LANDSCAPE MAINT-JUN19										
									BLOOMINGS LANDSCAPE & TURF MGMT,INC			8,129.00	002019
6/06/19	00260	6/03/19	88915	201906	330	53800-51100				*	810.00		
			POOL CLEANING JUN19										
									DART POOL SOLUTIONS, INC			810.00	002020
6/06/19	00193	5/23/19	43	201904	310	51300-31100				*	2,042.50		
			PLAYGROUND/TENNNIS/REPAIR										
									JOHNSON ENGINEERING, INC.			2,042.50	002021
6/06/19	00259	5/22/19	5452	201905	330	53800-48102				*	232.00		
			FLAT BENCH/SEAT/SLEEVES										
									SUN TRENDS, INC.			232.00	002022
6/06/19	00272	5/01/19	SMOR-243	201905	320	53800-46000				*	611.50		
			LAKE 10 MIDGE TREAT-DEP										
		6/01/19	PI-A0026	201906	320	53800-46000				*	966.00		
			LAKE MAINT JUN19										
									SOLITUDE LAKE MANAGEMENT LLC			1,577.50	002023
6/06/19	00257	6/01/19	356516	201906	330	53800-12000				*	14,558.81		
			AMENITY CENTER MGMT JUN19										
									VESTA PROPERTY SERVICES, INC.			14,558.81	002024
6/13/19	00014	5/13/19	506209	201905	330	53800-48101				*	23.49		
			WATER COOLER MAY19										
		5/29/19	509821	201905	330	53800-48101				*	51.49		
			WATER COOLER MAY19										
									CULLIGAN WATER			74.98	002025
6/13/19	00001	6/01/19	84	201906	310	51300-34000				*	3,094.33		
			MANAGEMENT FEE JUN19										
		6/01/19	84	201906	310	51300-35200				*	83.33		
			INFO TECH JUN19										
		6/01/19	84	201906	310	51300-31300				*	83.33		
			DISSEMINATION JUN19										
		6/01/19	84	201906	310	51300-42000				*	1.05		
			OFFICE SUPPLIES										
		6/01/19	84	201906	310	51300-42500				*	39.34		
			POSTAGE										
		6/01/19	84	201906	310	51300-41000				*	15.60		
			COPIES										
									GOVERNMENTAL MANAGEMENT SERVICES			3,316.98	002026

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
6/13/19	00066	5/31/19	107808	201904	310	51300-31500				*	7,519.72		
			LCNSE/PLYGRND/AGMNT/MTG										
									HOPPING GREEN & SAMS			7,519.72	002027
6/13/19	00032	6/04/19	54883-15	201905	320	53800-43400				*	168.47		
			GARBAGE COLLECTION MAY19										
									NORTH PORT SOLID WASTE DISTRICT			168.47	002028
6/13/19	00106	5/24/19	3683168	201905	310	51300-48000				*	114.40		
			RFP AUDIT FY19										
									THE SUN			114.40	002029
6/25/19	00028	6/24/19	06242019	201906	300	20700-10000				*	1,960.25		
			FY19 DEBT SERVICE ASSESS										
									LAKESIDE PLANTATION C/O USBANK			1,960.25	002030
6/26/19	00200	6/19/19	AS061919	201906	310	51300-11000				*	200.00		
			SUPV FEE 6/19/19										
									ALAN SABOL			200.00	002031
6/26/19	00055	6/19/19	CS061919	201906	310	51300-11000				*	200.00		
			SUPV FEE 6/19/19										
									CAMILLE STEPHENS			200.00	002032
6/26/19	00066	6/21/19	108022	201905	310	51300-31500				*	2,778.07		
			LAKE/YARD/RESLTION/BUDGET										
									HOPPING GREEN & SAMS			2,778.07	002033
6/26/19	00056	6/19/19	JS061919	201906	310	51300-11000				*	200.00		
			SUPV FEE 6/19/19										
									JOE SZEWCZYK			200.00	002034
6/26/19	00193	6/20/19	44	201905	310	51300-31100				*	3,828.75		
			PLAYGROUND/TENNIS/INSPEC										
									JOHNSON ENGINEERING, INC.			3,828.75	002035
6/26/19	00229	6/07/19	PSI09410	201906	330	53800-48102				*	396.00		
			YEARLY INSPEC/SRVC CALL										
									PYE BARKER FIRE & SAFETY, INC.			396.00	002036
6/26/19	00282	6/19/19	MC061919	201906	310	51300-11000				*	200.00		
			SUPV FEE 6/19/19										
									MARIA J CHICHELLI			200.00	002037
6/26/19	00290	6/19/19	RK061919	201906	310	51300-11000				*	200.00		
			SUPV FEE 6/19/19										
									RENA A KOONTZ			200.00	002038

*** CHECK DATES 06/01/2019 - 06/30/2019 *** 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	#
6/26/19	00300	5/30/19	12696	201905	330-53800-48102				*	350.00		
			RMV/INSTALL SPEED SIGN									
								SIGNMASTERS			350.00	002039
6/26/19	00106	6/03/19	3685113	201906	310-51300-48000				*	90.09		
			NOT OF MTG 6/19/19									
								THE SUN			90.09	002040

TOTAL FOR BANK A	48,947.52
TOTAL FOR REGISTER	48,947.52

*** CHECK DATES 06/01/2019 - 06/30/2019 *** LAKESIDE PLANTATION - CAP RES
BANK C CHECKING ACTIVITIES

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
6/19/19	00038	6/18/19	6559	201906	600-53800-61000				*	24,300.00		
			YEAR 1 REPAIRS-DEPOSIT									
								CROSSCREEK ENVIRONMENTAL			24,300.00	000091
6/26/19	00022	5/31/19	42534	201905	600-53800-61000				*	13,845.00		
			CONSERVATION MAINT-MAY19									
								EARTHBALANCE			13,845.00	000092

TOTAL FOR BANK C 38,145.00

TOTAL FOR REGISTER 38,145.00



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date	Invoice #
5/31/2019	2019-00984

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
9145 Narcoossee Road, Ste A206
Orlando, FL 32827

RECEIVED
JUN 4 2019
BY:_____

IV
FAV-54167
RPLC 2 valves/wire

Terms Due on receipt

Description	Qty	Amount
Replace two valves along Plantation Blvd for Zone #21 and Zone #1		
1 1/2" Valve with Flow Control	2	290.00
King Blk & White Silicone Filled Wire Nut	4	4.00
Labor - Technician	2	110.00
Labor - Helper	2	70.00

PAYMENT ACCEPTED: CHECK AND CREDIT CARD.
Please contact our office to pay by credit card.
Make check payable to:
Bloomings Landscape & Turf Management, Inc.
Please include invoice number on your check.
Thank You For Your Business

Total	$474.00
Payments/Credits	$0.00
Balance Due	$474.00

Phone #	Fax #	E-mail	Web Site
(941) 927-9765	(941) 929-9356	carla@bloomingslandscape.com	www.bloomingslandscape.com



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date	Invoice #
6/1/2019	2019-01100

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
9145 Narcoossee Road, Ste A206
Orlando, FL 32827

10
Landscape Month June

RECEIVED
JUN 4 2019

BY:_____

Terms	Due Date
Net 30	7/1/2019

Description	Qty	Amount
Month of June Monthly Grounds Maintenance Fee		7,655.00

PAYMENT ACCEPTED: CHECK AND CREDIT CARD.
Please contact our office to pay by credit card.
Make check payable to:
Bloomings Landscape & Turf Management, Inc.
Please include invoice number on your check.
Thank You For Your Business

Total	$7,655.00
Payments/Credits	$0.00
Balance Due	$7,655.00

Phone #	Fax #	E-mail	Web Site
(941) 927-9765	(941) 929-9356	carla@bloomingslandscape.com	www.bloomingslandscape.com

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

RECEIVED
JUN 4 2019
BY:_____

Invoice

Date	Invoice #
6/3/2019	88915

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 On Receipt	6/13/2019	RK	6/3/2019

Description	Qty	Rate	Amount
June Pool cleaning		810.00	810.00
FL Sales Tax		7.00%	0.00

J60
1-3J.5% 511
pool cleaning June

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	$810.00
Payments/Credits	$0.00
Balance Due	$810.00

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

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

Invoice

May 23, 2019
Project No: 20150050-000
Invoice No: 43

Project Manager Andrew Tilton

FEID #59-1173834

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

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 May 12, 2019

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	36,522.15	T&M	100 %	36,522.15	34,479.65	2,042.50	0.00
3.	Lake Bank Erosion Report 2016	7,040.00	T&M	129 %	9,103.75	9,103.75	0.00	-2,063.75
4.	Pond Bank Restoration	3,500.00	T&M	108 %	3,785.00	3,785.00	0.00	-285.00
5.	Recertify SFWMD ERP	1,500.00	NTE	100 %	1,500.00	1,500.00	0.00	0.00
6.	Preserve Area Evaluation	4,800.00	LS	100 %	4,800.00	4,800.00	0.00	0.00
7.	Public Facilities Report	3,600.00	LS	100 %	3,600.00	3,600.00	0.00	0.00
8.	4-Way Stop Sign Warrant Study	3,450.00	LS	100 %	3,450.00	3,450.00	0.00	0.00
	Totals	60,412.15			62,760.90	60,718.40	2,042.50	-2,348.75

SUB-TOTAL PROFESSIONAL SERVICES: 2,042.50

INVOICE TOTAL: 2,042.50

Summary of professional services

Phase No. / Description		Bill Hours		Bill Rate	Billable Amount
1. - General Engineering					
Technician II					
Keen, Cynthia	4/17/2019	1.00	Hrs @	65.00	65.00
Lakeside Plantation CDD, Lot 15, Blk. 15, research plat and Sarasota County Public Records for Lake Maintenance Easement(s) on rear lot lines per B Burford					

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

Project	20150050-000	Lakeside Plantation CDD			Invoice	43
Engineer Intern III						
Burford, Brent	4/15/2019	2.00	Hrs @	115.00		230.00
Contacted Rick Kepler to discuss timeline to complete work on playground. Conference call with George Flint and Sarah Sandy in regard to downspout connections to lakes. Emailed George in regard to Playground Contract. Emailed Jorgi playground site plan and sections.						
Burford, Brent	4/16/2019	4.00	Hrs @	115.00		460.00
Site visit to obtain elevations and measurements on area between tennis courts. Emails yard drain and playground.						
Burford, Brent	4/17/2019	3.00	Hrs @	115.00		345.00
Updated yard drain details and sent to CDD Counsel. Attend LSPCDD Board of Supervisors Meeting.						
Burford, Brent	4/22/2019	2.00	Hrs @	115.00		230.00
Begin preparing drawings for tennis court drainage. Contacted lake bank restoration vendors.						
Burford, Brent	4/25/2019	.50	Hrs @	115.00		57.50
Tennis Court Drainage.						
Burford, Brent	4/26/2019	.50	Hrs @	115.00		57.50
Tennis Court Drainage.						
Burford, Brent	5/3/2019	1.00	Hrs @	115.00		115.00
Phone call with CDD chairman updating him on status of action items. mails regarding playground start date. Contacting vendors in regards to lake bank repair quotes. Conversation with EarthBalance in regard to preserve maintenance activities.						
Burford, Brent	5/8/2019	1.00	Hrs @	115.00		115.00
Met on-site with Playground contractor. Prepared bid summary for Lake Bank Repairs and emailed to Jorgi.						
Burford, Brent	5/9/2019	1.50	Hrs @	115.00		172.50
On-site obtaining elevations for tennis court drainage.						
Technician II						
Marino, Brian	4/17/2019	.50	Hrs @	65.00		32.50
Revisions to Lake sections						
Marino, Brian	4/22/2019	1.00	Hrs @	65.00		65.00
Revised wetland lines, legends, and tables replotted to PDF; pulled revised wetland and OSW linework and emailed to Laura						
Marino, Brian	4/25/2019	.25	Hrs @	65.00		16.25
Revising Topo						
Marino, Brian	4/26/2019	1.25	Hrs @	65.00		81.25
Creating details for sidewalk trench drain; set up pages for PDFs						
1. - General Engineering Total		19.50				2,042.50

Outstanding Invoices

Number	Date	0 - 30	31 - 60	61 - 90	91 - 120	121 +	Balance
40	2/20/2019	0.00	0.00	0.00	-90.00	0.00	-90.00
	Total	0.00	0.00	0.00	-90.00	0.00	-90.00

Billings to Date

	Current	Prior	Total	Received	A/R Balance
Fee	0.00	11,850.00	11,850.00		
Labor	2,042.50	50,862.50	52,905.00		
Unit	0.00	98.40	98.40		
Totals	**2,042.50**	**62,810.90**	**64,853.40**	**62,900.90**	**1,952.50**

RECEIVED

MAY 2 8 2019

BY:_____

Invoice

SunTrends, Inc.

P.O. Box 101057 • Denver, CO 80250 • 303-744-2647

DATE	INVOICE #
5/22/2019	5452

BILL TO	SHIP TO
Lakeside Plantation CDD George Flint @ 407-242-0501 2200 Plantation BLVD North Port, Florida 34289	Lakeside Plantation CDD George Flint @ 407-242-0501 2200 Plantation BLVD North Port, Florida 34289

359

P.O. NO.	TERMS	REP	SHIP VIA	FOB
George Flint	Due on receipt	DJM	UPS Freight	

QTY	ITEM	DESCRIPTION	RATE	AMOUNT
3	Parts	Flat Bench Straps	20.50	61.50
2	Parts	Seat Plates	19.50	39.00
1	Parts	Set of Sleeves (two total)	53.50	53.50
1	Parts	Nuts and Bolts-(18) lag bolts w/ washers, (6) 4" Bolts with nut and washers	0.00	0.00
1	Shipping	Shipping-Fed Ex Ground	78.00	78.00
			Total	$232.00

SOLITUDE
LAKE MANAGEMENT

SERVICE DEPOSIT REQUEST

Invoice Number: SMOR-243338
Invoice Date: 5/1/2019

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

RECEIVED
JUN 4 2019
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		DUR	
Sales Rep ID	**Shipment Method**	**Ship Date**	**Due Date**
Jeff Moding			5/1/2019

50% Deposit Invoice	0.00
Lake 10 Midge Treatments	611.50

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

TOTAL 611.50

SOLITUDE
LAKE MANAGEMENT

INVOICE

Invoice Number: PI-A00269306
Invoice Date: 06/01/19

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

PROPERTY: Lakeside Plantation CDD

RECEIVED
JUN 4 2019
BY:_____

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			06/01/19

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR06010 06/01/19 - 06/30/19 Lake & Pond Management Services		966.00	966.00

972
1-33 Taylor
Lakemaint Pond 4

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

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Vesta

Invoice

Invoice #	356516
Date	6/1/2019
Terms	Net 30
Due Date	6/30/2019
Memo	June 2019 Fees

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

)57

Amenity/ cable night Jun

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

RECEIVED
JUN 4 2019
BY:_____

Description	Quantity	Rate	Amount
Facility Manager Services at Lakeside Plantation Amenity Center	1	4,856.27	4,856.27
Office Administrative Assistant Services at Lakeside Plantation Amenity Center	1	2,636.36	2,636.36
Facility Attendants Services at Lakeside Plantation Amenity Center	1	2,469.09	2,469.09
Facility Maintenance Services at Lakeside Plantation Amenity Center	1	4,597.09	4,597.09

Thank you for your business.

Total $14,558.81

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

☐ ☐ VISA ☐ ☐ ☐ PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT

CARD NUMBER | V. CODE

SIGNATURE | EXP. DATE

DATE	PAY THIS AMOUNT	ACCOUNT NUMBER
05/31/2019	74.98	1017805

Pay By Date: Jun 15

AMOUNT PAID $

RECEIVED
JUN 5 2019
BY: 14

15*3860 1 MB 0.425*
LAKESIDE PLANTATION
9145 Narcoossee Rd Ste A206
Orlando FL 32827-5768

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

Balance Forward Statement

RETURN THIS TOP PORTION WITH YOUR PAYMENT

InvDate	InvNum	Location			Billed	Tax	Balance
			Previous Balance:	**04/30/2019**			**68.23**
Location	**1017805**						
LAKESIDE PLANTATION		2200 PLANTATION BLVD					
05/13/2019	**506209**	**1017805**	**PO#**				**23.49**
2413	5 GALLON DRINKING WATER		3.000 @	7.00	21.00	0.00	
4201	DELIVERY CHARGE		1.000 @	2.49	2.49	0.00	
05/29/2019		**1017805**	**PO#**				**-68.23**
	PAYMENT		@				
05/29/2019	**509821**	**1017805**	**PO#**				**51.49**
2413	5 GALLON DRINKING WATER		7.000 @	7.00	49.00	0.00	
4201	DELIVERY CHARGE		1.000 @	2.49	2.49	0.00	
05/31/2019		**1017805**	**PO#**				**0.00**
	PAYMENT		@				

ACCOUNT IS CURRENT

Current	74.98	30day	0.00	60day	0.00	90day	0.00	Balance	74.98

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

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

Invoice

Invoice #: 84
Invoice Date: 6/1/19
Due Date: 6/1/19
Case:
P.O. Number:

Bill To:
Lakeside Plantation CDD
135 West Central Blvd.
Suite 320
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - June 2019		3,094.33	3,094.33
Information Technology - June 2019		83.33	83.33
Dissemination Agent Services - June 2019		83.33	83.33
Office Supplies		1.05	1.05
Postage		39.34	39.34
Copies		15.60	15.60

Total	$3,316.98
Payments/Credits	$0.00
Balance Due	$3,316.98

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

========== STATEMENT ==========

May 31, 2019

Lakeside Plantation Community Development District
9145 Narcoossee Rd, Ste. A206
Orlando, FL 32827

Bill Number 107808
Billed through 04/30/2019

6h
1-393-935
Lyons / Maint / Application

General Counsel/Monthly Meeting
LPCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

04/01/19	MCE	Review irrigation issues.	0.30 hrs
04/01/19	SRS	Review playground improvement agreement; research and respond to resident issue regarding application of master declaration of covenants to district; research Americans with Disabilities Act website accessibility.	1.70 hrs
04/01/19	APA	Revise playground improvements agreement; prepare preserve maintenance agreement.	2.10 hrs
04/02/19	SRS	Confer with Flint regarding irrigation proposal; confer regarding playground improvements agreement.	0.50 hrs
04/02/19	MKR	Review and finalize playground installation agreement with RRK Pearl, Inc., aka Stephens Installers.	1.10 hrs
04/02/19	APA	Prepare budget documents; update district status chart.	1.10 hrs
04/03/19	MCE	Prepare playground reinstallation agreement.	0.10 hrs
04/03/19	SRS	Prepare playground improvement agreement and preserve maintenance agreement; confer regarding drainage license process.	1.40 hrs
04/04/19	MKR	Research prior application process regarding approval of license agreements; prepare form of license agreement regarding drainage improvements; review protocol for application process regarding same; provide comments to same.	2.20 hrs
04/08/19	MCE	Review correspondence from joint legislative auditing committee; prepare letter to same regarding audit finding.	0.40 hrs
04/08/19	SRS	Review declaration of covenants correspondence.	0.20 hrs
04/09/19	MCE	Prepare for board meeting, and budget and assessment proceedings.	0.20 hrs
04/09/19	APA	Review status of current vendor agreements; update vendor agreement chart; prepare preliminary agenda memorandum.	1.80 hrs
04/10/19	SRS	Review meeting minutes and draft agenda; confer with staff regarding drainage license.	0.50 hrs
04/11/19	SRS	Prepare form of license agreement; confer with Flint and Buford regarding	1.60 hrs

		same.	
04/12/19	MCE	Prepare form of license agreement regarding drainage improvements.	0.30 hrs
04/12/19	JEM	Review issues regarding form of license agreement.	0.10 hrs
04/12/19	SRS	Prepare form of license agreement; prepare for meeting.	1.40 hrs
04/12/19	APA	Analyze agenda package; prepare agenda memorandum and notebook.	1.50 hrs
04/15/19	SRS	Facilitate call regarding drain pipe application protocol; follow-up regarding same; prepare for board meeting.	2.80 hrs
04/15/19	APA	Finalize meeting agenda; update notebook; conduct property search for map of drainage reservoir regarding EarthBalance agreement.	2.10 hrs
04/16/19	MCE	Prepare for and travel to board meeting.	2.40 hrs
04/16/19	SRS	Prepare playground repair agreement; follow-up regarding drain yard license.	0.50 hrs
04/16/19	APA	Revise playground improvement agreement.	0.40 hrs
04/17/19	MCE	Prepare for, travel to and attend board meeting; return travel; meeting follow-up.	3.10 hrs
04/17/19	SRS	Review drain yard sketch; prepare related license agreement; prepare for board meeting.	0.80 hrs
04/18/19	SRS	Follow-up from board meeting.	0.10 hrs
04/18/19	APA	Prepare second addendum to Bloomings landscaping agreement; review standing agreement to confirm PSA matches.	1.10 hrs
04/29/19	SRS	Prepare fiscal year 2019/2020 budget documents.	1.00 hrs
04/30/19	JLK	Negotiate standard form of agreement regarding professional technological services.	0.10 hrs
04/30/19	CGS	Monitor proposed legislation which may impact district.	0.30 hrs
04/30/19	APA	Review follow-up e-mail from Nathan regarding pickelball court contractor; prepare reply regarding documents contractor must provide.	0.30 hrs
		Total fees for this matter	$7,128.00

DISBURSEMENTS

Document Reproduction	39.00
Travel	323.82
Travel - Meals	28.90
Total disbursements for this matter	$391.72

MATTER SUMMARY

Papp, Annie M. - Paralegal	10.40 hrs	145 /hr	$1,508.00
Stuart, Cheryl G.	0.30 hrs	395 /hr	$118.50
Merritt, Jason E.	0.10 hrs	300 /hr	$30.00
Kilinski, Jennifer L.	0.10 hrs	225 /hr	$22.50
Eckert, Michael C.	6.80 hrs	325 /hr	$2,210.00
Rigoni, Michelle K.	3.30 hrs	205 /hr	$676.50
Sandy, Sarah R.	12.50 hrs	205 /hr	$2,562.50
TOTAL FEES			$7,128.00
TOTAL DISBURSEMENTS			$391.72
TOTAL CHARGES FOR THIS MATTER			**$7,519.72**

BILLING SUMMARY

Papp, Annie M. - Paralegal	10.40 hrs	145 /hr	$1,508.00
Stuart, Cheryl G.	0.30 hrs	395 /hr	$118.50
Merritt, Jason E.	0.10 hrs	300 /hr	$30.00
Kilinski, Jennifer L.	0.10 hrs	225 /hr	$22.50
Eckert, Michael C.	6.80 hrs	325 /hr	$2,210.00
Rigoni, Michelle K.	3.30 hrs	205 /hr	$676.50
Sandy, Sarah R.	12.50 hrs	205 /hr	$2,562.50
TOTAL FEES			$7,128.00
TOTAL DISBURSEMENTS			$391.72
TOTAL CHARGES FOR THIS BILL			**$7,519.72**

Please include the bill number on your check.

NORTH PORT SOLID WASTE DISTRICT

SERVICE ADDRESS	ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
2200 PLANTATION BLVD SW	54883-159826	55-55	6/04/19	7/01/19

Total Current Charges	168.47
PAST DUE - MUST PAY NOW	.00
Total Amount Due	168.47

RECEIVED
JUN 11 2019
BY:

LAKESIDE PLANATATION CDD
C/O GOVERNMENTAL MGT SVCS-CF
9145 NARCOOSSEE RD STE A206
ORLANDO FL 32827-5768

00005488300015982600000168479

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

SERVICE ADDRESS

ACCOUNT NUMBER	2200 PLANTATION BLVD SW	CYCLE	BILL DATE	DUE DATE
54883-159826		55-55	6/04/19	7/01/19

Last Bill Amount	168.47
Payments	168.47-
Adjustments	.00
BALANCE FORWARD	.00

Rate Class : COMMERCIAL WASTE
Last payment amount/date: 168.47 5/16/19

Service		Consumption		Charge	Total
GB	DUMPSTER4YD/1 PICKUP	4/30/19	5/31/19	156.80	
GB	95 GAL RECY 1PU 1MON	4/30/19	5/31/19	7.00	
GB	EXTRA RECY 1XMONTH	4/30/19	5/31/19	4.67	
	TOTAL COMMERCIAL GARBAGE				168.47

Total Current Charges	168.47
PAST DUE - MUST PAY NOW	.00
Total Amount Due	168.47

**** PLEASE MAIL PAYMENTS TO: ****
**** NORTH PORT UTILITIES ****
**** 4970 CITY HALL BLVD ****
**** NORTH PORT, FL 34286-4100 ****
****

Pay by Phone 24/7 at 1-855-941-INFO(4636)**No Charge**

A LATE CHARGE WILL BE APPLIED IF PAYMENT IS NOT RECEIVED ON OR BEFORE THE DUE DATE PRINTED ON THIS BILL. IF PAYMENT IS NOT RECEIVED WITHIN TEN DAYS AFTER BECOMING DELINQUENT, SERVICE MAY BE TERMINATED WITHOUT FURTHER NOTICE.

NORTH PORT SOLID WASTE DISTRICT, 4970 CITY HALL BLVD. NORTH PORT, FLORIDA 34286-4100

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

Phone:**(941) 429-3110** Fax:**(941) 429-3111** Email:**classified@sun-herald.com**

05/24/19

Acct#: **297693**	Date: **05/24/19**
	Ad Date: **05/30/19**
	Class: **3126**
JORGI ALGARD	Ad ID: **3683168**
LAKESIDE PLANTATION CDD	Ad Taker: **MDICKINSON**
GOV MGMT SERVICES - CF, LLC	Sales Person: **200**
135 WEST CENTRAL BLVD STE 320	Words: **299**
ORLANDO, FL 32801	Lines: **80**
	Agate Lines: **106**
	Depth: **11.167**
Telephone: **(407) 841-5524**	Inserts: **1**
	Blind Box:

Other Charges:	**$0.00**	Gross:	**$114.40**
Discount:	**$0.00**		
Surcharge:	**$0.00**	Paid Amount:	**- $0.00**
Credits:	**$0.00**		
Bill Depth:	**11.167**	Amount Due:	**$114.40**

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	05/30/19	05/30/19	1	$114.40

RECEIVED

JUN 0 3 2019

BY:_____

✓ JA 1-27-13-48

Ad Note:

Customer Note:

We Appreciate Your Business!
Thank You JORGI ALGARD!

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Lakeside Plantation Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the Fiscal Year ending September 30, 2019, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Sarasota County and has a general administrative operating fund and a debt service fund. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2019, be completed no later than April 15, 2020.

The Auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide seven (7) copies and one (1) electronic copy of their proposal to GMS - CF, LLC, District Manager, 135 W. Central Blvd., Suite 320, Orlando, FL 32801, telephone (407) 841-5524, in an envelope marked on the outside **"Auditing Services – Lakeside Plantation Community Development District."** Proposals must be received by **Monday, July 8, 2019, 2:00 P.M.**, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

George Flint
Governmental Management Services – Central Florida, LLC
District Manager
Publish: 05/30/2019
297693 3683168

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Lakeside Plantation CDD DATE: 01/24/19

PAYABLE TO: Lakeside Plantation CDD c/o USBank #28

AMOUNT REQUESTED: $1,960.25

REQUESTED BY: Katie Costa

ACC [redacted]

DESCRIPTION OF NEED: FY19 Debt service Assessment

APPROVED BY: Ariel Rivera

SIGNATURE:

LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

SPECIAL ASSESSMENT RECEIPTS - FY2019

TAX COLLECTOR

						Gross Assessments	$ 880,463	$ 694,731	$ 185,733
						Net Assessments	$ 832,038	$ 656,520	$ 175,517
Date Received	Dist	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received		General Fund 78.91%	1999 Debt Svc Fund 21.09%	Total 100%
11/20/18	18-01	$ 109,405.71	$ 4,494.48	$ 1,573.67	$ -	$ 103,337.56		$ 81,538.63	$ 21,798.93	$ 103,337.56
11/30/18	18-02	$ 143,707.06	$ 5,748.42	$ 2,069.38	$ -	$ 135,889.26		$ 107,223.58	$ 28,665.68	$ 135,889.26
12/19/18	18-03	$ 407,578.69	$ 16,303.44	$ 5,869.13	$ -	$ 385,406.12		$ 304,105.16	$ 81,300.96	$ 385,406.12
12/28/18	18-04	$ 37,852.10	$ 1,495.36	$ 545.35	$ -	$ 35,811.39		$ 28,257.02	$ 7,554.37	$ 35,811.39
1/31/19	18-05	$ 18,441.46	$ 559.21	$ 268.23	$ 779.81	$ 18,393.83		$ 14,513.67	$ 3,880.16	$ 18,393.83
2/28/19	18-06	$ 41,726.87	$ 881.89	$ 612.67	$ -	$ 40,232.31		$ 31,745.35	$ 8,486.96	$ 40,232.31
3/29/19	18-07	$ 18,498.96	$ 184.96	$ 274.71	$ -	$ 18,039.29		$ 14,233.92	$ 3,805.37	$ 18,039.29
4/30/19	18-08	$ 19,964.47	$ 22.26	$ 299.13	$ 239.15	$ 19,882.23		$ 15,688.10	$ 4,194.13	$ 19,882.23
5/31/19	18-09	$ 9,434.06	$ -	$ 141.51	$ -	$ 9,292.55		$ 7,332.30	$ 1,960.25	$ 9,292.55
		$ -	$ -	$ -	$ -	$ -		$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -		$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -		$ -	$ -	$ -
Totals		$ 806,609.38	$ 29,690.02	$ 11,653.78	$ 1,018.96	$ 766,284.54		$ 604,637.74	$ 161,646.80	$ 766,284.54

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
10/25/18	1198	12/1/18	$ 8,842.03	$ 8,842.03	$ -	$ -	$ 8,842.03
			$ 8,842.03	$ 8,842.03	$ -	$ -	$ 8,842.03

Attendance Confirmation
for
BOARD OF SUPERVISORS

RECEIVED
JUN 26 2019
BY

District Name: Lakeside Plantation CDD

Board Meeting Date: June 19, 2019

	Name	*In Attendance Please √*	*Fee Involved Yes / No*	
1	Joe Szewczyk	✓	Yes ($200)	5K
2	Camille Stephens	✓	Yes ($200)	55
3	Bud Sabol	✓	Yes ($200)	DNP
4	Pina Chichelli	✓	Yes ($200)	2PR
5	Rena Koontz	✓	Yes ($200)	2P

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

Approved for Payment:

District Manager Signature

6/19/19
Date

****RETURN SIGNED DOCUMENT TO Ariel Lovera*****

Attendance Confirmation
for
BOARD OF SUPERVISORS

RECEIVED
JUN 26 2019
BY:

District Name: Lakeside Plantation CDD

Board Meeting Date: June 19, 2019

1-7-19-11

	Name	*In Attendance Please √*	*Fee Involved Yes / No*	
1	Joe Szewczyk	✓	Yes ($200)	56
2	Camille Stephens	✓	Yes ($200)	55
3	Bud Sabol	✓	Yes ($200)	200
4	Pina Chichelli	✓	Yes ($200)	28
5	Rena Koontz	✓	Yes ($200)	29

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

Approved for Payment:

District Manager Signature

6/19/19
Date

****RETURN SIGNED DOCUMENT TO Ariel Lovera*****

Hopping Green & Sams
Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

June 21, 2019

Lakeside Plantation Community Development District
9145 Narcoossee Rd, Ste. A206
Orlando, FL 32827

Bill Number 108022
Billed through 05/31/2019

General Counsel/Monthly Meeting
LPCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

05/01/19	MCE	Prepare budget, assessment notices and resolutions.	0.30 hrs
05/02/19	APA	Finalize budget documents regarding fiscal year 2019/2020; transmit same.	0.80 hrs
05/06/19	APA	Update maintenance vendor agreement chart; prepare e-mail to district regarding status of maintenance agreements.	1.20 hrs
05/07/19	SRS	Confer with Flint regarding drain yard application.	0.10 hrs
05/07/19	APA	Prepare agenda memorandum.	0.80 hrs
05/09/19	SRS	Review draft meeting minutes.	0.40 hrs
05/09/19	APA	Update agenda memorandum; review request for proposals regarding auditors; provide comments to district.	0.80 hrs
05/10/19	JLK	Research with district management team, insurance providers and ADA consultants regarding policies, accessibility and requisite standards.	0.10 hrs
05/13/19	SRS	Prepare Bloomings extension.	0.20 hrs
05/14/19	SRS	Prepare drainage improvement form license, application, and resolution adopting same; review fiscal year 2019-2020 budget; prepare for board meeting; confer with Flint regarding same.	4.20 hrs
05/15/19	SRS	Prepare for and attend board meeting and audit committee meeting; follow-up regarding same.	2.50 hrs
05/16/19	APA	Update district charts.	0.20 hrs
05/17/19	APA	Prepare agreement regarding lake bank repairs.	1.20 hrs
05/24/19	APA	Update district maintenance agreements chart.	0.30 hrs
05/30/19	CGS	Monitor proposed legislation which may impact district.	0.20 hrs
05/31/19	SRS	Research amenity center incident and suspension rules regarding same; confer with Flint regarding same.	1.20 hrs

Total fees for this matter $2,730.50

DISBURSEMENTS

Document Reproduction	36.00
Conference Calls	11.57
Total disbursements for this matter	$47.57

MATTER SUMMARY

Papp, Annie M. - Paralegal	5.30 hrs	145 /hr	$768.50
Stuart, Cheryl G.	0.20 hrs	395 /hr	$79.00
Kilinski, Jennifer L.	0.10 hrs	225 /hr	$22.50
Eckert, Michael C.	0.30 hrs	325 /hr	$97.50
Sandy, Sarah R.	8.60 hrs	205 /hr	$1,763.00
TOTAL FEES			$2,730.50
TOTAL DISBURSEMENTS			$47.57
TOTAL CHARGES FOR THIS MATTER			**$2,778.07**

BILLING SUMMARY

Papp, Annie M. - Paralegal	5.30 hrs	145 /hr	$768.50
Stuart, Cheryl G.	0.20 hrs	395 /hr	$79.00
Kilinski, Jennifer L.	0.10 hrs	225 /hr	$22.50
Eckert, Michael C.	0.30 hrs	325 /hr	$97.50
Sandy, Sarah R.	8.60 hrs	205 /hr	$1,763.00
TOTAL FEES			$2,730.50
TOTAL DISBURSEMENTS			$47.57
TOTAL CHARGES FOR THIS BILL			**$2,778.07**

Please include the bill number on your check.

Attendance Confirmation
for
BOARD OF SUPERVISORS

RECEIVED
JUN 26 2019
BY:

District Name: Lakeside Plantation CDD

Board Meeting Date: June 19, 2019

1-3 $19-11

	Name	*In Attendance Please √*	*Fee Involved Yes / No*	
1	Joe Szewczyk	✓	Yes ($200)	56
2	Camille Stephens	✓	Yes ($200)	55
3	Bud Sabol	✓	Yes ($200)	200
4	Pina Chichelli	✓	Yes ($200)	28
5	Rena Koontz	✓	Yes ($200)	29

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

Approved for Payment:

District Manager Signature

6/19/19
Date

RETURN SIGNED DOCUMENT TO Ariel Lovera

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

Invoice

June 20, 2019
Project No: 20150050-000
Invoice No: 44

Project Manager Andrew Tilton

FEID #59-1173834

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

143
1-973-911
Hayamami / Tennis/Irrigec

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 June 16, 2019

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	40,350.90	T&M	100 %	40,350.90	36,522.15	3,828.75	0.00
3.	Lake Bank Erosion Report 2016	7,040.00	T&M	129 %	9,103.75	9,103.75	0.00	-2,063.75
4.	Pond Bank Restoration	3,500.00	T&M	108 %	3,785.00	3,785.00	0.00	-285.00
5.	Recertify SFWMD ERP	1,500.00	NTE	100 %	1,500.00	1,500.00	0.00	0.00
6.	Preserve Area Evaluation	4,800.00	LS	100 %	4,800.00	4,800.00	0.00	0.00
7.	Public Facilities Report	3,600.00	LS	100 %	3,600.00	3,600.00	0.00	0.00
8.	4-Way Stop Sign Warrant Study	3,450.00	LS	100 %	3,450.00	3,450.00	0.00	0.00
	Totals	64,240.90			66,589.65	62,760.90	3,828.75	-2,348.75

SUB-TOTAL PROFESSIONAL SERVICES: **3,828.75**

INVOICE TOTAL: **3,828.75**

Summary of professional services

Phase No. / Description		Bill Hours		Bill Rate	Billable Amount
1. - General Engineering					
Ecologist III					
Nychyk, Andrew	6/7/2019	8.00	Hrs @	130.00	1,040.00
Review exotic vegetation removal efforts from preserve areas					

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

Project	20150050-000	Lakeside Plantation CDD			Invoice	44
Nychyk, Andrew		6/10/2019	4.00	Hrs @	130.00	520.00
Exotic vegetation report						
Engineer Intern III						
Burford, Brent		5/15/2019	2.50	Hrs @	115.00	287.50
Prepare for and attend the Lakeside Plantation CDD Board of Supervisors meeting.						
Burford, Brent		5/16/2019	.25	Hrs @	115.00	28.75
Coordinate with playground contractor.						
Burford, Brent		5/17/2019	1.00	Hrs @	115.00	115.00
Tennis court grading plans.						
Burford, Brent		5/22/2019	1.50	Hrs @	115.00	172.50
Coordinate with Rick, Bud, George and Nathan on playground and picnic table relocation. Tennis court drainage.						
Burford, Brent		5/23/2019	.50	Hrs @	115.00	57.50
Coordinate with JEI staff on tennis court drawing.						
Burford, Brent		5/28/2019	2.00	Hrs @	115.00	230.00
Playground inspection.						
Burford, Brent		5/29/2019	2.00	Hrs @	115.00	230.00
Measured grades at playground.						
Burford, Brent		6/3/2019	1.25	Hrs @	115.00	143.75
Correspondance with playground contractor.						
Review grades for tennis court drainage.						
Burford, Brent		6/5/2019	4.00	Hrs @	115.00	460.00
Playground inspection.						
Burford, Brent		6/6/2019	.50	Hrs @	115.00	57.50
Correspondance with EarthBalance on Preserves annual maintenance event completed on May 31,2019.						
Coordinated with JEI staff on inspection of annual maintenance event performed by EarthBalance.						
Burford, Brent		6/11/2019	1.00	Hrs @	115.00	115.00
Playground Inspection.						
Burford, Brent		6/13/2019	1.25	Hrs @	115.00	143.75
Playground Inspection.						
Correspondance with EarthBalance on preserve maintenance inspection.						
Technician II						
Marino, Brian		5/23/2019	3.00	Hrs @	65.00	195.00
Added point locations for field measurements and corrected elevations; revised elevations per field measurements; added aerial; created exhibit for Field measurements and Corrected elevations; created surface;						
Marino, Brian		5/29/2019	.50	Hrs @	65.00	32.50
revised to 20 Scale; added electrical panels locatons;						
1. - General Engineering Total			33.25			3,828.75

Outstanding Invoices

Number	Date	0 - 30	31 - 60	61 - 90	91 - 120	121 +	Balance
40	2/20/2019	0.00	0.00	0.00	-90.00	0.00	-90.00
	Total	0.00	0.00	0.00	-90.00	0.00	-90.00

Project	20150050-000	Lakeside Plantation CDD			Invoice	44

Billings to Date

	Current	Prior	Total	Received	A/R Balance
Fee	0.00	11,850.00	11,850.00		
Labor	3,828.75	52,905.00	56,733.75		
Unit	0.00	98.40	98.40		
Totals	**3,828.75**	**64,853.40**	**68,682.15**	**64,943.40**	**3,738.75**

PYE·BARKER
FIRE & SAFETY

Pye-Barker Fire & Safety, LLC
2141 12TH ST SARASOTA, FL 34237-2703
941.366.6370
www.pyebarkerfire.com

Invoice

Account Number	Invoice Number
C116755	PSI094100
Invoice Date	Total USD
06/07/2019	396.00

RECEIVED
JUN 26 2019
BY:

Ship To Address:
C116755
LAKESIDE PLANTATION
2200 PLANTATION BLVD
NORTH PORT, FL 34289-9472

Remit To Address:
Pye Barker Fire & Safety, LLC
P O Box 714812
Cincinatti, OH 45271

Fire Safety

Bill To Address:
374 1 SP 0.503 E0643X 00045 94830742284 S2 P6491028 B001:0001
LAKESIDE PLANTATION
2200 PLANTATION BLVD
NORTH PORT FL 34289-9472

Order Number	Terms	Due Date
	Net 30	07/07/2019

Salesperson	Branch Code	Branch Location	Branch Phone
Shaun Bromley	050-SAR	Sarasota, FL	941-366-6370

Item No.	Description	Quantity	Unit	Unit Price	Line Amount
AFI	ANNUAL FIRE EXT INSPECTION	11	Each	6.00	66.00
RC5LB	5LB ABC RECHARGE	10	Each	28.50	285.00
SC	SERVICE CALL FEE	1	Each	45.00	45.00

209
1-22595-46 JD
Yearly insp / SVC call

SAVE TIME AND MONEY WITH OUR CUSTOMER PORTAL
Our goal is to make it easy for you to manage the invoices you receive from us. For the ultimate in convenience try our Customer Portal. You can view, print, download and pay your invoices online. Save time and money by going paperless. Go Green!
Visit www.pyebarkerfire.com to enroll or email us at ENROLLME@PYEBARKERFIRE.COM

Subtotal	396.00
Tax	0.00
Total USD	396.00

Remit To Address:

Pye Barker Fire & Safety, LLC
P O Box 714812
Cincinatti, OH 45271

Pye Barker Corporate Office 678.281.6143

TO VIEW AND PAY ONLINE GO TO:	http://pyebarkerfire.billtrust.com	USE THIS ENROLLMENT TOKEN	VXM MPT QTH

B001:0001

Attendance Confirmation
for
BOARD OF SUPERVISORS

RECEIVED
JUN 26 2019
BY:

District Name: Lakeside Plantation CDD

Board Meeting Date: June 19, 2019

1-3-5-7-9-11

	Name	*In Attendance Please √*	*Fee Involved Yes / No*	
1	Joe Szewczyk	✓	Yes ($200)	56
2	Camille Stephens	✓	Yes ($200)	55
3	Bud Sabol	✓	Yes ($200)	200
4	Pina Chichelli	✓	Yes ($200)	28
5	Rena Koontz	✓	Yes ($200)	29

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

Approved for Payment:

District Manager Signature

6/19/19
Date

RETURN SIGNED DOCUMENT TO Ariel Lovera*

Attendance Confirmation
for
BOARD OF SUPERVISORS

RECEIVED
JUN 26 2019
BY:

District Name: Lakeside Plantation CDD

Board Meeting Date: June 19, 2019

1-3 | 13-11

	Name	*In Attendance Please √*	*Fee Involved Yes / No*	
1	Joe Szewczyk	✓	Yes ($200)	56
2	Camille Stephens	✓	Yes ($200)	55
3	Bud Sabol	✓	Yes ($200)	200
4	Pina Chichelli	✓	Yes ($200)	28
5	Rena Koontz	✓	Yes ($200)	29

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

Approved for Payment:

District Manager Signature

6/19/19
Date

RETURN SIGNED DOCUMENT TO Ariel Lovera

Invoice
Maintenance

RECEIVED
JUN 11 2019
BY:

SignMasters
580 Central Ave.
Nokomis, Fl. 34275
941-484-9169

Invoice

Date	Invoice #
5/30/2019	012696

Bill To
Vesta Property Services 2200 Plantation Blvd North Port, Fl 34289

Payment can also be made by credit card. Please call 941-484-9169

P.O. No.	Terms	Project

Qty	Description	Rate	Amount
1	Remove and refurbish existing lighted Post Signs and repair damaged as needed.	350.00	350.00

300
1-941-504-4628
Sgh guy77@gmail.com

Thank you for your business.

Subtotal	$350.00
Sales Tax (7.0%)	$0.00
Total	$350.00
Payments/Credits	$0.00
Balance Due	$350.00

Phone #	Fax #	Vendor Id Number
941-484-9169	941-485-9962	121701

Accounts over 30 days old will be charged 1.5% interest on unpaid balances.

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

Phone:**(941) 429-3110** Fax:**(941) 429-3111** Email:**classified@sun-herald.com**

06/03/19

Acct#: **297693**	Date: **06/03/19**
	Ad Date: **06/10/19**
	Class: **3126**
JORGI ALGARD	Ad ID: **3685113**
LAKESIDE PLANTATION CDD	Ad Taker: **MDICKINSON**
GOV MGMT SERVICES - CF, LLC	Sales Person: **200**
135 WEST CENTRAL BLVD STE 320	Words: **267**
ORLANDO, FL 32801	Lines: **63**
	Agate Lines: **83**
	Depth: **8.764**
	Inserts: **1**
Telephone: **(407) 841-5524**	Blind Box:

Other Charges:	**$0.00**	Gross:	**$90.09**
Discount:	**$0.00**		
Surcharge:	**$0.00**	Paid Amount:	**- $0.00**
Credits:	**$0.00**		
Bill Depth:	**8.764**	Amount Due:	**$90.09**

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	06/10/19	06/10/19	1	$90.09

✓ UA

106
1-9193-09
not of mtg 6/19/19

Ad Note:

Customer Note:

RECEIVED

JUN 13 2019

BY:_____

We Appreciate Your Business!
Thank You JORGI ALGARD!

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, June 19, 2019 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 135 W. Central Blvd., Suite 320, 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: 06/10/2019
297693 3685113

Crosscreek Environmental Inc.
111 Palmview Rd
Palmetto, FL 34221

RECEIVED
JUN 18 2019
BY:_____

Invoice

Date 6/18/2019
Invoice # 6559

Bill To	Ship To
Lakeside Plantation CDD 135 West Central Boulevard, Ste 320 Orlando, FL 32801	Year 1 Deposit Invoice

P.O. #
Terms Due on receipt

Ship Date 6/18/2019
Due Date 6/18/2019
Other

Description	Qty	Price	Amount
30% deposit due prior to commencement of work for Year 1 repairs.		24,300.00	24,300.00

Thank you for your business

Crosscreek Environmental Inc.

Subtotal	$24,300.00
Sales Tax (0.0%)	$0.00
Total	$24,300.00
Payments/Credits	$0.00
Balance Due	$24,300.00

Phone # (941) 479 7811 Fax # (941) 479-7812 admin@crosscreekenv.com www.crosscreekenvironmental.com

EarthBalance
2570 Commerce Parkway
North Port, FL 34289
Phone: (941) 426-7878
Fax: (941) 426-8778

EarthBalance®

RECEIVED

JUN 20 2019

BY:_____

31

Johnson Engineering
2122 Johnson Street
Fort Myers, FL 33901-1550

May 31, 2019
Invoice No: 42534

6-505-61
Annual Maintenance - May 19

Project Manager Calvin Serviss

Project 16242.3 Lakeside Plantation CDD Conservation Areas Ongoing Maintenance

Professional Services for the Period: May 1, 2019 to May 31, 2019

Billing Group 001 Annual Maintenance

Services associated with the completion of Annual Maintenance, May 2019.

Billing Task	Task Fee	Percent Complete	Fee Earned	Prior Billing	Current Fee
Annual Maintenance	13,845.00	100.00	13,845.00	0.00	13,845.00
Total Fee	13,845.00		13,845.00	0.00	13,845.00
Total Fee				**13,845.00**	
			Task Total	**$13,845.00**	
			Billing Group Total	**$13,845.00**	
			TOTAL AMOUNT DUE	**$13,845.00**	

FPL

2 075308 / 3* FPL AUTOMATIC BILL PAY = DO NOT PAY *

Please request changes on the back.
Notes on the front will not be detected.

B 5517 0

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
57421-67439	**$1,154.34**	**Jun 13 2019**	**$**

Your electric statement

For: Apr 24 2019 to May 23 2019 (29 days)
Customer name: LAKESIDE PLANTATION COMM
Service address: 2200 PLANTATION BLVD # CLBHSE

Account number: 57421-67439

Statement date: May 23 2019
Next meter reading: Jun 24 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
1,077.80	1,077.80 CR	0.00	0.00	1,154.34	**$1,154.34**	**Jun 13 2019**

Meter reading - Meter KLL2846

Current reading	54456
Previous reading	- 53597
kWh constant	x 10
kWh used	8590
Demand reading	5.41
kW constant	x 10.00
Demand kW	54

Energy usage

	Last Year	This Year
kWh this month	7330	8590
Service days	30	29
kWh per day	244	296

****The electric service amount includes the following charges:**

Customer charge:	$26.32
Fuel:	$220.16
($0.025630 per kWh)	
Non-fuel:	$201.78
($0.023490 per kWh)	
Demand:	$606.96
($11.24 per kW)	

Amount of your last bill	1,077.80
Payment received - Thank you	1,077.80 CR
Balance before new charges	$0.00

New charges (Rate: GSD-1 GENERAL SERVICE DEMAND)

Electric service amount	1,055.22**
Storm charge	7.05
Gross receipts tax	27.24
Franchise charge	64.83
Total new charges	$1,154.34

Total amount you owe **$1,154.34**

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

- Payment received after **August 14, 2019** is considered **LATE**; a late payment charge of **1%** will apply.
- The amount due on your account will be drafted automatically on or after **June 03, 2019.** If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- The Florida Public Service Commission is reviewing a routine storm charge adjustment that would apply to your bill beginning in June. To learn more about your energy bill, visit FPL.com/rates.

Please have your account number ready when contacting FPL.
Customer service: 1-800-375-2434
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

FPL

FPL

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

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Notes on the front will not be detected.

B 5 5517 0

AUTO **CO 2764
1 075308

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
04126-05586	**$585.71**	**Jun 13 2019**	**$**

Your electric statement

For: Apr 24 2019 to May 23 2019 (29 days)
Customer name: LAKESIDE PLANTATION
Service address: 2200 PLANTATION BLVD # FNTN

Account number: 04126-05586

Statement date: May 23 2019
Next meter reading: Jun 24 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
386.56	386.56 CR	0.00	0.00	585.71	**$585.71**	**Jun 13 2019**

Meter reading - Meter KN46183

Current reading	42741
Previous reading	- 37000
kWh used	**5741**

Energy usage

	Last Year	This Year
kWh this month	5345	5741
Service days	30	29
kWh per day	178	197

****The electric service amount includes the following charges:**

Customer charge:	$10.54
Fuel: *($0.025630 per kWh)*	$147.14
Non-fuel: *($0.065310 per kWh)*	$374.94

Amount of your last bill		386.56
Payment received - Thank you		386.56CR
Balance before new charges		$0.00
New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)		
Electric service amount	532.62**	
Storm charge	6.38	
Gross receipts tax	13.82	
Franchise charge	32.89	
Total new charges		$585.71
Total amount you owe		**$585.71**

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

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Customer service:	1-800-375-2434
Outside Florida:	1-800-226-3545
To report power outages:	1-800-4OUTAGE (468-8243)
Hearing/speech impaired:	711 (Relay Service)
Online at:	**www.FPL.com**

CDI

FPL

3 075308 / 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

Please request changes on the back.
Notes on the front will not be detected.

B 5517 2

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
84595-15071	**$769.54**	**Jun 13 2019**	**$**

Your electric statement

Account number: 84595-15071

For: Apr 24 2019 to May 23 2019 (29 days)
Customer name: LAKESIDE PLANTATION COMM
Service address: 2200 PLANTATION BLVD # POOL

Statement date: May 23 2019
Next meter reading: Jun 24 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
1,048.59	1,048.59 CR	0.00	0.00	769.54	**$769.54**	**Jun 13 2019**

Meter reading - Meter KL84533

Current reading	27446
Previous reading	- 20545
kWh used	**6901**
Demand reading	29.65
Demand kW	**30**

Energy usage

	Last Year	This Year
kWh this month	4252	6901
Service days	30	29
kWh per day	141	237

****The electric service amount includes the following charges:**

Customer charge:	$26.32
Fuel: *($0.025630 per kWh)*	$176.87
Non-fuel: *($0.023490 per kWh)*	$162.11
Demand: *($11.24 per kW)*	$337.20

Amount of your last bill		1,048.59
Payment received - Thank you		1,048.59 CR
Balance before new charges		$0.00
New charges (Rate: GSD-1 GENERAL SERVICE DEMAND)		
Electric service amount	702.50**	
Storm charge	5.66	
Gross receipts tax	18.16	
Franchise charge	43.22	
Total new charges		$769.54

Total amount you owe **$769.54**

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

- Payment received after **August 14, 2019** is considered **LATE**; a late payment charge of **1%** will apply.
- The amount due on your account will be drafted automatically on or after **June 03, 2019**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
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Customer service: 1-800-375-2434
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

FPL

North Port FLORIDA
North Port Utilities

SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD	CYCLE	BILL DATE	
43123-156052	18-29	5/29/19	6/19/19

Total Current Charges 341.86
PAST DUE - MUST PAY NOW .00
Bank acct will be drafted 341.86

$_____
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
135 W CENTRAL BLVD STE 320
ORLANDO FL 32801-2435

00004312300015605200000341860

2094 LAKE

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

SERVICE ADDRESS			
ACCOUNT NUMBER	2200 PLANTATION BLVD CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	5/29/19	6/19/19

Rate Class : COMMERCIAL
Last payment amount/date: 304.99 5/17/19

Last Bill Amount	304.99
Payments	304.99-
Adjustments	.00
BALANCE FORWARD	.00

	Service Period		Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	4/19/19	5/21/19	32	80000038	1.000	TGAL	132	112	20
							USAGE FOR 5/18		5.00

Service		Consumption	Charge	Total
WA	Base facility chg		43.72	
WA	Usage block 1	10.00	40.00	
WA	Usage block 2	10.00	60.00	
	TOTAL WATER			143.72
SE	Base facility chg		72.34	
SE	Consumption	20.00	125.80	
	TOTAL SEWER			198.14

Total Current Charges 341.86
PAST DUE - MUST PAY NOW .00
Bank acct will be drafted 341.86

**** PLEASE MAIL PAYMENTS TO: ****
**** NORTH PORT UTILITIES ****
**** 4970 CITY HALL BLVD ****
**** NORTH PORT, FL 34286-4100 ****
****
Pay by Phone 24/7 at 1-855-941-INFO(4636)**No Charge**

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
2200 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154658	18-29	5/29/19	6/19/19

Total Current Charges 58.77
PAST DUE - MUST PAY NOW .00
Bank acct will be drafted 58.77

$_____
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
135 W CENTRAL BLVD STE 320
ORLANDO FL 32801-2435

00004312300015465800000058770

2093 LAKE

SERVICE ADDRESS 2200 PLANTATION BLVD FICT

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	5/29/19	6/19/19

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

Rate Class : COMMERCIAL
Last payment amount/date: 40.77 5/17/19

Last Bill Amount	40.77
Payments	40.77-
Adjustments	.00
BALANCE FORWARD	.00

	Service Period		Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	4/19/19	5/21/19	32	36607560	1.000	TGAL	596	588	8
							USAGE FOR 5/18		146.00

Service		Consumption	Charge	Total
WA	Base facility chg		18.77	
WA	Usage block 1	4.00	16.00	
WA	Usage block 2	4.00	24.00	
	TOTAL WATER			58.77

Total Current Charges 58.77
PAST DUE - MUST PAY NOW .00
Bank acct will be drafted 58.77

**** PLEASE MAIL PAYMENTS TO: ****
**** NORTH PORT UTILITIES ****
**** 4970 CITY HALL BLVD ****
**** NORTH PORT, FL 34286-4100 ****
****
Pay by Phone 24/7 at 1-855-941-INFO(4636)**No Charge**

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
2200 PLANTATION BLVD	CYCLE	BILL DATE	
43123-154656	18-29	5/29/19	6/19/19

Total Current Charges 141.29
PAST DUE - MUST PAY NOW .00
Bank acct will be drafted 141.29

$_____
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: $_____

RECEIVED
JUN 6 2019

LAKESIDE PLANTATION COMM DEV
135 W CENTRAL BLVD STE 320
ORLANDO FL 32801-2435

32-350-0424
(-Water Called in 5/17/19

BY: 00004312300015465600000141292

2092 LAKE

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

SERVICE ADDRESS			
ACCOUNT NUMBER 2200 PLANTATION BLVD	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	5/29/19	6/19/19

Last Bill Amount	498.85
Payments	498.85-
Adjustments	.00
BALANCE FORWARD	.00

Rate Class : COMMERCIAL
Last payment amount/date: 498.85 5/17/19

	Service Period		Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	4/19/19	5/21/19	32	80005382	1.000	TGAL	2978	2964	14
							USAGE FOR 5/18		94.00

Service		Consumption	Charge	Total
WA	Base facility chg		85.29	
WA	Usage block 1	14.00	56.00	
	TOTAL WATER			141.29

Total Current Charges 141.29
PAST DUE - MUST PAY NOW .00
Bank acct will be drafted 141.29

**** PLEASE MAIL PAYMENTS TO: ****
**** NORTH PORT UTILITIES ****
**** 4970 CITY HALL BLVD ****
**** NORTH PORT, FL 34286-4100 ****
****
Pay by Phone 24/7 at 1-855-941-INFO(4636)**No Charge**

RECEIVED
JUN 03 2019
BY:_____

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

TECO
PEOPLES GAS
AN EMERA COMPANY

RECEIVED
MAY 24 2019
BY:

ACCOUNT INVOICE

peoplesgas.com

Statement Date: 05/21/2019
Account: 211014212750

LAKESIDE PLANTATION COMMUNITY DEV
2200 PLANTATION BLVD
NORTH PORT, FL 34289-9472

Current month's charges:	$12.13
Total amount due:	$12.13
Payment Due By:	06/11/2019

Your Account Summary

Previous Amount Due	$12.13
Payment(s) Received Since Last Statement	-$12.13
Current Month's Charges	**$12.13**
Total Amount Due	**$12.13**

DO NOT PAY. Your account will be drafted on 06/11/2019

00804698-0009823-Page 1 of 4

Digging? Make the right call

811 Know what's below. Call before you dig.

Call 811 two business days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit **sunshine811.com** or **peoplesgas.com/811.**

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

Put your mind and budget at ease with **home service warranty plans** that cover inside gas lines, plumbing and HVAC systems. Compare plans and coverage at **peoplesgas.com/homewarranty.**



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

TECO
PEOPLES GAS
AN EMERA COMPANY

WAYS TO PAY YOUR BILL

mail phone online pay agent

See reverse side for more information

Account: 211014212750

Current month's charges:	$12.13
Total amount due:	$12.13
Payment Due By:	06/11/2019
Amount Enclosed	$_____

641506607917 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 06/11/2019

00804698 01 AV 0.38 32801 FTECO1052219001457l0 00000 06 00000000 011 07 38133 002

LAKESIDE PLANTATION COMMUNITY DEV
135 W CENTRAL BLVD, STE 320
ORLANDO, FL 32801-2435

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

TECO PEOPLES GAS
AN EMERA COMPANY

ACCOUNT INVOICE

Account: **211014212750**
Statement Date: 05/21/2019
Current month's charges due **06/11/2019**

Details of Current Month's Charges – Service from - 04/17/2019 to 05/16/2019

Service for: 2200 PLANTATION BLVD, NORTH PORT, FL 34289-9472 **Rate Schedule: Residential Service RS-1**

Meter Location: *pool*

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period
RHE73410	05/16/2019	405		405		0 CCF		1.039		1.0000		0.0 Therms	30 Days

Customer Charge	$11.40	
Natural Gas Service Cost	**$11.40**	
Franchise Fee	$0.73	
Total Natural Gas Cost, Local Fees and Taxes		**$12.13**
Total Current Month's Charges		**$12.13**

Peoples Gas Usage History

Therms Per Day (Average)

MAY 2019	0.0
APR	0.0
MAR	0.0
FEB	0.0
JAN	0.0
DEC	0.0
NOV	0.0
OCT	0.0
SEP	0.0
AUG	0.0
JUL	0.0
JUN	0.0
MAY 2018	0.0

0008-4558-0008534-Page 3 of 4

Date of Bill 6/01/19

New Charges Due Date 6/25/19

Account Number 941/423-5501 Total Amount Due $373.27

LAKESIDE PLANTATION COMMUNIT
9145 NARCOOSSEE ROAD
STE A206
ORLANDO, FL 32827

Amount Paid

328270000 0

6720049414235501021913000000000000000373275

www.frontier.com
Business 1-800-921-8102

Account Number 941/423-5501 Date of Bill 6/01/19

Previous Balance	369.57
Payments Received Thru 5/24/19	-369.57
Thank you for your payment!	
Balance Forward	.00
New Charges	373.27

DO NOT PAY - You are currently signed up for Auto Pay.
To view your Auto Pay, please log in at www.frontier.com.

Total Amount Due $373.27

CURRENT BILLING SUMMARY

Local Service from 06/01/19 to 06/30/19

Qty	Description	941/423-5501.0	Charge
	Basic Charges		
2	OneVoice Nationwide		59.98
	2 OneVoice Nationwide		
2	Acc Rec Chrg Multi-Ln Bus		7.44
2	Federal Subscriber Line Charge		16.96
	Federal USF Recovery Charge		4.58
	Total Basic Charges		88.96
	Non Basic Charges		
	FiOS Internet 75 Dynamic IP w/ OneVoice		119.98
	Business FiOS 75/75M Dynamic IP		
	OneVoice Access Line		
	Other Charges-Detailed Below		15.86
	FCA Long Distance - Federal USF Surcharge		1.62
	Total Non Basic Charges		137.46
	Video		
	FiOS TV Extreme HD Private		84.99
4	HD Set Top Box		51.96
	Other Charges-Detailed Below		6.00
	Partial Month Charges-Detailed Below		-14.99
	FCC Regulatory Recovery Fee		.06
	Broadcast TV Surcharge		5.49
	Total Video		133.51
	Toll/Other		
	Frontier Com of America -Detailed Below		6.24
	Other Charges-Detailed Below		4.99
	FCA Long Distance - Federal USF Surcharge		2.11
	Total Toll/Other		13.34
		TOTAL	373.27

941/423-5501

Date of Bill 6/01/19

EAS PLAN/USAGE CHARGES for 941/423-5501

Minutes Used	2 Minutes	
Allowance	0 Minutes	
Minutes Billed	2 Minutes @ .0000/min	.00
EAS Plan Charge		.00
Maximum Plan/Usage Charge	.00	
Total Billable EAS Charge This Month		.00

** ACCOUNT ACTIVITY **

Qty	Description	Order Number	Effective Dates	
1	Federal Primary Carrier Multi Line Charge	AUTOCH	6/01	4.31
	941/423-5500	Subtotal		4.31
1	Business High Speed Internet Fee	AUTOCH	6/01	5.99
1	Regional Sports Fee	AUTOCH	6/01	6.00
1	Frontier Road Work Recovery Surcharge	AUTOCH	6/01	1.25
1	Federal Primary Carrier Multi Line Charge	AUTOCH	6/01	4.31
1	Carrier Cost Recovery Surcharge	AUTOCH	6/01	4.99
	941/423-5501	Subtotal		22.54
Partial Month Charges				
	FiOS Video Discount 99 MO	PROMOTION	6/01 6/30	-14.99
	941/423-5501	Subtotal		-14.99
		Subtotal		11.86

CIRCUIT ID DETAIL
88/KQXA/297018/ /VZFL

==========

Detail of Frontier Charges

Toll charged to 941/423-5500
*****Start suppression of detail

Ref #	Date	Time	Min	*Type	Place and Number Called			Charge	
E 1	MAY 07	11:07A	2.0	DD	BRADENTON	FL	(941)567-0015	.00	U
E 2	MAY 10	10:39A	1.0	DD	BRADENTON	FL	(941)567-0015	.00	U
E 3	MAY 10	10:57A	1.0	DD	BRADENTON	FL	(941)567-0015	.00	U
E 4	MAY 17	10:45A	2.0	DD	BRADENTON	FL	(941)567-0015	.00	U
E 5	MAY 22	10:55A	2.0	DD	BRADENTON	FL	(941)962-3640	.00	U
E 6	MAY 22	11:27A	1.0	DD	TAMPA	FL	(813)629-2960	.00	U
	941/423-5500						Subtotal	.00	

Subtotal Minutes: 9.0 ***REP LINE ONLY
*****Resume printing of detail

==========

Detail of Frontier Com of America Charges

Toll charged to 941/423-5500
*****Start suppression of detail

Ref #	Date	Time	Min	*Type	Place and Number Called			Charge	
E 7	MAY 02	9:42A	1.0	DD	HAGERSTOWN	MD	(240)217-2425	.00	U
E 8	MAY 10	9:55A	3.0	DD	COLORDOSPG	CO	(719)266-2837	.00	U
E 9	MAY 14	1:07P	1.0	DD	MEDINA	OH	(330)416-4066	.00	U
E 10	MAY 14	4:13P	1.0	DD	LA GRANGE	IL	(708)567-2573	.00	U
E 11	MAY 16	3:59P	1.0	DD	ALAPAHA	GA	(229)646-4081	.00	U
E 12	MAY 17	10:43A	1.0	DD	ALAPAHA	GA	(229)646-4081	.00	U
E 13	MAY 17	2:45P	7.0	DD	ORLANDO	FL	(407)242-0501	.00	U
E 14	MAY 22	10:26A	3.0	DD	KEYS	FL	(305)340-9604	.00	U
E 15	MAY 22	2:21P	2.0	DD	ORLANDO	FL	(321)689-3355	.00	U
E 16	MAY 23	10:39A	3.0	DD	FORT MYERS	FL	(239)223-7016	.00	U
E 17	MAY 23	5:56P	66.0	DD	NORTH DADE	FL	(786)440-2919	.00	U

941/423-5501

Date of Bill 6/01/19

Detail of Frontier Com of America Charges

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 18	MAY 30	10:02A	4.0	DD	FORT MYERS FL (239)223-7016	.00 U
E 19	MAY 30	12:30P	3.0	DD	CORNING NY (607)368-7071	.00 U
		941/423-5500			Subtotal	.00

Subtotal Minutes: 96.0 ***REP LINE ONLY

*****Resume printing of detail

Detail of Frontier Com of America Charges

Toll charged to 941/423-5501

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
1	MAY 02	11:38A	6.0	DI	TORONTO ON (416)340-9918	6.24

*****Start suppression of detail

E 20	MAY 07	2:58P	1.0	DD	HOUSTON TX (832)804-9954	.00 U
E 21	MAY 14	4:02P	2.0	DD	NEW LENOX IL (815)485-4830	.00 U
E 22	MAY 22	12:11P	1.0	DD	NEW LENOX IL (815)485-4830	.00 U

*****Resume printing of detail

941/423-5501 Subtotal 6.24

Subtotal Minutes: 10.0 ***REP LINE ONLY

Legend Call Types:
DD - Day
DI - International

Caller Summary Report

	Calls	Minutes	Amount
941/423-5500	19	105	.00
Main Number	4	10	6.24
***Customer Summary	23	115	6.24

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	6	9	.00
Interstate	10	15	.00
Intrastate	6	85	.00
International	1	6	6.24
***Customer Summary	23	115	6.24

941/423-5501

Date of Bill 6/01/19

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of $143.78 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Beginning with your next bill, the Carrier Cost Recovery Surcharge will increase to $5.99. Questions? Please contact customer service.

Important Information About Your Equipment...
If you change or cancel your service, you must return rented equipment. To facilitate equipment return, Frontier will send you a prepaid return mailer at the time of your order change/cancellation. Equipment that is not returned or is received damaged (except for reasonable wear and tear) is subject to a substantial fee. Additional return mailers can be requested at www.frontier.com/returns

Closed Captioning Contact Information...
If you have a question or concern about closed captioning on any program, please call Frontier at 1-877-462-6606. You can also send written correspondence by fax to 1-304-340-0283, by email to Video.Closed.Caption@ftr.com, or by mail to Frontier, 1500 MacCorkle Avenue, Charleston, WV 25396, Attn: Anthony Kasey, Manager.

For up-to-date channel information please visit:
http://frontier.com/channelupdates

Local Franchise Authority - FiOS TV
Your FCC Community ID is: FL1334

RETURN: Frontier Communications
P.O. Box 5157
Tampa, FL 33675

REMITTANCE: FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407

CDPIFLBBB94194142332827FLFT-FLABUSCX 5342NY 00000000000000373.27
NNNNNYNNNNNNNNNNNNNNNNNNNNNNN 1-800-921-8102

Lakeside Plantation
Community Development District

Summary of Invoices

July 1, 2019 to July 31, 2019

Fund	Date	Check No.'s		Amount
General Fund	7/9/19	2041-2046	$	3,307.85
	7/11/19	2047-2050	$	18,921.33
	7/15/19	2051	$	4,770.63
	7/25/19	2052-2059	$	9,635.08
	7/31/19	2060-2061	$	16,620.00
			$	53,254.89
Capital Reserve Fund	7/18/19	93	$	26,500.00
			$	26,500.00
Automatic Drafts	June 2019			
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	$	1,206.83
		2200 Plantation Blvd - Fountain	$	677.71
		2200 Plantation Blvd - Tennis Courts/Pool	$	692.51
	North Port Utilities	2200 Plantation Blvd - Clubhouse	$	157.22
		2200 Plantation Blvd - Fountain	$	636.49
		2200 Plantation Blvd - Tennis Courts/Pool	$	125.29
	TECO Peoples Gas	2200 Plantation Blvd - Pool	$	12.13
	Frontier Communications	2200 Plantation Blvd - Clubhouse	$	369.06
			$	3,877.24
			$	**83,632.13**

*** CHECK DATES 07/01/2019 - 07/31/2019 *** 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	#
7/09/19	00153	3/07/19	9393-QB	201903	330	53800-51000				*	90.00		
			REPAIR SPA HEATER										
		6/13/19	10018-QB	201906	330	53800-48102				*	129.00		
			REPAIR AC FOR LEAK										
									ALEX'S POOL HEATING &			219.00	002041
7/09/19	00250	6/28/19	70474	201906	320	53800-46200				*	550.00		
			REPAIR FOUNTAIN LEAK										
									AMERICAN LEAK DETECTION OF			550.00	002042
7/09/19	00223	7/01/19	070119	201907	310	51300-35200				*	24.95		
			MONTHLY HOSTING JUL19										
		7/01/19	070119	201907	300	15500-10000				*	24.95		
			MONTHLY HOSTING AUG19										
		7/01/19	070119	201907	300	15500-10000				*	24.95		
			MONTHLY HOSTING SEP19										
									EZOT, INC.			74.85	002043
7/09/19	00077	6/24/19	1326	201906	320	53800-46900				*	550.00		
			LANDSCAPE INSPEC 6/24/19										
									PERFORMANCE STANDARD ASSURANCE, INC			550.00	002044
7/09/19	00272	6/01/19	PI-A0027	201906	320	53800-46000				*	441.00		
			LAKE MIDGE #3 TREATMENTS										
		6/12/19	PI-A0027	201906	320	53800-46000				*	1,223.00		
			LAKE MIDGE #10 TREATMENT										
									SOLITUDE LAKE MANAGEMENT LLC			1,664.00	002045
7/09/19	00301	6/28/19	062819	201906	300	36900-10200				*	250.00		
			REFUND CANCEL CLUBHOUSE										
									STACEY HEADLY			250.00	002046
7/11/19	00008	6/20/19	10000527	201906	330	53800-48100				*	208.00		
			LICENSE FEE 7/1-09/30/19										
		6/20/19	10000527	201906	300	15500-10000				*	624.00		
			LICENSE FEE10/01-6/30/20										
									ASCAP			832.00	002047
7/11/19	00001	7/01/19	85	201907	310	51300-34000				*	3,094.33		
			MANAGEMENT FEE JUL19										
		7/01/19	85	201907	310	51300-35200				*	83.33		
			INFO TECH JUL19										
		7/01/19	85	201907	310	51300-31300				*	83.33		
			DISSEMINATION JUL19										
		7/01/19	85	201907	310	51300-51000				*	1.08		
			OFFICE SUPPLIES										

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		7/01/19	85 POSTAGE	201907	310	-51300-42000				*	46.88		
		7/01/19	85 COPIES	201907	310	-51300-42500				*	24.15		
		7/01/19	85 TELEPHONE	201907	310	-51300-41000				*	28.95		
									GOVERNMENTAL MANAGEMENT SERVICES			3,362.05	002048
7/11/19	00032	7/02/19	54883-15 GARBAGE COLLECTION JUN19	201906	320	-53800-43400				*	168.47		
									NORTH PORT SOLID WASTE DISTRICT			168.47	002049
7/11/19	00257	7/01/19	357549 AMENITY CENTER MGMT-JUL19	201907	330	-53800-12000				*	14,558.81		
									VESTA PROPERTY SERVICES, INC.			14,558.81	002050
7/15/19	00049	6/25/19	5406496 TRUSTEE FEES-SER. 99 FY19	201906	310	-51300-32300				*	1,192.67		
		6/25/19	5406496 TRUSTEE FEES-SER. 99 FY20	201906	300	-15500-10000				*	3,577.96		
									USBANK			4,770.63	002051
7/25/19	00005	7/10/19	SPE46625 BACKFLOW CERTIFICATION	201907	330	-53800-48102				*	310.75		
									ALLIANCE FIRE & SAFETY			310.75	002052
7/25/19	00072	7/02/19	35307026 MUSIC LICENSE FEE-2019	201907	330	-53800-48100				*	358.00		
									BMI			358.00	002053
7/25/19	00190	7/19/19	576090 PLAYGROUND POST	201907	330	-53800-48102				*	125.00		
									BRADLEY A. RAY, INC.			125.00	002054
7/25/19	00296	7/16/19	071619 REIMB MAINTENANCE ITEMS	201907	330	-53800-48102				*	28.60		
									BRAD FOLTZ			28.60	002055
7/25/19	00014	6/13/19	515696 WATER COOLER JUN19	201906	330	-53800-48101				*	44.49		
		6/28/19	519397 WATER COOLER JUN19	201906	330	-53800-48101				*	44.49		
									CULLIGAN WATER			88.98	002056
7/25/19	00066	6/18/19	108648 BUDGET FY19/MEMORANDUM	201906	310	-51300-31500				*	5,362.75		
									HOPPING GREEN & SAMS			5,362.75	002057

*** CHECK DATES 07/01/2019 - 07/31/2019 *** 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	#
7/25/19	00272	7/01/19	PI-A0027	201907	320-53800-46000				*	966.00		
			LAKE MAINT JUL19									
								SOLITUDE LAKE MANAGEMENT LLC			966.00	002058
7/25/19	00302	7/09/19	12655	201907	320-53800-47200				*	2,395.00		
			PRESSURE WASHING SIDEWALK									
								UNDER PRESSURE			2,395.00	002059
7/31/19	00010	7/01/19	2019-013	201907	320-53800-46400				*	7,655.00		
			LANDSCAPE MAINT JUL19									
		7/05/19	2019-013	201907	320-53800-46500				*	8,160.00		
			INSTL MULCH CDD/CLBHOUSE									
								BLOOMINGS LANDSCAPE & TURF MGMT,INC			15,815.00	002060
7/31/19	00193	7/24/19	45	201906	310-51300-31100				*	805.00		
			TENNIS/DRAINAGE/REPORTS									
								JOHNSON ENGINEERING, INC.			805.00	002061

TOTAL FOR BANK A 53,254.89

TOTAL FOR REGISTER 53,254.89

*** CHECK DATES 07/01/2019 - 07/31/2019 *** LAKESIDE PLANTATION - CAP RES
BANK C CHECKING ACTIVITIES

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/18/19	00039	6/05/19	2089	201906	600-53800-61000			*	26,500.00		
			RMV/INSTALL PLAYGROUND								
							STEPHENS INSTALLERS			26,500.00	000093

TOTAL FOR BANK C 26,500.00

TOTAL FOR REGISTER 26,500.00

Alex's Pool HEATING & AIR CONDITIONING, INC.

Alex's Pool Heating & Air Conditioning
P.O. Box 380081
Murdock, FL 33938
(941)629-2539
aamachado@comcast.net
www.629alex.com

Pool Maintenance

RECEIVED
JUL 2 2019
BY:

Invoice

BILL TO
Lakeside Plantation CDD
2200 Plantation Blvd.
North Port, FL 34289

SHIP TO
Lakeside Plantation CDD
2200 Plantation Blvd.
North Port, FL 34289

INVOICE # 9393-QB
DATE 03/07/2019
DUE DATE 07/05/2019

P35
1-23-595-0-05100

ACTIVITY	QTY	RATE	AMOUNT
Unit Make/Model Symbiont: Model #: PH090ARAEWNE Serial #: 1082583-B07.	1	0.00	0.00
PROBLEM Spa not heating again, we were there in February for same thing. Brad, from office, called this in.	1	0.00	0.00
Description Diversion valve for pool water (spa source) not on Alex's mark. Returned to the mark. System checked- OK.	1	0.00	0.00
Pool Heating:Service Call/Diagnostic Fee. Service/ Diagnostic:	1	90.00	90.00

BALANCE DUE **$90.00**

Alex's Pool HEATING & AIR CONDITIONING, INC.

Alex's Pool Heating & Air Conditioning
P.O. Box 360081
Murdock, FL 33936
(941)629-2539
aamachado@comcast.net
www.629alex.com

Maintenance

Invoice

BILL TO
Lakeside Plantation CDD
2200 Plantation Blvd.
North Port, FL 34289

SHIP TO
Lakeside Plantation CDD
Lakeside Plantation CDD
2200 Plantation Blvd.
North Port, FL 34289

153

INVOICE # 10018-QB
DATE 06/13/2019
DUE DATE 07/05/2019

1-333-350-0108
Repair AC

ACTIVITY	QTY	RATE	AMOUNT
PROBLEM Main clubhouse A/C leaking water.	1	0.00	0.00
Description Vacuumed, treated, and sanitized drain system.	1	0.00	0.00
Air Conditioning Drain Treat Service:	1	39.00	39.00
Air Conditioning:Service Call/Diagnostic Fee Service/ Diagnostic:	1	90.00	90.00

BALANCE DUE **$129.00**

RECEIVED

JUL 2 2019

BY:

Check Request

District	Lakeside Plantation	**Date**	7/2/19
Payable to	American Leak Detection		
Amount Requested	$550.00	**Account Number**	Maintenance
Requested By	Nathan Tomes		
Description of Need	Exit entrance fountain leak repair. Work completed on 6/28/19-		
Approved By	Nathan Tomes	**Signature**	
Received By		**Signature**	

250
-02 595-462
Repair fountain

American Leak Detection of SW Florida
PO Box 511248
Punta Gorda, FL 33951-1248
Phone# 941-764-6100

Invoice

INVOICE DATE	INVOICE #
6/28/2019	70474

BILLING ADDRESS	SITE ADDRESS
Lakeside Plantation 9145 Narcoossee Rd Suit A206 Orlando, Fl. 32827	Lakeside Plantation 2300 Plantation Blvd. North Port, FL 34288

Work Order #	Tech	Order Date	Referrel	street Address	Tax ID
	CH	6/28/2019	Past Customer	2200 Plantation Blvd.	65-0488518

ITEM	DESCRIPTION	AMOUNT
FTNL	Fountain Leak	500.00
FTNL	Fountain repair	50.00
	A leak detection was performed on fountain. A leak was located in surface around overflow pipe. A repair was made with epoxy. No other leaks located at this time. Set up a bucket test 6/27 fountain lost at same rate as bucket with pumps off. I turned pumps back on 6/28.	
	Total	$550.00

Guarantee on Detections: All pool leak locations and detection work is guaranteed for 30 days from the date of completion. We will re-test the system or refund the detection fee (at our sole option) if it is reported within the above 30-day period that a leak still exists. We will not be liable for any consequential losses.

Guarantee on Repairs: Temporary repairs have no warranty. Minor repairs made by American Leak Detection are guaranteed for 30 days. Major repairs are guaranteed for 1 year. All repairs are guaranteed from date of completion and for defective workmanship only.

From: **Teresa Viscarra** tviscarra@gmscfl.com
Subject: Fwd: WebBizBuilder: Statement
Date: July 1, 2019 at 10:51 AM
To: Jose Rodriguez jrodriguez@gmscfl.com
Cc: Katie Costa kcosta@gmscfl.com

RECEIVED
JUL 2 2019
BY:_____

From: support@webbizbuilder.com
Subject: WebBizBuilder: Statement
Date: July 1, 2019 at 8:32:41 AM EDT
To: tviscarra@gmscfl.com

WebBizBuilder Statement **Date: Jul 2019**

This is the statement for your monthly WebBizBuilder service fees. Please send payment to the address listed below. If you have any questions about this statement or your account, contact customer service at support@webbizbuilder.com

Account name: lakesideplantationcdd.com/lakesideplantation
Service Plan: Essential Website - $24.95 per month
Payment Due: On receipt

monthly hosting

Total Amount Due:
$74.85

Send Payments To:
EZOT, Inc.
PMB 239
9597 Jones Rd.
Houston, TX 77065

Account Information:
Viscarra, Teresa
cflint@gmscfl.com
135 W. Central Blvd
Orlando, Florida 32801
407-841-5524

To update your account information, login to your site and click the "Your Account" link.

Make check payable to **EZOT, Inc.**

Date	Item	Account	Rate
Jul 2019	Monthly Hosting Bill Sep 2019	lakesideplantationcdd.com/lakesideplantation Jul	24.95
Jul 2019	Monthly Hosting Bill Aug 2019	lakesideplantationcdd.com/lakesideplantation Jul	24.95
Jul 2019	Monthly Hosting Bill Jul 2019	lakesideplantationcdd.com/lakesideplantation Jul	24.95

Total: $74.85

PSA

720 Brooker Creek Blvd. #206
Oldsmar, FL 34677

Invoice

Date	Invoice #
6/24/2019	1326

Bill To
Lakeside Plantation CDD 1412 S. Narcoossee Rd. St. Cloud, FL 34771

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	June 24th Inspection	550.00	550.00
		Total	$550.00

SOLITUDE
LAKE MANAGEMENT

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

INVOICE

Invoice Number: PI-A00273934
Invoice Date: 06/01/19

PROPERTY: Lakeside Plantation CDD

RECEIVED
JUN 26 2019
Capital
BY:

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

CUSTOMER ID	CUSTOMER PO	Payment Terms	
L2077		Net 30	
Sales Rep ID	**Shipment Method**	**Ship Date**	**Due Date**
Jeff Moding			07/01/19

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake #3 Midge Treatments	Each	441.00	441.00

12
1-30 JY-19

RECEIVED
JUL 2 2019
BY:

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

www.solitudelakemanagement.com

Subtotal	441.00
Sales Tax	0.00
Total Invoice	441.00
Payment Received	220.50
TOTAL	220.50

www.aeratorsaquatics4lakesmore.com

SOLITUDE
LAKE MANAGEMENT

Voice: (888) 490-5253 Fax: (888) 858-0688

INVOICE

Invoice Number: PI-A00271514
Invoice Date: 06/12/19

PROPERTY: Lakeside Plantation CDD

RECEIVED
JUN 13 2019
BY:

Capital

SOLD TO: Lakeside Plantation CDD
Governmental Mgmt Services-Central
3145 Narcoossee Road, Ste. A206
Orlando, FL 32827

CUSTOMER ID	CUSTOMER PO	Payment Terms	
L2077		Net 30	
Sales Rep ID	**Shipment Method**	**Ship Date**	**Due Date**
Jeff Moding			07/12/19

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake 10 Midge Treatments	Each	1,223.00	1,223.00

RECEIVED
JUL 2 [illegible]
BY:

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

www.solitudelakemanagement.com

Subtotal	1,223.00
Sales Tax	0.00
Total Invoice	1,223.00
Payment Received	220.50
TOTAL	1,002.50

www.aeratorsaquatics4lakesponds.com

RECEIVED
JUL 2 2019
BY:

2nd
1-3453 107

Check Request

District	Lakeside Plantation	**Date**	6/28/19
Payable to	Stacy Headley		
Amount Requested	$250.00	**Account Number**	ADM account
Requested By	Nathan Trates		
Description of Need	Refund for cancelled clubhouse rental fee.		
Approved By	Nathan Trates	**Signature**	
Received By		**Signature**	

Please send to:
Stacy Headley
1154 Jonah Drive
North Port, FL 34289

GMS

PO BOX 331608 Attn: Account Services
Nashville, TN 37203-7516
Attn: Account Services
Phone: 1-800-505-4052
Fax: 1-615-691-7795

Invoice

RECEIVED

JUL 9 2019

BY:

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

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

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

ACCOUNT NO.	BILLING DATE	CURRENT	PAST DUE	BALANCE DUE
588921973	06/20/2019	$832.00	$0.00	$832.00

CONTRACT RATE
$832.00

1-3 455-1

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
100005273241	06/20/2019	-	PREVIOUS BALANCE License Fee	07/01/2019 to 06/30/2020	$832.00	$0.00 $832.00

Thank you in advance for your timely payment.
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 Plantation Boulevard
North Port, FL 34289

ACCOUNT NO.	BALANCE DUE	AMOUNT PAID
588921973	$832.00	$

9500821973500000832 00

Name, Address, Telephone Changes

Licensee
Preview
Email
City, State, ZIP
Contact Name
Telephone

B 06/20/2019 ASCAP, 5/09

Residcmty

ASCAP
21678 Network Place
Chicago, IL 60673-1216

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

Invoice

Invoice #: 85
Invoice Date: 7/1/19
Due Date: 7/1/19
Case:
P.O. Number:

Bill To:
Lakeside Plantation CDD
135 West Central Blvd.
Suite 320
Orlando, FL 32801

RECEIVED
JUL 03 2019
BY:

Description	Hours/Qty	Rate	Amount
Management Fees - July 2019		3,094.33	3,094.33
Information Technology - July 2019		83.33	83.33
Dissemination Agent Services - July 2019		83.33	83.33
Office Supplies		1.08	1.08
Postage		46.88	46.88
Copies		24.15	24.15
Telephone		28.95	28.95

Total	$3,362.05
Payments/Credits	$0.00
Balance Due	$3,362.05

NORTH PORT SOLID WASTE DISTRICT

NorthPort FLORIDA

SERVICE ADDRESS			
2200 PLANTATION BLVD SWD	ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
	54883-159826	55-55	7/02/19	8/01/19

Total Current Charges	168.47
PAST DUE - MUST PAY NOW	.00
Total Amount Due	168.47

32

1-32 Sxd -USU

Garbage collected in June

LAKESIDE PLANATATION CDD
C/O GOVERNMENTAL MGT SVCS-CF
9145 NARCOOSSEE RD STE A206
ORLANDO FL 32827-5768

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT 00005488300015982600000016847 9

SERVICE ADDRESS

ACCOUNT NUMBER	2200 PLANTATION BLVD SWD	CYCLE	BILL DATE	DUE DATE
54883-159826 June 19		55-55	7/02/19	8/01/19

Last Bill Amount	168.47
Payments	168.47-
Adjustments	.00
BALANCE FORWARD	.00

Rate Class : COMMERCIAL WASTE
Last payment amount/date: 168.47 7/01/19

Service		Consumption		Charge	Total
GB	DUMPSTER4YD/1 PICKUP	5/31/19	6/30/19	156.80	
GB	95 GAL RECY 1PU 1MON	5/31/19	6/30/19	7.00	
GB	EXTRA RECY 1XMONTH	5/31/19	6/30/19	4.67	
	TOTAL COMMERCIAL GARBAGE				168.47

Total Current Charges	168.47
PAST DUE - MUST PAY NOW	.00
Total Amount Due	168.47

**** PLEASE MAIL PAYMENTS TO: ****
**** NORTH PORT UTILITIES ****
**** 4970 CITY HALL BLVD ****
**** NORTH PORT, FL 34286-4100 ****
****

Pay by Phone 24/7 at 1-855-941-INFO(4636)**No Charge**

A LATE CHARGE WILL BE APPLIED IF PAYMENT IS NOT RECEIVED ON OR BEFORE THE DUE DATE PRINTED ON THIS BILL. IF PAYMENT IS NOT RECEIVED WITHIN TEN DAYS AFTER BECOMING DELINQUENT, SERVICE MAY BE TERMINATED WITHOUT FURTHER NOTICE.

Vesta

Invoice

Invoice #	357549
Date	7/1/2019
Terms	Net 30
Due Date	7/31/2019
Memo	July 2019 Fees

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

RECEIVED
JUL 9 2019
BY:

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

Description	Quantity	Rate	Amount
Facility Manager Services at Lakeside Plantation Amenity Center	1	4,856.27	4,856.27
Office Administrative Assistant Services at Lakeside Plantation Amenity Center	1	2,636.36	2,636.36
Facility Attendants Services at Lakeside Plantation Amenity Center	1	2,469.09	2,469.09
Facility Maintenance Services at Lakeside Plantation Amenity Center	1	4,597.09	4,597.09

Thank you for your business.

Total $14,558.81

usbank

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 5406496
Account Number: 6753328
Invoice Date: 08/25/2019
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

Trustee fee - Sept. 11 A&B

GOVERNMENT MANAGEMENT SERVICES LLC
ATTN ACCOUNTING DEPT
9145 NARCOOSSEE RD STE A206
ORLANDO FL 32827

44
1-91-19-20 119267
1-9-15-10 3777.96

LAKESIDE PLANTATION CDD 99 A&B

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE $4,770.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

LAKESIDE PLANTATION CDD 99 A&B

[redacted]

Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

[redacted]

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

usbank

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 5406496
Invoice Date: 06/25/2019
Account Number: 6753328
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

LAKESIDE PLANTATION CDD 99 A&B

Accounts Included In This Relationship: 6753328 6753336 6753337 6753359 6753360

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04280 Administration	1.00	4,427.50	100.00%	$4,427.50
Subtotal Administration Fees - In Advance 06/01/2019 - 05/31/2020				**$4,427.50**
Incidental Expenses	4,427.50	0.0775		$343.13
Subtotal Incidental Expenses				**$343.13**
TOTAL AMOUNT DUE				**$4,770.63**

3,427.50
343.13

11

Invoice

Alliance
Fire & Safety

Date: 7/10/2019
Customer ID: 3941
Invoice No.: SPE46625
Reference: Work Order 62445 / Field Invoice

P.O. Box 637
Venice, FL 34284
(941) 485-5402 (941) 483-3321 (fax)

RECEIVED
JUL 23 2019
BY:

Bill to:

Lakeside Plantation CDD
9145 Narcoossee Road Suite A206
Orlando, FL 32827

Service at:

Lakeside Plantation Clubhouse
2200 Plantation Blvd
North Port, FL 34286

P.O. Number:

Terms: **DUE UPON RECEIPT**

Description:

Work Order 62445 Backflow Certification

Item	Description	Quantity	Unit Price	Amount
Flat Rate				
BFP-FIRE4	**Backflow Certification Fire Line 4"**	1.00	$140.0000	$140.00
BFP-FIREBY	**Backflow Certification Fireline Bypass**	1.00	$0.0000	$0.00
BFP-POT 2	**Backflow Certification Potable 2"**	1.00	$52.0000	$52.00
BFP-IRR 1	**Backflow Certification Irrigation 1"**	1.00	$35.0000	$35.00
BFP-POT 1	**Backflow Certification Potable 1"**	1.00	$35.0000	$35.00
INS-AHJRQ1	**Required 3rd Party Fees & Processing**	5.00	$9.7500	$48.75
	**Backflow Certification(s) complete – device(s) Failed, quote(s) to follow.*			

Flat Rate Subtotal: **$310.75**

Additional Notes:

Subtotal:	$310.75
Sales Tax:	$0.00
Payments:	$0.00
Total Due:	**$310.75**

VISA MasterCard

Thank You For Your Business

INVOICES ARE SUBJECT TO A FINANCE CHARGE OF 1.5%/MO (18% / ANNUM) FOR BALANCES DUE BEYOND OUR NORMAL TERMS

Alliance Fire & Safety
Post Office Box 208
Venice, Fl 34284

Alliance Fire & Safety

Phone: 941-485-5402
Facsimile: 941-483-3321
Toll Free: 877-684-6612

Hazard#
Confirmation#
Date Entered

BACKFLOW TEST AND MAINTENANCE REPORT

Owner Name/ Business Name: Lakeside Plantation Clubhouse
Property Address: 2200 Plantation Blvd North Port, FL 34286
Location of Assembly: Street Level

Emailed 7/15/19 HP

INITIAL TEST RESULTS

Customer # 3941 Work Order # 62445 Repair WO # AHJ: NPUTI

Type of Assembly: ☐ DCA ☑ DCVA ☐ RPBA ☐ DDCA ☐ RPDA ☐ Other
Type of Service ☐ Potable Water ☐ Irrigation ☑ Fire Service ☐ Fire ByPass ☐ Other
Size: 3/4 ☐ 1 ☐ 1.5 ☐ 2 ☐ 3 ☐ 4 ☑ 6 ☐ 8 ☐ Meter # 55300833
Manufactor: Watts Model # 709 Serial # 132078

Check Valve #1	Relief Valve	Check Valve #2	Pressure Vaccum Breaker
☐ Leaked ☑ Closed Tight	Opened at: ____ PSI or Did Not Open ☐	☐ Leaked ☑ Closed Tight	Air Inlet: did Not Open ☐ or Opened at ____ PSI
Gauge Pressure Across	**Outlet Shut-off Valve:**	**Gauge Pressure Across**	**Check Valve: Leaked ☐**
Check Valve 3.7 PSI	☐ Leaked ☑ Closed Tight	Check Valve 1.9 PSI	Held at ____ PSI

PASSED ☑ FAILED ☐ TEST BUFFER: ____ PSI

Remarks:

INITIAL TEST BY: Bo Charnley CERT # V06-18-8275 DATE: 7-10-19
GAUGE MANUFACTURER: Midwest GAUGE SERIAL#: 12070514 Calibration Date: August-18

REPAIR & RETEST RESULTS

☐ Cleaned Only	☐ RV Cleaned Only	☐ Cleaned Only	☐ Cleaned Only
Replaced:	Replaced:	Replaced:	Replaced:
rubber Kit ☐	RV rubber kit ☐	rubber Kit ☐	rubber kit ☐
CV Assembly ☐	RV assembly ☐	CV Assembly ☐	CV Assembly ☐
or	or ☐	or	disc, air inlet ☐
disc ☐	disc ☐	disc ☐	disk, CV ☐
O-Rings ☐	diaphragm(s) ☐	O-Rings ☐	seat, CV ☐
seat ☐	seat ☐	seat ☐	spring, air inlet ☐
spring ☐	spring ☐	spring ☐	spring, CV ☐
stem/ Guide ☐	stem/ guide ☐	stem/ Guide ☐	retainer ☐
retainer ☐	O-Rings ☐	retainer ☐	guide ☐
lock Nuts ☐	Other ☐	lock Nuts ☐	O-rings ☐
Other ☐		Other ☐	Other ☐

Check Valve #1	Relief Valve	Check Valve #2	Pressure Vaccum Breaker
☐ Leaked ☐ Closed Tight	Opened at: ____ PSI or Did Not Open ☐	☐ Leaked ☐ Closed Tight	Air Inlet: did Not Open ☐ or Opened at ____ PSI
Gauge Pressure Across	**Outlet Shut-off Valve:**	**Gauge Pressure Across**	**Check Valve: Leaked ☐**
Check Valve ____ PSI	☐ Leaked ☐ Closed Tight	Check Valve ____ PSI	Held at ____ PSI

PASSED ☐ FAILED ☐ TEST BUFFER: ____ PSI

Remarks:

REPAIR TECH: CERT # DATE:
FINAL TEST BY: CERT # DATE:
GAUGE MANUFACTURER GAUGE SERIAL# Calibration Date

Scanned by CamScanner

Alliance Fire & Safety
Post Office Box 208
Venice, Fl 34284

Alliance Fire & Safety

Phone: 941-485-5402
Facsimile: 941-483-3321
Toll Free: 877-664-6612

Hazard#_____
Confirmation#_____
Date Entered _____

BACKFLOW TEST AND MAINTENANCE REPORT

Owner Name/ Business Name: Lakeside Plantation Clubhouse
Property Address: 2200 Plantation Blvd North Port, FL 34286
Location of Assembly: Street Level

Emailed 7/15/19 HP

INITIAL TEST RESULTS

Customer # 3941 Work Order # 62445 Repair WO # _____ AHJ: NPUTI

Type of Assembly: ☐ DCA ☑ DCVA ☐ RPBA ☐ DDCA ☐ RPVA ☐ Other
Type of Service: ☐ Potable Water ☐ Irrigation ☐ Fire Service ☑ Fire ByPass ☐ Other_____
Size: 3/4 ☑ 1 ☐ 1.5 ☐ 2 ☐ 3 ☐ 4 ☐ 6 ☐ 8 ☐ Meter # 55300833

Manufacter: Watts Model # 007 Serial # 15980

Check Valve #1	Relief Valve	Check Valve #2	Pressure Vaccum Breaker
☐ Leaked ☑ Closed Tight	Opened at: _____ PSI or Did Not Open ☐	☐ Leaked ☑ Closed Tight	Air Inlet: did Not Open ☐ or Opened at _____ PSI
Gauge Pressure Across Check Valve 1.5 PSI	Outlet Shut-off Valve: ☐ Leaked ☑ Closed Tight	Gauge Pressure Across Check Valve 1.6 PSI	Check Valve: Leaked ☐ Held at _____ PSI

PASSED ☑ FAILED ☐ TEST BUFFER: _____ PSI

Remarks: _____

INITIAL TEST BY: Bo Charnley CERT # V06-18-8275 DATE: 7-10-19
GAUGE MANUFACTURER: Midwest GAUGE SERIAL#: 12070514 Calibration Date: August-18

REPAIR & RETEST RESULTS

☐ Cleaned Only	☐ RV Cleaned Only	☐ Cleaned Only	☐ Cleaned Only
Replaced:	Replaced:	Replaced:	Replaced:
rubber Kit ☐	RV rubber kit ☐	rubber Kit ☐	rubber kit ☐
CV Assembly ☐	RV assembly ☐	CV Assembly ☐	CV Assembly ☐
or	or ☐	or	disc, air inlet ☐
disc ☐	disc ☐	disc ☐	disk, CV ☐
O-Rings ☐	diaphragm(s) ☐	O-Rings ☐	seat, CV ☐
seat ☐	seal ☐	seat ☐	spring, air inlet ☐
spring ☐	spring ☐	spring ☐	spring, CV ☐
stem/ Guide ☐	stem/ guide ☐	stem/ Guide ☐	retainer ☐
retainer ☐	O-Rings ☐	retainer ☐	guide ☐
lock Nuts ☐	Other ☐	lock Nuts ☐	O-rings ☐
Other ☐		Other ☐	Other ☐

Check Valve #1	Relief Valve	Check Valve #2	Pressure Vaccum Breaker
☐ Leaked ☐ Closed Tight	Opened at: _____ PSI or Did Not Open ☐	☐ Leaked ☐ Closed Tight	Air Inlet: did Not Open ☐ or Opened at _____ PSI
Gauge Pressure Across Check Valve _____ PSI	Outlet Shut-off Valve: ☐ Leaked ☐ Closed Tight	Gauge Pressure Across Check Valve _____ PSI	Check Valve: Leaked ☐ Held at _____ PSI

PASSED ☐ FAILED ☐ TEST BUFFER: _____ PSI

Remarks: _____

REPAIR TECH: _____ CERT # _____ DATE: _____
FINAL TEST BY: _____ CERT # _____ DATE: _____
GAUGE MANUFACTURER: GAUGE SERIAL#: Calibration Date:

Scanned by CamScanner

Alliance Fire & Safety
Post Office Box 208
Venice, Fl 34284

Alliance Fire & Safety

Phone. 941-485-5402
Facsimile 941-483-3321
Toll Free 877-664-6612

Hazard#
Confirmation#
Date Entered

BACKFLOW TEST AND MAINTENANCE REPORT

Owner Name/ Business Name: Lakeside Plantation Clubhouse
Property Address: 2200 Plantation Blvd North Port FL 34286
Location of Assembly: Street Level at foutains front entrance

Emailed 7/15/19 HP

INITIAL TEST RESULTS

Customer # 3941 Work Order # 62445 Repair WO # _____ AHJ: NPUTI

Type of Assembly: ☐ DCA ☐ DCVA ☑ RPBA ☐ DDCA ☐ RPDA ☐ Other
Type of Service ☑ Potable Water ☑ Irrigation ☐ Fire Service ☐ Fire ByPass ☐ Other_____
Size: 3/4 ☐ 1 ☑ 1.5 ☐ 2 ☐ 3 ☐ 4 ☐ 6 ☐ 8 ☐ Meter #

Manufactor: Wilkins Model # 975 XL Serial # 973441

Check Valve #1	Relief Valve	Check Valve #2	Pressure Vacuum Breaker
☐ Leaked ☑ Closed Tight	Opened at: 2.1 PSI or Did Not Open ☐	☐ Leaked ☑ Closed Tight	Air Inlet: did Not Open ☐ or Opened at ____ PSI
Gauge Pressure Across Check Valve 7.8 PSI	Outlet Shut-off Valve: ☐ Leaked ☑ Closed Tight	Gauge Pressure Across Check Valve 2.0 PSI	Check Valve: Leaked ☐ Held at ____ PSI

PASSED ☑ FAILED ☐ TEST BUFFER: _____ PSI

Remarks:

INITIAL TEST BY: Bo Charnley CERT # V06-18-8275 DATE: 7-10-19
GAUGE MANUFACTURER: Midwest GAUGE SERIAL#: 1207051-I Calibration Date: August-18

REPAIR & RETEST RESULTS

☐ Cleaned Only	☐ RV Cleaned Only	☐ Cleaned Only	☐ Cleaned Only
Replaced:	Replaced:	Replaced:	Replaced:
rubber Kit ☐	RV rubber kit ☐	rubber Kit ☐	rubber kit ☐
CV Assembly ☐	RV assembly ☐	CV Assembly ☐	CV Assembly ☐
or	or ☐	or	disc, air inlet ☐
disc ☐	disc ☐	disc ☐	disk, CV ☐
O-Rings ☐	diaphragm(s) ☐	O-Rings ☐	seat, CV ☐
seat ☐	seat ☐	seat ☐	spring, air inlet ☐
spring ☐	spring ☐	spring ☐	spring, CV ☐
stem/ Guide ☐	stem/ guide ☐	stem/ Guide ☐	retainer ☐
retainer ☐	O-Rings ☐	retainer ☐	guide ☐
lock Nuts ☐	Other ☐	lock Nuts ☐	O-rings ☐
Other ☐		Other ☐	Other ☐

Check Valve #1	Relief Valve	Check Valve #2	Pressure Vacuum Breaker
☐ Leaked ☐ Closed Tight	Opened at: ____ PSI or Did Not Open ☐	☐ Leaked ☐ Closed Tight	Air Inlet: did Not Open ☐ or Opened at ____ PSI
Gauge Pressure Across Check Valve ____ PSI	Outlet Shut-off Valve: ☐ Leaked ☐ Closed Tight	Gauge Pressure Across Check Valve ____ PSI	Check Valve: Leaked ☐ Held at ____ PSI

PASSED ☐ FAILED ☐ TEST BUFFER: _____ PSI

Remarks:

REPAIR TECH: _____ CERT # _____ DATE: _____
FINAL TEST BY: _____ CERT # _____ DATE: _____
GAUGE MANUFACTURER: _____ GAUGE SERIAL#: _____ Calibration Date: _____

Scanned by CamScanner

Alliance Fire & Safety
Post Office Box 208
Venice, Fl 34284

Alliance Fire & Safety

Phone. 941-485-5402
Facsimile: 941-483-3321
Toll Free: 877-664-6612

Hazard#_____
Confirmation#_____
Date Entered_____

BACKFLOW TEST AND MAINTENANCE REPORT

Owner Name/ Business Name: Lakeside Plantation Clubhouse
Property Address: 1200 Plantation Blvd North Port, FL 34286
Location of Assembly: Street Level

Emailed 7/15/19 HP

INITIAL TEST RESULTS

Customer # 3941 Work Order # 62445 Repair WO # _____ AHJ: NPUTI

Type of Assembly: ☐ DCA ☐ DCVA ☑ RPBA ☐ DDCA ☐ RPDA ☐ Other
Type of Service ☑ Potable Water ☐ Irrigation ☐ Fire Service ☐ Fire ByPass ☐ Other_____
Size: 3/4 ☐ 1 ☐ 1.5 ☐ 2 ☑ 3 ☐ 4 ☐ 6 ☐ 8 ☐ Meter # 80005382
Manufactor: Wilkins Model # 975XL Serial # 3391097

Check Valve #1	Relief Valve	Check Valve #2	Pressure Vaccum Breaker
☐ Leaked ☑ Closed Tight	Opened at: 2.3 PSI or Did Not Open ☐	☐ Leaked ☑ Closed Tight	Air Inlet: did Not Open ☐ or Opened at _____ PSI
Gauge Pressure Across Check Valve 7.9 PSI	Outlet Shut-off Valve: ☐ Leaked ☑ Closed Tight	Gauge Pressure Across Check Valve 1.9 PSI	Check Valve: Leaked ☐ Held at _____ PSI

PASSED ☑ FAILED ☐ TEST BUFFER: _____ PSI

Remarks: _____

INITIAL TEST BY: Bo Charnley CERT # V06-18-8275 DATE: 7-10-19
GAUGE MANUFACTURER: Midwest GAUGE SERIAL#: 12070514 Calibration Date: August-18

REPAIR & RETEST RESULTS

☐ Cleaned Only	☐ RV Cleaned Only	☐ Cleaned Only	☐ Cleaned Only
Replaced:	Replaced:	Replaced:	Replaced:
rubber Kit ☐	RV rubber kit ☐	rubber Kit ☐	rubber kit ☐
CV Assembly ☐	RV assembly ☐	CV Assembly ☐	CV Assembly ☐
or	or ☐	or	disc, air inlet ☐
disc ☐	disc ☐	disc ☐	disk, CV ☐
O-Rings ☐	diaphragm(s) ☐	O-Rings ☐	seat, CV ☐
seat ☐	seat ☐	seat ☐	spring, air inlet ☐
spring ☐	spring ☐	spring ☐	spring, CV ☐
stem/ Guide ☐	stem/ guide ☐	stem/ Guide ☐	retainer ☐
retainer ☐	O-Rings ☐	retainer ☐	guide ☐
lock Nuts ☐	Other ☐	lock Nuts ☐	O-rings ☐
Other ☐		Other ☐	Other ☐

Check Valve #1	Relief Valve	Check Valve #2	Pressure Vaccum Breaker
☐ Leaked ☐ Closed Tight	Opened at: _____ PSI or Did Not Open ☐	☐ Leaked ☐ Closed Tight	Air Inlet: did Not Open ☐ or Opened at _____ PSI
Gauge Pressure Across Check Valve _____ PSI	Outlet Shut-off Valve: ☐ Leaked ☐ Closed Tight	Gauge Pressure Across Check Valve _____ PSI	Check Valve: Leaked ☐ Held at _____ PSI

PASSED ☐ FAILED ☐ TEST BUFFER: _____ PSI

Remarks: _____

REPAIR TECH: _____ CERT # _____ DATE: _____
FINAL TEST BY: _____ CERT # _____ DATE: _____
GAUGE MANUFACTURER: _____ GAUGE SERIAL#: _____ Calibration Date: _____

Scanned by CamScanner

Alliance Fire & Safety
Post Office Box 208
Venice, Fl 34284

Alliance Fire & Safety

Phone: 941-485-5402
Facsimile: 941-483-3321
Toll Free 877-664-6612

Hazard#_____
Confirmation#_____
Date Entered _____

BACKFLOW TEST AND MAINTENANCE REPORT

Owner Name/ Business Name LaCoste Plantation Clubhouse
Property Address: 2200 Plantation Blvd North Port, FL 34286
Location of Assembly: Street Level

Emailed 7/15/19 HP

INITIAL TEST RESULTS

Customer # 3941 Work Order # 62445 Repair WO # _____ AHJ: NPUTI

Type of Assembly: ☐ DCA ☐ DCVA ☑ RPBA ☐ DDCA ☐ RPDA ☐ Other
Type of Service ☑ Potable Water ☐ Irrigation ☐ Fire Service ☐ Fire ByPass ☐ Other_____
Size: 3/4 ☐ 1 ☑ 1.5 ☐ 2 ☐ 3 ☐ 4 ☐ 6 ☐ 8 ☐ Meter # 80000038
Manufactor: Febco Model # 825Y Serial # 189415

Check Valve #1	Relief Valve	Check Valve #2	Pressure Vaccum Breaker
☐ Leaked ☑ Closed Tight	Opened at: 2.3 PSI or Did Not Open ☐	☑ Leaked ☐ Closed Tight	Air Inlet: did Not Open ☐ or Opened at _____ PSI
Gauge Pressure Across Check Valve 9.0 PSI	Outlet Shut-off Valve: ☐ Leaked ☑ Closed Tight	Gauge Pressure Across Check Valve 0 PSI	Check Valve: Leaked ☐ Held at _____ PSI

PASSED ☐ FAILED ☑ TEST BUFFER: _____ PSI

Remarks: Quoted replacement

INITIAL TEST BY: Bo Charnley CERT # V06-18-8275 DATE: 7-10-19
GAUGE MANUFACTURER Midwest GAUGE SERIAL# 12070514 Calibration Date August-18

REPAIR & RETEST RESULTS

☐ Cleaned Only	☐ RV Cleaned Only	☐ Cleaned Only	☐ Cleaned Only
Replaced:	Replaced:	Replaced:	Replaced:
rubber Kit ☐	RV rubber kit ☐	rubber Kit ☐	rubber kit ☐
CV Assembly ☐	RV assembly ☐	CV Assembly ☐	CV Assembly ☐
or	or ☐	or	disc, air inlet ☐
disc ☐	disc ☐	disc ☐	disk, CV ☐
O-Rings ☐	diaphragm(s) ☐	O-Rings ☐	seat, CV ☐
seat ☐	seat ☐	seat ☐	spring, air inlet ☐
spring ☐	spring ☐	spring ☐	spring, CV ☐
stem/ Guide ☐	stem/ guide ☐	stem/ Guide ☐	retainer ☐
retainer ☐	O-Rings ☐	retainer ☐	guide ☐
lock Nuts ☐	Other ☐	lock Nuts ☐	O-rings ☐
Other ☐		Other ☐	Other ☐

Check Valve #1	Relief Valve	Check Valve #2	Pressure Vaccum Breaker
☐ Leaked ☐ Closed Tight	Opened at: _____ PSI or Did Not Open ☐	☐ Leaked ☐ Closed Tight	Air Inlet: did Not Open ☐ or Opened at _____ PSI
Gauge Pressure Across Check Valve _____ PSI	Outlet Shut-off Valve: ☐ Leaked ☐ Closed Tight	Gauge Pressure Across Check Valve _____ PSI	Check Valve: Leaked ☐ Held at _____ PSI

PASSED ☐ FAILED ☐ TEST BUFFER: _____ PSI

Remarks: _____

REPAIR TECH: _____ CERT # _____ DATE: _____
FINAL TEST BY: _____ CERT # _____ DATE: _____
GAUGE MANUFACTURER GAUGE SERIAL# Calibration Date

Scanned by CamScanner

Invoice & Remittance Advice	
Account Number:	1880525
Billing Number:	35307026
Billing Date:	02-JUL-2019
Total Amount Due:	USD 358.00
Amount Enclosed:	

Pay Online: www.bmi.com/paynow

Sue to collect

Attn: Accounts Payable
Lakeside Plantation
Cmnty Dev Dist
135 W. Central Blvd
Suite 320
Orlando FL 32801

01880525353070260000003580016

72.
1-33-598-481
Hold | mail | 20191

BMI
PO Box 630893
Cincinnati OH 45263-0893

Contact us: (888) 492-6264

www.bmi.com/email

Please return the above portion with your payment
Correspondence written on this notice or sent to this address will not be recognized by BMI

Billing Number	Beginning Balance	Billed and Adjusted	Payments	Ending Balance
35307026	$0.00	$358.00	$0.00	$358.00

Date	Type	Transaction #	Description	Amount Due (in USD)
Account# 1880525				
Lakeside Plantation Cmnty Dev Dist				
2200 Plantation Blvd North Port FL 34289				
01-JUL-2019	INV	9341047	Estimated Fee 07/01/2019 - 06/30/2020	$358.00

If you are billed quarterly or semi-annually and your payment is 90 days past due, the unpaid balance of your Annual Fee is now due in full.

BMI customers have the following online features:
Manage your account online using the account and billing numbers appearing on the top of this invoice at: www.bmi.com/lge. For the best online experience, please use the Google Chrome browser. Make a payment at: www.bmi.com/paynow using the account number and billing number above to login. As a reminder, we accept payments from both business and personal accounts.

Recently held a Special Event with gross revenues in excess of $25,000 or more? These events should be reported within 90 days as outlined in your BMI Local Government Entities License Agreement. Please contact your BMI representative at 877-264-2137 to request a report form.

Connect with additional savings for your business at: www.bmi.com/fedex.

RECEIVED

JUL 0 8 2019

BY:_____

RECEIVED
JUL 23 2019
BY:

Check Request

District	Lakeside Plantation	Date	7/19/19
Payable to	Bob Joe Campos Charity Rep Concrete		
Amount Requested	$125.00	Account Number	Maintenance
Requested By	Nathan Troyer		
Description of Need	Set Playground post in concrete.		
Approved By	Nathan Troyer	Signature	
Received By		Signature	

576090

STATEMENT

DATE 7-18-19

TERMS

TO LAKESIDE PLANTATION

ADDRESS

IN ACCOUNT WITH

Bob Joe Campos

(Carpenter Rough Const.)

Concrete post for bench in pool area	$125.00

Bob Joe Campos

380-2657

Maintenance

Completed

DCS812

RECEIVED

AUG 16 2019

BY: _____

50%

Lakeside Manor 6102

Repairs Maintenance

Check Request

District	Lakeside Manor	Date	7/16/19
Payable to	Brad Foltz		
Amount Requested	$29.60	Account Number	Maintenance
Requested By	Nathan Teates		
Description of Need	Paint for Clubhouse.		
Approved By	Nathan Teates	Signature	
Received By		Signature	

Please Send to Clubhouse

Maintenance

SHERWIN-WILLIAMS.

NORTH PORT Store 2492

2970 COMMERCE PKWY
NORTH PORT FL 34288 9315
(941)426-4609
Fax (941) 426-4259
www.sherwin-williams.com

SALE 8:56am
Tran # 1599-1 07/16/19
E21/16406 10
ROBERT PO# SHOP
BAYSHORE PTG CONTRACTORS INC
Account XXXX-6084-4
Job 1 BAYSHORE PTG CONTRACTORS INC
Bill To:
BAYSHORE PTG CONTRACTORS INC
664 DOLPHIN RD
VENICE, FL 34293 7831
(941)497-2494

813-5182 1440823I5 1 1/2"		
1 1/2 XL-SALE		
*Sale Price	1.00 @ 8.99	8.99
6604-94603 11 OZ W701 00010		
SPEEDOS CORSAIR 00Z		
	1.00 @ 7.89	7.89
Discount	(%15.00)	-1.15
6501-68234 6585003225 7 INCH		
8.5X1/4" WHITE WOVEN		
	1.00 @ 11.19	11.19
Discount	(%15.00)	-1.68
816-1720 1600-8 EACH		
HANDY ROLLER CUP		
	1.00 @ 4.19	4.19
Discount	(%15.00)	-0.63
SUBTOTAL BEFORE TAX		28.90
7.000% SALES TAX:1-109425900		2.01
TOTAL		$30.91
MASTER CARD (US DEBIT)		-30.91
C/C# XXXXXXXXXXXX3977		
Auth # 472418		
Chip Read		
PIN Online		
No Signature Required		
AID:A0000000041010		
TVR:0000008000		
IAD:0114A00100122000000000000000000000FF		
TSI:E800		

* * * * CREDIT CARD PIN ENTERED * * * * *

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

☐ ☑ VISA ☐ ☐ ☐ PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT

CARD NUMBER	V. CODE
SIGNATURE	EXP. DATE

DATE	PAY THIS AMOUNT	ACCOUNT NUMBER
06/30/2019	88.98	1017805

RECEIVED Pay By Date: Jul 15

AMOUNT PAID $

JUL 9 2019

BY:_____

15*3891 1 MB 0.425*
LAKESIDE PLANTATION
9145 Narcoossee Rd Ste A206
Orlando FL 32827-5768

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

10
1 oz-$21-0810
with water June

Balance Forward Statement

RETURN THIS TOP PORTION WITH YOUR PAYMENT

InvDate	InvNum	Location			Billed	Tax	Balance
			Previous Balance:	**05/31/2019**			**74.98**
Location	**1017805**						
LAKESIDE PLANTATION			2200 PLANTATION BLVD				
06/13/2019	**515696**	**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	
2704	BOTTLE DEPOSIT		-1.000 @	0.00	0.00	0.00	
06/28/2019		**1017805**	**PO#**				**0.00**
	PAYMENT		@				
06/28/2019		**1017805**	**PO#**				**-74.98**
	PAYMENT		@				
06/28/2019	**519397**	**1017805**	**PO#**				**44.49**
2704	BOTTLE DEPOSIT		1.000 @	0.00	0.00	0.00	
4201	DELIVERY CHARGE		1.000 @	2.49	2.49	0.00	
2413	5 GALLON DRINKING WATER		6.000 @	7.00	42.00	0.00	

ACCOUNT IS CURRENT

Current	88.98	30day	0.00	60day	0.00	90day	0.00	Balance	88.98

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

Hopping Green & Sams
Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

RECEIVED
JUL 23 2019
BY:_____

STATEMENT

June 18, 2019

Lakeside Plantation Community Development District
9145 Narcoossee Rd, Ste. A206
Orlando, FL 32827

Bill Number 108648
Billed through 06/30/2019

66
1-9153-215
Budget FY19 / Attendance

General Counsel/Monthly Meeting
LPCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

06/03/19	MCE	Research joint legislative auditing committee response; confer with Flint; review outstanding issues.	0.40 hrs
06/04/19	MCE	Review outstanding issues.	0.20 hrs
06/07/19	SRS	Prepare notice of amenity privilege suspension; follow-up regarding same.	1.80 hrs
06/10/19	APA	Research status regarding statewide mutual aid agreement.	0.30 hrs
06/11/19	SRS	Prepare CrossCreek agreement regarding lake bank repairs; follow-up regarding yard drain license.	1.10 hrs
06/11/19	APA	Prepare e-mail to parties regarding final lake bank repair agreement; prepare agenda memorandum; research statewide mutual aid agreement.	1.20 hrs
06/13/19	APA	Analyze agenda package; prepare agenda memorandum and meeting notebook.	1.20 hrs
06/17/19	SRS	Prepare for board meeting.	1.90 hrs
06/17/19	APA	Prepare suspension hearing notebook and draft outline.	1.20 hrs
06/18/19	MKR	Revise VGlobalTech form of agreement.	0.60 hrs
06/19/19	MCE	Prepare for, travel to and attend board meeting.	5.70 hrs
06/20/19	MCE	Follow-up from board meeting.	0.40 hrs
06/20/19	SRS	Board meeting follow-up.	0.60 hrs
06/20/19	APA	Prepare notice of suspension and right to appeal letter to Cox; prepare resolution amending proposed budget resolution for fiscal year 2019/2020; prepare combined published notice, second published notice, mailed notice, and affidavit of mailing; revise assessment resolution; research parking memorandums and city ordinance regarding parking.	4.10 hrs
06/21/19	MCE	Follow-up from suspension hearing; prepare suspension letter.	0.20 hrs
06/21/19	SRS	Prepare revised budget documents.	0.20 hrs

06/21/19	APA	Prepare e-mail to district and follow-up on agenda items; finalize notice of suspension; transmit same to district; finalize budget documents regarding increase.	1.30 hrs
06/24/19	SRS	Review corrected notice of suspension; follow-up regarding lake bank repair agreement.	0.30 hrs
06/29/19	SRS	Prepare revised fiscal year 2019-2020 budget documents.	1.80 hrs
	Total fees for this matter		$5,292.50

DISBURSEMENTS

Document Reproduction	70.25
Total disbursements for this matter	$70.25

MATTER SUMMARY

Papp, Annie M. - Paralegal	9.30 hrs	145 /hr	$1,348.50
Eckert, Michael C.	6.90 hrs	325 /hr	$2,242.50
Rigoni, Michelle K.	0.60 hrs	205 /hr	$123.00
Sandy, Sarah R.	7.70 hrs	205 /hr	$1,578.50
TOTAL FEES			$5,292.50
TOTAL DISBURSEMENTS			$70.25
TOTAL CHARGES FOR THIS MATTER			**$5,362.75**

BILLING SUMMARY

Papp, Annie M. - Paralegal	9.30 hrs	145 /hr	$1,348.50
Eckert, Michael C.	6.90 hrs	325 /hr	$2,242.50
Rigoni, Michelle K.	0.60 hrs	205 /hr	$123.00
Sandy, Sarah R.	7.70 hrs	205 /hr	$1,578.50
TOTAL FEES			$5,292.50
TOTAL DISBURSEMENTS			$70.25
TOTAL CHARGES FOR THIS BILL			**$5,362.75**

Please include the bill number on your check.

SOLITUDE
LAKE MANAGEMENT

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

INVOICE

RECEIVED
JUL 9 2019

Invoice Number: PI-A00278668
Invoice Date: 07/01/19
PROPERTY: Lakeside Plantation CDD

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

BY: _____

J.12
1-8 [illegible]

CUSTOMER ID	CUSTOMER PO	Payment Terms	
L2077		Due upon receipt	
Sales Rep ID	**Shipment Method**	**Ship Date**	**Due Date**
Bill Kurth	Lake Mgmt	7/1/19	07/01/19

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR06010 07/01/19 - 07/31/19 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

www.solitudelakemanagement.com

www.aeratorsaquatics4lakesnponds.com

RECEIVED

JUL 11 2019

BY:_____

INVOICE

INV-12655

Date Issued:	09-Jul-2019
Date Due:	Due on Receipt
Type:	Total Due
Work Order#:	WO-00957
Check Payable To:	Under Pressure Washing LLC
Balance Due:	**$2,395.00**

FROM:
Under Pressure Washing LLC
20801 69th Ave East
Lakewood Ranch, FL, 34211
Phone: (941) 322-0550

Full
Lab 28-072

TO:
Lakeside Plantation
2200 Plantation Boulevard
North Port, FL, 34289
Phone: (941) 423-5500

JOB LOCATION:
Lakeside Plantation
2200 Plantation Boulevard
North Port, FL, 34289
Phone: (941) 423-5500

JOB:
Lakeside Plantation

#	Services	Total
1	Pressure Washing Sidewalks	$2,395.00

Subtotal	$2,395.00
Grand Total ($)	**$2,395.00**

Accepted payment methods
Credit Card, Check

Message
Job Location: 2200 Plantation Boulevard, North Port, FL, 34289
Thank you for your business.

This invoice was created by Under Pressure Washing LLC through Markate Business Platform.



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date	Invoice #
7/1/2019	2019-01350

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
9145 Narcoossee Road, Ste A206
Orlando, FL 32827

RECEIVED
JUL 9 2019
BY:_____

Terms	Due Date
Net 30	7/31/2019

Description	Qty	Amount
Month of July Monthly Grounds Maintenance Fee		7,655.00

PAYMENT ACCEPTED: CHECK AND CREDIT CARD.
Please contact our office to pay by credit card.
Make check payable to:
Bloomings Landscape & Turf Management, Inc.
Please include invoice number on your check.
Thank You For Your Business

Total	$7,655.00
Payments/Credits	$0.00
Balance Due	$7,655.00

Phone #	Fax #	E-mail	Web Site
(941) 927-9765	(941) 929-9356	carla@bloomingslandscape.com	www.bloomingslandscape.com



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date	Invoice #
7/5/2019	2019-01375

RECEIVED
JUL 9 2019
BY:

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
9145 Narcoossee Road, Ste A206
Orlando, FL 32827

10
1-24 $8-465

Terms Due on receipt

Description	Qty	Amount
Install mulch throughout the cdd and clubhouse area Pine Bark Mulch - Yard	204	8,160.00

PAYMENT ACCEPTED: CHECK AND CREDIT CARD.
Please contact our office to pay by credit card.
Make check payable to:
Bloomings Landscape & Turf Management, Inc.
Please include invoice number on your check.
Thank You For Your Business

Total	$8,160.00
Payments/Credits	$0.00
Balance Due	$8,160.00

Phone #	Fax #	E-mail	Web Site
(941) 927-9765	(941) 929-9356	carla@bloomingslandscape.com	www.bloomingslandscape.com

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

Invoice

July 24, 2019
Project No: 20150050-000
Invoice No: 45

Project Manager Andrew Tilton

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

FEID #59-1173834

RECEIVED
JUL 30 2019
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 July 14, 2019

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	41,245.90	T&M	100 %	41,245.90	40,350.90	895.00	0.00
3.	Lake Bank Erosion Report 2016	7,040.00	T&M	129 %	9,103.75	9,103.75	0.00	-2,063.75
4.	Pond Bank Restoration	3,500.00	T&M	108 %	3,785.00	3,785.00	0.00	-285.00
5.	Recertify SFWMD ERP	1,500.00	NTE	100 %	1,500.00	1,500.00	0.00	0.00
6.	Preserve Area Evaluation	4,800.00	LS	100 %	4,800.00	4,800.00	0.00	0.00
7.	Public Facilities Report	3,600.00	LS	100 %	3,600.00	3,600.00	0.00	0.00
8.	4-Way Stop Sign Warrant Study	3,450.00	LS	100 %	3,450.00	3,450.00	0.00	0.00
	Totals	65,135.90			67,484.65	66,589.65	895.00	-2,348.75

SUB-TOTAL PROFESSIONAL SERVICES: **895.00**

Credit from Overpayment **-90.00**

INVOICE TOTAL: **805.00**

Summary of professional services

Phase No. / Description		Bill Hours		Bill Rate	Billable Amount
1. - General Engineering					
Engineer Intern III					
Burford, Brent	6/17/2019	1.00	Hrs @	115.00	115.00
Prepare cost estimate for tennis court drainage as requested by board chairman.					
Burford, Brent	6/18/2019	1.00	Hrs @	115.00	115.00
Obtaining pricing and prepare cost estimate for tennis court drainage.					

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

Project	20150050-000	Lakeside Plantation CDD			Invoice	45
Burford, Brent		6/19/2019	3.00	Hrs @	115.00	345.00
	Finalize cost estimate for tennis court drainage. Prepare for and attend the LSPCDD Board of Supervisors Meeting.					
Burford, Brent		6/20/2019	1.00	Hrs @	115.00	115.00
	Correspondance with preserve maintenance contractor and JEI staff.					
Burford, Brent		6/21/2019	.25	Hrs @	115.00	28.75
	Responded to resident issue on lake bank erosion.					
Burford, Brent		6/21/2019	.50	Hrs @	115.00	57.50
	Review documents for upcoming annual engineering reports.					
Burford, Brent		6/24/2019	.50	Hrs @	115.00	57.50
	Phone call with Walter Myer Lake 5, and email Jorgi.					
Burford, Brent		7/1/2019	.25	Hrs @	115.00	28.75
	Follow up with lake bank repair contractor.					
Technician II						
Marino, Brian		6/18/2019	.50	Hrs @	65.00	32.50
	Revised and plotted Preserves and Lakes Exhibit					
1. - General Engineering Total			8.00			895.00

Outstanding Invoices

Number	Date	0 - 30	31 - 60	61 - 90	91 - 120	121 +	Balance
40	2/20/2019	0.00	0.00	0.00	0.00	-90.00	-90.00
	Total	0.00	0.00	0.00	0.00	-90.00	-90.00

Billings to Date

	Current	Prior	Total	Received	A/R Balance
Fee	0.00	11,850.00	11,850.00		
Labor	895.00	56,733.75	57,628.75		
Unit	0.00	98.40	98.40		
Totals	**895.00**	**68,682.15**	**69,577.15**	**68,772.15**	**805.00**

Stephens Installers

PO Box 100
Ocoee, FL. 34761

Phone # 321-689-3355

Invoice

Date	Invoice #
6/5/2019	2089

Bill To
Lakeside Community CDD

Ship To
Lakeside Community CDD North Port, FL.

RECEIVED
JUN 20 2019
BY:

P.O. No.	Terms
None	Due on receipt

Description	Amount
Remove & reinstall all play equipment, borders, ADA ramp. Remove & dispose of existing playground mulch Supply & install approx 20" of fill dirt in play area. Supply & install 12" of new playground mulch in play area. Grade swale around play area. Supply and install new sod in affected areas	26,500.00
Total	$26,500.00

FPL

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

2 082485

Please request changes on the back.
Notes on the front will not be detected.

B 5517 1

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
57421-67439	**$1,206.83**	**Jul 15 2019**	**$**

Your electric statement

Account number: 57421-67439

For: May 23 2019 to Jun 24 2019 (32 days)
Customer name: LAKESIDE PLANTATION COMM
Service address: 2200 PLANTATION BLVD # CLBHSE

Statement date: Jun 24 2019
Next meter reading: Jul 24 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
1,154.34	1,154.34 CR	39.34 CR	39.34 CR	1,246.17	**$1,206.83**	**Jul 15 2019**

Meter reading - Meter KLL2846

Current reading	55528
Previous reading	- 54456
kWh constant	x 10
kWh used	**10720**
Demand reading	5.21
kW constant	x 10.00
Demand kW	**52**

Energy usage

	Last Year	This Year
kWh this month	10840	10720
Service days	32	32
kWh per day	338	335

****The electric service amount includes the following charges:**

Customer charge:	$26.32
Fuel: *($0.025630 per kWh)*	$274.75
Non-fuel: *($0.023490 per kWh)*	$251.61
Demand: *($11.24 per kW)*	$584.48

Amount of your last bill	1,154.34
Payment received - Thank you	1,154.34 CR
Additional activity:	
Deposit interest	39.34CR
Balance before new charges	$39.34CR
New charges (Rate: GSD-1 GENERAL SERVICE DEMAND)	
Electric service amount	1,137.36**
Storm charge	9.43
Gross receipts tax	29.40
Franchise charge	69.98
Total new charges	$1,246.17
Total amount you owe	**$1,206.83**

FPL automatic bill pay - DO NOT PAY

- Payment received after **September 13, 2019** is considered **LATE**; a late payment charge of **1%** will apply.
- The amount due on your account will be drafted automatically on or after **July 05, 2019**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Don't let the summer heat up your bill. During the summer your A/C works longer. Set your thermostat to 78 degrees to save money. **Learn more at FPL.com/SummerIsHere.**

Please have your account number ready when contacting FPL.

Customer service:	1-800-375-2434
Outside Florida:	1-800-226-3545
To report power outages:	1-800-4OUTAGE (468-8243)
Hearing/speech impaired:	711 (Relay Service)
Online at:	www.FPL.com

FPL

FPL

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

Please request changes on the back.
Notes on the front will not be detected.

B 5 5517 8

AUTO **CO 2764
1 082485

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
04126-05586	**$677.71**	**Jul 15 2019**	**$**

Your electric statement

For: May 23 2019 to Jun 24 2019 (32 days)
Customer name: LAKESIDE PLANTATION
Service address: 2200 PLANTATION BLVD # FNTN

Account number: 04126-05586

Statement date: Jun 24 2019
Next meter reading: Jul 24 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
585.71	585.71 CR	0.00	0.00	677.71	**$677.71**	**Jul 15 2019**

Meter reading - Meter KN46183

Current reading	49396
Previous reading	- 42741
kWh used	6655

Energy usage

	Last Year	This Year
kWh this month	7461	6655
Service days	32	32
kWh per day	233	207

****The electric service amount includes the following charges:**

Customer charge:	$10.54
Fuel: *($0.025630 per kWh)*	$170.57
Non-fuel: *($0.065310 per kWh)*	$434.64

Amount of your last bill	585.71
Payment received - Thank you	585.71 CR
Balance before new charges	$0.00
New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)	
Electric service amount	615.75**
Storm charge	7.91
Gross receipts tax	15.99
Franchise charge	38.06
Total new charges	$677.71

Total amount you owe **$677.71**

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

- Payment received after **September 13, 2019** is considered **LATE**; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after **July 05, 2019.** If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
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Please have your account number ready when contacting FPL.

Customer service:	1-800-375-2434
Outside Florida:	1-800-226-3545
To report power outages:	1-800-4OUTAGE (468-8243)
Hearing/speech impaired:	711 (Relay Service)
Online at:	**www.FPL.com**

CDI

FPL

3 082485 / 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

Please request changes on the back.
Notes on the front will not be detected.

B 5517 8

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
84595-15071	**$692.51**	**Jul 15 2019**	**$**

Your electric statement

Account number: 84595-15071

For: May 23 2019 to Jun 24 2019 (32 days)
Customer name: LAKESIDE PLANTATION COMM
Service address: 2200 PLANTATION BLVD # POOL

Statement date: Jun 24 2019
Next meter reading: Jul 24 2019

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
769.54	769.54 CR	0.00	0.00	692.51	**$692.51**	**Jul 15 2019**

Meter reading - Meter KL84533

Current reading	33371
Previous reading	- 27446
kWh used	5925
Demand reading	27.83
Demand kW	28

Energy usage

	Last Year	This Year
kWh this month	6497	5925
Service days	32	32
kWh per day	203	185

****The electric service amount includes the following charges:**

Customer charge:	$26.32
Fuel:	$151.86
($0.025630 per kWh)	
Non-fuel:	$139.17
($0.023490 per kWh)	
Demand:	$314.72
($11.24 per kW)	

Amount of your last bill		769.54
Payment received - Thank you		769.54 CR
Balance before new charges		$0.00
New charges (Rate: GSD-1 GENERAL SERVICE DEMAND)		
Electric service amount	632.07**	
Storm charge	5.21	
Gross receipts tax	16.34	
Franchise charge	38.89	
Total new charges		$692.51

Total amount you owe **$692.51**

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

- Payment received after **September 13, 2019** is considered **LATE**; a late payment charge of **1%** will apply.
- The amount due on your account will be drafted automatically on or after **July 05, 2019.** If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
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Customer service:	1-800-375-2434
Outside Florida:	1-800-226-3545
To report power outages:	1-800-4OUTAGE (468-8243)
Hearing/speech impaired:	711 (Relay Service)
Online at:	**www.FPL.com**

FPL

North Port FLORIDA
North Port Utilities

SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-156052	18-29	6/26/19	7/17/19

Total Current Charges	157.22
PAST DUE - MUST PAY NOW	.00
Bank acct will be drafted	157.22

$_____
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
135 W CENTRAL BLVD STE 320
ORLANDO FL 32801-2435

00004312300015605200000157220

2078 LAKE

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

SERVICE ADDRESS 2200 PLANTATION BLVD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	6/26/19	7/17/19

Rate Class : COMMERCIAL
Last payment amount/date: 341.86 6/19/19

Last Bill Amount	341.86
Payments	341.86-
Adjustments	.00
BALANCE FORWARD	.00

	Service Period		Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	5/21/19	6/20/19	30	80000038	1.000	TGAL	136	132	4
							USAGE FOR 6/18		7.00

Service		Consumption	Charge	Total
WA	Base facility chg		43.72	
WA	Usage block 1	4.00	16.00	
	TOTAL WATER			59.72
SE	Base facility chg		72.34	
SE	Consumption	4.00	25.16	
	TOTAL SEWER			97.50

Total Current Charges	157.22
PAST DUE - MUST PAY NOW	.00
Bank acct will be drafted	157.22

**** PLEASE MAIL PAYMENTS TO: ****
**** NORTH PORT UTILITIES ****
**** 4970 CITY HALL BLVD ****
**** NORTH PORT, FL 34286-4100 ****
****

Pay by Phone 24/7 at 1-855-941-INFO(4636)**No Charge**

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
2200 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154658	18-29	6/26/19	7/17/19

Total Current Charges	636.49
PAST DUE - MUST PAY NOW	.00
Bank acct will be drafted	636.49

$_____
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
135 W CENTRAL BLVD STE 320
ORLANDO FL 32801-2435

00004312300015465800000636496

2077 LAKE

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

SERVICE ADDRESS	2200 PLANTATION BLVD FICT		
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	6/26/19	7/17/19

Rate Class : COMMERCIAL
Last payment amount/date: 58.77 6/19/19

Last Bill Amount	58.77
Payments	58.77-
Adjustments	.00
BALANCE FORWARD	.00

	Service Period		Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	5/21/19	6/20/19	30	36607560	1.000	TGAL	638	596	42
							USAGE FOR 6/18		44.00

Service		Consumption	Charge	Total
WA	Base facility chg		18.77	
WA	Usage block 1	4.00	16.00	
WA	Usage block 2	4.00	24.00	
WA	Usage block 3	4.00	33.72	
WA	Usage block 4	4.00	44.96	
WA	Usage block 5	4.00	57.72	
WA	Usage block 6	22.00	441.32	
	TOTAL WATER			636.49

Total Current Charges	636.49
PAST DUE - MUST PAY NOW	.00
Bank acct will be drafted	636.49

**** PLEASE MAIL PAYMENTS TO: ****
**** NORTH PORT UTILITIES ****
**** 4970 CITY HALL BLVD ****
**** NORTH PORT, FL 34286-4100 ****
****

Pay by Phone 24/7 at 1-855-941-INFO(4636)**No Charge**

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
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154656	18-29	6/26/19	7/17/19

Total Current Charges 125.29
PAST DUE - MUST PAY NOW .00
Bank acct will be drafted 125.29

$_____
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
135 W CENTRAL BLVD STE 320
ORLANDO FL 32801-2435

33

00004312300015465600000125292

2076 LAKE

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

SERVICE ADDRESS 2200 PLANTATION BLVD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	6/26/19	7/17/19

Rate Class : COMMERCIAL
Last payment amount/date: 141.29 6/19/19

Last Bill Amount	141.29
Payments	141.29-
Adjustments	.00
BALANCE FORWARD	.00

	Service Period		Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	5/21/19	6/20/19	30	80005382	1.000	TGAL	2988	2978	10
							USAGE FOR 6/18		50.00

Service		Consumption	Charge	Total
WA	Base facility chg		85.29	
WA	Usage block 1	10.00	40.00	
	TOTAL WATER			125.29

Total Current Charges 125.29
PAST DUE - MUST PAY NOW .00
Bank acct will be drafted 125.29

**** PLEASE MAIL PAYMENTS TO: ****
**** NORTH PORT UTILITIES ****
**** 4970 CITY HALL BLVD ****
**** NORTH PORT, FL 34286-4100 ****
****
Pay by Phone 24/7 at 1-855-941-INFO(4636)**No Charge**

RECEIVED
JUL 0 1 2019
BY:_____

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

TECO
PEOPLES GAS
AN EMERA COMPANY

RECEIVED
JUN 24 2019
BY:

ACCOUNT INVOICE

peoplesgas.com

Statement Date: 06/20/2019
Account: 211014212750

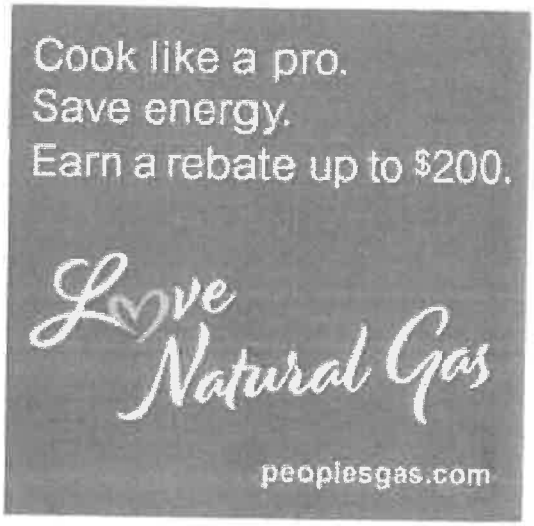
LAKESIDE PLANTATION COMMUNITY DEV
2200 PLANTATION BLVD
NORTH PORT, FL 34289-9472

Current month's charges:	$12.13
Total amount due:	$12.13
Payment Due By:	07/11/2019

Your Account Summary

Previous Amount Due	$12.13
Payment(s) Received Since Last Statement	-$12.13
Current Month's Charges	**$12.13**
Total Amount Due	**$12.13**

DO NOT PAY. Your account will be drafted on 07/11/2019



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



Billing and payments made easy!

We offer many convenient and free ways to receive and pay your natural gas bill, such as Paperless Billing and Direct Debit. For more on our convenient options, log into **tecoaccount.com** or visit **peoplesgas.com/billpay**.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

TECO
PEOPLES GAS
AN EMERA COMPANY

WAYS TO PAY YOUR BILL

mail phone online pay agent

See reverse side for more information

Account: 211014212750

Current month's charges:	$12.13
Total amount due:	$12.13
Payment Due By:	07/11/2019
Amount Enclosed	$_____

602000504816 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 07/11/2019

00001569 01 AV 0.38 32801 FTECO1062119000205110 00000 07 00000000 011 00 97863 003

LAKESIDE PLANTATION COMMUNITY DEV
135 W CENTRAL BLVD, STE 320
ORLANDO, FL 32801-2435

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

00001569-0004781 - Page 1 of 6

TECO PEOPLES GAS
AN EMERA COMPANY

ACCOUNT INVOICE

Account: **211014212750**
Statement Date: 06/20/2019
Current month's charges due **07/11/2019**

Details of Current Month's Charges – Service from - 05/17/2019 to 06/14/2019

Service for: 2200 PLANTATION BLVD, NORTH PORT, FL 34289-9472 **Rate Schedule: Residential Service RS-1**

Meter Location: *pool*

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period
RHE73410	06/14/2019	405		405		0 CCF		1.039		1.0000		0.0 Therms	29 Days

Customer Charge	$11.40	
Natural Gas Service Cost	**$11.40**	
Franchise Fee	$0.73	
Total Natural Gas Cost, Local Fees and Taxes		**$12.13**
Total Current Month's Charges		**$12.13**

Peoples Gas Usage History

Therms Per Day (Average)

JUN 2019	0.0
MAY	0.0
APR	0.0
MAR	0.0
FEB	0.0
JAN	0.0
DEC	0.0
NOV	0.0
OCT	0.0
SEP	0.0
AUG	0.0
JUL	0.0
JUN 2018	0.0

00001569-0004752-Page 3 of 6

00001569-0004753-Page 5 of 5





Use common senses to identify a natural gas leak

While a natural gas leak is a rare occurrence, a big part of our commitment to safety is to share with you what you need to know about the natural gas pipelines in your area.

Remember to use your senses when you are walking around your home, business or neighborhood.

SMELL - If you smell rotten eggs, a natural gas leak could be nearby.

SIGHT - Watch for dirt blowing or water bubbling up from the ground, which may indicate a gas leak.

SOUND - Listen for hissing or high-pitched whistling. Noise varies with line pressure.

If you suspect a natural gas leak, leave the area immediately and call us at **877-832-6747 (877-TECO-PGS).** We have someone ready to answer your calls about leaks or other natural gas emergencies 24/7.

Visit **peoplesgas.com/safety** for safety tips and to learn more about natural gas safety.

TECO PEOPLES GAS
AN EMERA COMPANY

Date of Bill 7/01/19

New Charges Due Date 7/25/19

Account Number 941/423-5501 Total Amount Due $369.06

LAKESIDE PLANTATION COMMUNIT
9145 NARCOOSSEE ROAD
STE A206
ORLANDO, FL 32827

Amount Paid

328270000 0

87200694142355010219130000000000000369065

www.frontier.com
Business 1-800-921-8102

Account Number 941/423-5501 Date of Bill 7/01/19

Previous Balance	373.27
Payments Received Thru 6/21/19	-373.27
Thank you for your payment!	
Balance Forward	.00
New Charges	369.06

DO NOT PAY - You are currently signed up for Auto Pay.
To view your Auto Pay, please log in at www.frontier.com.

Total Amount Due $369.06

CURRENT BILLING SUMMARY

Local Service from 07/01/19 to 07/31/19

Qty	Description	941/423-5501.0 Charge
	Basic Charges	
2	OneVoice Nationwide	59.98
	2 OneVoice Nationwide	
2	Acc Rec Chrg Multi-Ln Bus	7.44
2	Federal Subscriber Line Charge	16.82
	Federal USF Recovery Charge	5.92
	Total Basic Charges	90.16
	Non Basic Charges	
	FiOS Internet 75 Dynamic IP w/ OneVoice	119.98
	Business FiOS 75/75M Dynamic IP	
	OneVoice Access Line	
	Other Charges-Detailed Below	15.86
	FCA Long Distance - Federal USF Surcharge	2.10
	Total Non Basic Charges	137.94
	Video	
	FiOS TV Extreme HD Private	84.99
4	HD Set Top Box	51.96
	Other Charges-Detailed Below	6.00
	Partial Month Charges-Detailed Below	-14.99
	FCC Regulatory Recovery Fee	.06
	Broadcast TV Surcharge	5.49
	Total Video	133.51
	Toll/Other	
	Other Charges-Detailed Below	5.99
	FCA Long Distance - Federal USF Surcharge	1.46
	Total Toll/Other	7.45
	TOTAL	369.06

** ACCOUNT ACTIVITY **

Qty	Description	Order Number	Effective Dates

941/423-5501

Date of Bill 7/01/19

1 Federal Primary Carrier Multi Line Charge	AUTOCH	7/01		4.31
941/423-5500		Subtotal		4.31
1 Business High Speed Internet Fee	AUTOCH	7/01		5.99
1 Regional Sports Fee	AUTOCH	7/01		6.00
1 Frontier Road Work Recovery Surcharge	AUTOCH	7/01		1.25
1 Federal Primary Carrier Multi Line Charge	AUTOCH	7/01		4.31
1 Carrier Cost Recovery Surcharge	AUTOCH	7/01		5.99
941/423-5501		Subtotal		23.54
Partial Month Charges				
FiOS Video Discount 99 MO	PROMOTION	7/01	7/31	-14.99
941/423-5501		Subtotal		-14.99
		Subtotal		12.86

CIRCUIT ID DETAIL
88/KQXA/297018/ /VZFL

==========

Detail of Frontier Charges

Toll charged to 941/423-5500
*****Start suppression of detail

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 1	JUN 05	9:12A	2.0	DD	BRADENTON FL (941)567-0015	.00 U
941/423-5500					Subtotal	.00

Subtotal Minutes: 2.0 ***REP LINE ONLY
*****Resume printing of detail

==========

Detail of Frontier Com of America Charges

Toll charged to 941/423-5500
*****Start suppression of detail

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 2	JUN 05	9:49A	1.0	DD	CAMDEN NY (315)245-1531	.00 U
E 3	JUN 05	9:50A	1.0	DD	CAMDEN NY (315)245-1531	.00 U
E 4	JUN 05	11:32A	2.0	DD	TALLAHASSE FL (850)425-2215	.00 U
E 5	JUN 06	11:22A	1.0	DD	KINGSTON MA (339)309-9624	.00 U
E 6	JUN 12	4:06P	1.0	DD	KNOXVILLE TN (865)214-6028	.00 U
E 7	JUN 12	4:07P	1.0	DD	KNOXVILLE TN (865)214-6028	.00 U
E 8	JUN 14	3:15P	1.0	DD	ROMEO MI (586)337-1140	.00 U
E 9	JUN 14	3:31P	3.0	DD	WARREN MI (586)556-6094	.00 U
E 10	JUN 14	4:06P	1.0	DD	PRKRSBGZN1 WV (304)483-4067	.00 U
941/423-5500					Subtotal	.00

Subtotal Minutes: 12.0 ***REP LINE ONLY
*****Resume printing of detail
Legend Call Types:
DD - Day

Caller Summary Report

	Calls	Minutes	Amount
941/423-5500	10	14	.00
***Customer Summary	10	14	.00

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	1	2	.00
Interstate	8	10	.00
Intrastate	1	2	.00
***Customer Summary	10	14	.00

941/423-5501

Date of Bill 7/01/19

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of $139.57 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective July 1, 2019, both the Federal Universal Service Fund (USF) Surcharge and the Frontier Long Distance (USF) surcharge are increasing to 24.4%. Questions? Please contact customer service.

Effective with your current bill, the Carrier Cost Recovery Surcharge has increased to $5.99. Questions? Please contact customer service.

Important Information About Your Equipment...
If you change or cancel your service, you must return rented equipment. To facilitate equipment return, Frontier will send you a prepaid return mailer at the time of your order change/cancellation. Equipment that is not returned or is received damaged (except for reasonable wear and tear) is subject to a substantial fee. Additional return mailers can be requested at www.frontier.com/returns

Closed Captioning Contact Information...
If you have a question or concern about closed captioning on any program, please call Frontier at 1-877-462-6606. You can also send written correspondence by fax to 1-304-340-0283, by email to Video.Closed.Caption@ftr.com, or by mail to Frontier, 1500 MacCorkle Avenue, Charleston, WV 25396, Attn: Anthony Kasey, Manager.

For up-to-date channel information please visit:
http://frontier.com/channelupdates

Local Franchise Authority - FiOS TV
Your FCC Community ID is: FL1334

RETURN: Frontier Communications
P.O. Box 5157
Tampa, FL 33675

REMITTANCE: FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407

CDPIFLBBB94194142332827FLFT-FLABUSCX 5342NY 00000000000000369.06
NNNNNYNNNNNNNNNNNNNNNNNNNNNNN 1-800-921-8102

SECTION C

Lakeside Plantation

Community Development District

Unaudited Financial Reporting

July 31, 2019

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Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET
July 31, 2019

	General	Debt Service	Capital Reserve	Totals
Assets				
Cash:				
Operating Account	$ 48,850	$ -	$ -	$ 48,850
Debit Card Account	2,784	-	-	2,784
Money Market Account	195,278	-	-	195,278
Petty Cash	50	-	-	50
Capital Reserve Account	-	-	40,775	40,775
Investment - Operations:				
Investment - SBA Fund	499	-	353,221	353,720
Investment - Bonds:				
Reserve Fund	-	58,017	-	58,017
Revenue Fund	-	48,458	-	48,458
Prepayment Fund	-	0	-	0
Prepaid Expenses	4,252	-	-	4,252
Due from Capital Reserve	1,495	-	-	1,495
Due from General Fund	-	11,031	-	11,031
Total Assets	$ 253,207	$ 117,507	$ 393,996	$ 764,710
Liabilities & Fund Balances				
Liabilities				
Accounts Payable	$ 3,079	$ -	$ 9,875	$ 12,955
Due to Debt	11,031	-	-	11,031
Due to General Fund	-	-	1,495	1,495
Customer Deposits	1,125	-	-	1,125
Total Liabilities	$ 15,236	$ -	$ 11,370	$ 26,606
Fund Balances				
Restricted for Debt Service	$ -	$ 117,507	$ -	$ 117,507
Assigned for Capital Projects	-	-	382,626	382,626
Unassigned	237,971	-	-	237,971
Total Fund Balances	$ 237,971	$ 117,507	$ 382,626	$ 738,104
Total Liabilities & Fund Balances	$ 253,207	$ 117,507	$ 393,996	$ 764,710

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending July 31, 2019

	Adopted Budget	Prorated Budget Thru 07/31/19	Actual Thru 07/31/19	Variance
Revenues:				
Tennis Club	$ 20,000	$ 16,667	$ 12,718	$ (3,949)
Activities	10,000	8,333	6,732	(1,601)
Clubhouse Rentals	3,000	2,500	4,100	1,600
Miscellaneous	1,500	1,250	1,179	(72)
Interest	50	42	37	(4)
Operations & Maintenance Assessments	656,520	656,520	645,901	(10,619)
Total Revenues	$ 691,070	$ 685,312	$ 670,666	$ (14,645)
Expenditures:				
Administrative				
Supervisor Fees	$ 11,000	$ 7,800	$ 7,800	$ -
District Manager	37,132	30,943	30,943	0
District Counsel	25,000	20,833	32,093	(11,260)
District Engineer	10,000	8,333	21,173	(12,839)
Disclosure Report	1,000	833	833	0
Trustee Fees	4,400	4,400	4,084	316
Audit Fees	3,700	3,700	3,700	-
Postage, Phone, Fax, Copies	1,500	1,250	811	439
General Liability Insurance	6,300	6,300	5,650	650
Legal Advertising	1,500	1,250	877	373
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	1,900	1,583	1,342	241
Property Insurance	9,100	9,100	8,219	881
Information Technology	1,300	1,083	1,083	1
Total Administrative	$ 114,007	$ 97,585	$ 118,783	$ (21,198)
Operations				
Personnel Services (Management Contract)	$ 168,100	$ 140,083	$ 145,038	$ (4,954)
Road & Sidewalk Repairs & Maintenance	5,000	4,167	2,395	1,772
Common Area Renewal & Maintenance	10,000	8,333	-	8,333
Street Light/Decorative Light	10,000	8,333	319	8,014
Landscape Maintenance - Contract	91,860	76,550	76,470	80
Landscape Maintenance - Other	5,000	4,167	8,655	(4,488)
Mulch	10,740	8,950	-	8,950
Irrigation Maintenance	3,000	2,500	5,254	(2,754)
Lake Maintenance	14,000	11,667	14,258	(2,591)
Electric Utility Services - Entrance Feature	9,000	7,500	5,807	1,693
Water Utility Services - Entrance Feature	4,000	3,333	1,036	2,297
Repairs & Maintenance - Entrance Feature	3,000	2,500	550	1,950
Miscellaneous Tools & Equipment	1,000	833	-	833
Landscape Inspection Services	3,300	2,750	2,750	-
Traffic Enforcement	2,500	2,083	402	1,681
Total Operations	$ 340,500	$ 283,750	$ 262,933	$ 20,817

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending July 31, 2019

	Adopted Budget	Prorated Budget Thru 07/31/19	Actual Thru 07/31/19	Variance
Clubhouse				
Activities	$ 19,000	$ 15,833	$ 20,144	$ (4,310)
Licenses/Fees	1,140	1,174	1,174	-
General Supplies	10,000	8,333	6,482	1,852
Maintenance	15,000	12,500	14,210	(1,710)
Office Supplies	3,500	2,917	2,010	906
Public Communication	1,500	1,250	1,100	150
Pest Control	600	500	450	50
Security	1,500	1,250	566	684
AED	300	250	-	250
Telephone & Internet Services	5,500	4,583	4,408	176
Janitorial Supplies	3,000	2,500	2,096	404
Electric Utility Services - Clubhouse	16,000	13,333	10,663	2,670
Gas Utility	250	208	124	84
Garbage Collection	2,000	1,667	1,651	16
Water Utility Services - Clubhouse	4,400	3,667	2,627	1,040
Electric Utility Services - Pool	16,500	13,750	10,326	3,424
Pool Cleaning	9,720	8,100	7,290	810
Pool Maintenance - Other	10,000	8,333	9,234	(901)
Tennis Courts - Maintenance	5,000	4,167	4,339	(173)
Tennis Courts - Programs	3,500	2,917	2,920	(3)
Water Utility Services - Tennis Courts & Pool	4,000	3,333	4,332	(999)
Total Clubhouse	$ 132,410	$ 110,566	$ 106,147	$ 4,419
Other Expenditures				
Transfer Out - Current Year	$ 130,000	$ 100,000	$ 100,000	$ -
Total Other Expenditures	$ 130,000	$ 100,000	$ 100,000	$ -
Total Expenditures	$ 716,917		$ 587,863	
Excess Revenues (Expenditures)	$ (25,847)		$ 82,804	
Fund Balance - Beginning	$ 25,847		$ 155,168	
Fund Balance - Ending	$ -		$ 237,971	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 1999
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending July 31, 2019

	Adopted Budget	Prorated Budget Thru 07/31/19	Actual Thru 07/31/19	Variance
Revenues:				
Assessments - On Roll	$ 175,905	$ 175,905	$ 172,678	$ (3,227)
Assessments - Direct Billed	8,842	8,842	8,842	-
Interest	-	-	2,142	2,142
Total Revenues	$ 184,747	$ 184,747	$ 183,662	$ (1,085)
Expenditures:				
Interest - 11/1	$ 53,689	$ 53,689	$ 53,689	$ -
Principal - 5/1	75,000	75,000	75,000	-
Interest - 5/1	53,689	53,689	53,689	-
Total Expenditures	$ 182,378	$ 182,378	$ 182,378	$ -
Excess Revenues (Expenditures)	$ 2,370		$ 1,284	
Fund Balance - Beginning	$ 61,306		$ 116,222	
Fund Balance - Ending	$ 63,675		$ 117,507	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending July 31, 2019

	Adopted Budget	Prorated Budget Thru 07/31/19	Actual Thru 07/31/19	Variance
Revenues:				
Transfer In - Current Year	$ 130,000	$ 100,000	$ 100,000	$ -
Interest	-	-	7,449	(7,449)
Total Revenues	$ 130,000	$ 100,000	$ 107,449	$ (7,449)
Expenditures:				
Property Site Elements	$ 103,718	$ 86,432	$ 121,080	$ (34,648)
Clubhouse Interior Elements	50,481	42,068	-	42,068
Pool Elements	24,725	20,604	-	20,604
Reserve Component Inventory	36,058	30,048	-	30,048
Reserve Study	3,500	2,917	-	2,917
Contingency	-	-	-	-
Total Expenditures	$ 218,482	$ 182,068	$ 121,080	$ 60,988
Excess Revenues (Expenditures)	$ (88,482)		$ (13,631)	
Fund Balance - Beginning	$ 387,121		$ 396,257	
Fund Balance - Ending	$ 298,639		$ 382,626	

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	$ 7,720	$ 2,376	$ 113	$ 1,158	$ 138	$ 633	$ 100	$ 214	$ -	$ 266	$ -	$ -	$ 12,718
Activities	1,030	290	1,335	1,617	563	818	273	352	94	360	-	-	6,732
Clubhouse Rentals	900	(300)	950	650	-	300	750	250	350	250	-	-	4,100
Miscellaneous	125	163	152	63	-	37	93	139	153	254	-	-	1,179
Interest	2	2	5	6	4	5	4	4	3	3	-	-	37
Operations & Maintenance Assessments	-	188,762	332,362	14,514	31,745	14,234	15,688	7,332	29,934	11,329	-	-	645,901
Total Revenues	$ 9,777	$ 191,293	$ 334,917	$ 18,007	$ 32,451	$ 16,027	$ 16,908	$ 8,291	$ 30,534	$ 12,462	$ -	$ -	$ 670,666
Expenditures:													
Administrative													
Supervisor Fees	$ 800	$ 1,000	$ -	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ -	$ -	$ -	$ 7,800
District Manager	3,094	3,094	3,094	3,094	3,094	3,094	3,094	3,094	3,094	3,094	-	-	30,943
District Counsel	2,668	1,504	663	3,692	3,704	4,202	7,520	2,778	5,363	-	-	-	32,093
District Engineer	859	-	524	9,588	-	3,526	2,043	3,829	805	-	-	-	21,173
Disclosure Report	83	83	83	83	83	83	83	83	83	83	-	-	833
Trustee Fees	2,891	-	-	-	-	-	-	-	1,193	-	-	-	4,084
Audit Fees	-	-	-	-	2,000	-	1,700	-	-	-	-	-	3,700
Postage, Phone, Fax, Copies	114	94	14	36	69	108	66	152	56	101	-	-	811
General Liability Insurance	5,650	-	-	-	-	-	-	-	-	-	-	-	5,650
Legal Advertising	-	94	93	93	94	94	94	223	90	-	-	-	877
Dues, Licenses & Fees	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	132	581	199	80	90	10	101	59	32	58	-	-	1,342
Property Insurance	8,219	-	-	-	-	-	-	-	-	-	-	-	8,219
Information Technology	108	108	108	108	108	108	108	108	108	108	-	-	1,083
Total Administrative	$ 24,794	$ 6,559	$ 4,779	$ 17,775	$ 10,244	$ 12,226	$ 15,809	$ 11,327	$ 11,824	$ 3,445	$ -	$ -	$ 118,783
Operations													
Personnel Services (Management Contract)	$ 14,008	$ 14,559	$ 14,559	$ 14,559	$ 14,559	$ 14,559	$ 14,559	$ 14,559	$ 14,559	$ 14,559	$ -	$ -	$ 145,038
Road & Sidewalk Repairs & Maintenance	-	-	-	-	-	-	-	-	-	2,395	-	-	2,395
Common Area Renewal & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Light/Decorative Light	-	-	-	-	-	-	-	319	-	-	-	-	319
Landscape Maintenance - Contract	7,655	7,655	7,575	7,655	7,655	7,655	7,655	7,655	7,655	7,655	-	-	76,470
Landscape Maintenance - Other	300	-	-	-	-	195	-	-	-	8,160	-	-	8,655
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Maintenance	504	661	-	3,615	-	-	-	474	-	-	-	-	5,254
Lake Maintenance	966	966	966	1,666	1,756	966	1,798	1,578	2,630	966	-	-	14,258
Electric Utility Services - Entrance Feature	548	605	605	591	593	575	639	387	586	678	-	-	5,807
Water Utility Services - Entrance Feature	104	31	35	35	31	35	31	41	59	636	-	-	1,036
Repairs & Maintenance - Entrance Feature	-	-	-	-	-	-	-	-	550	-	-	-	550
Miscellaneous Tools, Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Inspection Services	550	-	550	-	550	-	550	-	550	-	-	-	2,750
Traffic Enforcement	402	-	-	-	-	-	-	-	-	-	-	-	402
Total Operations	$ 25,037	$ 24,477	$ 24,290	$ 28,121	$ 25,144	$ 23,984	$ 25,231	$ 25,012	$ 26,588	$ 35,049	$ -	$ -	$ 262,933

Lakeside Plantation

COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF REVENUES & EXPENDITURES

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Clubhouse													
Activities	$ 1,986	$ 2,036	$ 6,300	$ 3,121	$ 1,831	$ 1,803	$ 757	$ 1,034	$ 547	$ 729	$ -	$ -	$ 20,144
Licenses/Fees	608	-	-	-	-	-	-	-	208	358	-	-	1,174
General Supplies	1,216	756	357	680	618	811	476	906	224	438	-	-	6,482
Maintenance	1,067	4,443	729	866	921	695	2,037	839	857	1,756	-	-	14,210
Office Supplies	-	419	24	1,064	76	70	101	166	30	61	-	-	2,010
Public Communication	64	83	64	83	83	381	83	93	69	93	-	-	1,100
Pest Control	-	150	-	-	150	-	-	150	-	-	-	-	450
Security	125	147	-	-	147	-	-	147	-	-	-	-	566
AED	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone & Internet Services	380	483	536	386	494	534	376	476	373	369	-	-	4,408
Janitorial Supplies	402	353	160	152	-	324	82	389	144	90	-	-	2,096
Electric Utility Services - Clubhouse	1,094	1,180	1,074	950	1,014	953	960	1,078	1,154	1,207	-	-	10,663
Gas Utility	13	13	13	13	12	12	12	12	12	12	-	-	124
Garbage Collection	159	159	159	164	168	168	168	168	168	168	-	-	1,651
Water Utility Services - Clubhouse	198	557	168	219	178	198	305	305	342	157	-	-	2,627
Electric Utility Services - Pool	688	800	1,164	1,403	1,420	1,179	1,162	1,049	770	693	-	-	10,326
Pool Cleaning	810	810	810	810	810	810	810	810	810	-	-	-	7,290
Pool Maintenance - Other	237	3,702	272	579	-	585	481	675	-	2,703	-	-	9,234
Tennis Courts - Maintenance	364	147	670	769	523	162	1,530	138	-	36	-	-	4,339
Tennis Courts - Programs	-	520	440	880	680	400	-	-	-	-	-	-	2,920
Water Utility Services - Tennis Courts & Pool	370	499	736	510	465	476	510	499	141	125	-	-	4,332
Total Clubhouse	$ 9,781	$ 17,256	$ 13,675	$ 12,649	$ 9,590	$ 9,563	$ 9,851	$ 8,934	$ 5,851	$ 8,997	$ -	$ -	$ 106,147
Other Expenditures													
Transfer Out	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 100,000	$ -	$ -	$ -	$ -	$ 100,000
Total Other Expenditures	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 100,000	$ -	$ -	$ -	$ -	$ 100,000
Total Expenses	$ 59,612	$ 48,292	$ 42,744	$ 58,545	$ 44,978	$ 45,773	$ 50,891	$ 145,273	$ 44,263	$ 47,491	$ -	$ -	$ 587,863
Excess Revenues (Expenditures)	$ (49,835)	$ 143,001	$ 292,173	$ (40,537)	$ (12,528)	$ (29,747)	$ (33,983)	$ (136,982)	$ (13,730)	$ (35,029)	$ -	$ -	$ 82,804

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	$ 58,017		
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 - FY2019

TAX COLLECTOR

						Gross Assessments	$ 880,463	$ 694,731	$ 185,733
						Net Assessments	$ 832,038	$ 656,520	$ 175,517
Date Received	Dist	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received		General Fund 78.91%	1999 Debt Svc Fund 21.09%	Total 100%
11/20/18	18-01	$ 109,405.71	$ 4,494.48	$ 1,573.67	$ -	$ 103,337.56		$ 81,538.63	$ 21,798.93	$ 103,337.56
11/30/18	18-02	$ 143,707.06	$ 5,748.42	$ 2,069.38	$ -	$ 135,889.26		$ 107,223.58	$ 28,665.68	$ 135,889.26
12/19/18	18-03	$ 407,578.69	$ 16,303.44	$ 5,869.13	$ -	$ 385,406.12		$ 304,105.16	$ 81,300.96	$ 385,406.12
12/28/18	18-04	$ 37,852.10	$ 1,495.36	$ 545.35	$ -	$ 35,811.39		$ 28,257.02	$ 7,554.37	$ 35,811.39
1/31/19	18-05	$ 18,441.46	$ 559.21	$ 268.23	$ 779.81	$ 18,393.83		$ 14,513.67	$ 3,880.16	$ 18,393.83
2/28/19	18-06	$ 41,726.87	$ 881.89	$ 612.67	$ -	$ 40,232.31		$ 31,745.35	$ 8,486.96	$ 40,232.31
3/29/19	18-07	$ 18,498.96	$ 184.96	$ 274.71	$ -	$ 18,039.29		$ 14,233.92	$ 3,805.37	$ 18,039.29
4/30/19	18-08	$ 19,964.47	$ 22.26	$ 299.13	$ 239.15	$ 19,882.23		$ 15,688.10	$ 4,194.13	$ 19,882.23
5/31/19	18-09	$ 9,434.06	$ -	$ 141.51	$ -	$ 9,292.55		$ 7,332.30	$ 1,960.25	$ 9,292.55
6/28/19	18-10	$ 38,514.06	$ -	$ 577.71	$ -	$ 37,936.35		$ 29,933.72	$ 8,002.63	$ 37,936.35
7/31/19	18-11	$ 14,330.52	$ -	$ 214.96	$ 242.64	$ 14,358.20		$ 11,329.35	$ 3,028.85	$ 14,358.20
		$ -	$ -	$ -	$ -	$ -		$ -	$ -	$ -
Totals		$ 859,453.96	$ 29,690.02	$ 12,446.45	$ 1,261.60	$ 818,579.09		$ 645,900.81	$ 172,678.28	$ 818,579.09

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
10/25/18	1198	12/1/18	$ 8,842.03	$ 8,842.03	$ -	$ -	$ 8,842.03
			$ 8,842.03	$ 8,842.03	$ -	$ -	$ 8,842.03

SECTION VIII

SECTION B

Lakeside Plantation CDD

ACTION ITEMS

as of 08-12-19

Item #	Meeting Assigned	Action Item	Assigned To	Date Due	Status	Comments
1	11/16/16	Consideration of Proposals for Preserve Maintenance	Engineer		**In Process**	Work being completed by Earth Balance.
2	10/18/17	Evaluate Drainage in Playground Area	Flint/Engineer		**In Process**	Work being completed by Stephens Installers.
3	1/16/19	Speed limit sign on Plantation Blvd.	Flint		**Complete**	Staff is getting proposals for work.
4	1/16/19	Review oaks on Scarlett Blvd.	Bloomings/PSA			Waiting for report.
5	1/16/19	Solar light for corner of Plantation Blvd.				Staff is soliciting pricing and options.

SECTION C

Lakeside Plantation CDD
Community Development District
Amenity Center Management Report

Date of Meeting: August 21st, 2019 ***Submitted by: Nathan Trates***

- ***Facility***
  - *Exit fountain leak repaired by American Leak Detection*
  - *Playground project complete, sod added and bench set in concrete and re-assembled*
  - *Front entrance Transformer replaced by Sergeant's Electric*
  - *Front entrance white fencing cleaned/power washed*
  - *AC Leak repaired by Alex's Cooling and Heating*
  - *Pressure washing of CDD sidewalks completed by Under Pressure*
  - *Sod added to re-located speed limit on Scarlett Avenue*
  - *Fire sprinkler yearly inspection completed by Alliance Fire & Safety*
  - *Yearly backflow inspection completed by Alliance Fire & Safety*
  - *Pool motor replaced by Spies Pools*
  - *GFI 30 amp breaker replaced on exit fountain pump electrical by John's Electric*
  - *Pool Stenner pump/line replaced on chemical feed*
  - *Clubhouse backflow replaced*
  - *Clubhouse carpet cleaned*
  - *Pool safety handrails replaced as needed and red step up areas re-painted*
  - *Lake #12 treated for red algae*
- ***Activities- kids, adults, fitness, athletics, swim***
  - *Open Tennis – Monday-Wednesday-Saturday – 8:00 am – 10:00 am*
  - *Pickle ball – Monday – Friday – 9:00 am – 2:30 pm*
  - *Water Aerobics – Monday through Friday - 9:30 AM*
  - *Bocce Ball - Monday, Wednesday and Friday – 10:00 AM*
  - *Hand & Foot – Monday's – 1:00 pm*
  - *Pinochle – Thursday's – 1:00 pm*
  - *Mahjong – Tuesday's - 1:00 pm & Wednesday's – 12:00 PM – Friday's – 1:00 pm*
  - *Mexican Train – Wednesday's & Friday's – 12:30 PM*
  - *Euchre –Tuesday's – 1:00 PM*
  - *Bridge & Tripoli– Thursday's – 6:30 PM*
  - *Swim Lessons – every Tuesday & Thursday at 4:00 PM*
  - *Yogatology – Monday & Thursday - 10 AM*
- ***Special Events:***
  - *Wine & Cheese X 3*
  - *Summertime BBQ*
  - *Pizza Night X*
  - *Coffee & Donuts X 2*
  - *Breakfast*

Amenity Management:

1. *Quotes from Bradley Ray Concrete for center tennis concrete area. (Will be added)*
2. *Quote from Florida Tier One Security for 24 hours a week security patrol.*
3. *Quote from Relion Solutions for overnight security for 24 hours per week.*
4. *Re-visited quotes from FastGuard Security Service and Allied Universal for security patrol.*
5. *Re-visited quote from CIAccess for access control for two pool gates + fobs.*
6. *Re-visited quote from Action Security for 4 gate access control points.*



Security Services Proposal for Lakeside Plantation CDD Amenity Center

Prepared for: Lakeside Plantation CDD Board and Facility Manager

Prepared by: Gerry Berrios, PSP/Owner and Operator Florida Tier One Security Group

Thank you for the continued opportunity for allowing us to present our revised proposal for security services for the Lakeside Plantation CDD Amenity Center and immediate area.

Please see below for the security proposal revised pricing for our services for Lakeside Plantation CDD. This includes a discount on the hourly rate for an unarmed officer. The below mentioned proposal covers all operating costs for our agency while work is conducted onsite. This includes the foot patrol of an unarmed officer on premise and providing nightly report logs to the Facility Manager. Please let me know if you have any questions regarding our revised proposal.

Unarmed Officer Rate $23.00/Hourly.

Lakeside Plantation CDD requirement to have an unarmed officer onsite for a minimum of 24 hours per week.

$23.00/Hourly * 24 Hours = $552 Weekly

$552/Weekly * 4 = $2,208 Monthly

Relion Solutions LLC

August 9th 2019

From: Anthony Sampiere
Relion Solutions LLC
License # B-1900067
RE: Quote for Security Patrol Services

To Lakeside Plantation CDD,

Relion Solutions LLC. strives to provide excellent custom security services, at a competitive rate! Our standard hourly rate is typically billed at $17.50 an hour, equating to $420.00 weekly for 24 hours of service. We will match any competitors pricing, and provide more! Our service is offered on either a contractual, or at-will basis.

The effectiveness of security patrolling, relies greatly on a constant presence. We are willing to work with your community, to find the best possible course of action to promote a secure environment.

At Lakeside Plantation CDD, we will enforce your guidelines, and deter trespassing into the community pool, playground and clubhouse after hours, along with any other desired locations. We provide excellent feedback of any incidents encountered, by providing reports, either daily or weekly, that will also list any potential safety hazards our officers may detect. Our standard rate also provides neighborhood patrols, if so desired, in a limited capacity.

I am looking forward to the prospect of serving the community of Lakeside Plantation CDD, I hope you find the information provided sufficient. Feel free to contact me with any questions, or concerns that may arise.

Sincerely,

Anthony J. Sampiere

FAST GUARD SECURITY SERVICE

NATIONWIDE SERVICE

Estimate

 # EST-896652

Fast Guard Service Worldwide
(888) 558-2926
https://fastguardservice.com/

Bill To
Lakeside Plantation CDD
2200 Plantation Blvd.
North Port
34289 FL

Estimate Date : May 17, 2019

#	Item & Description	Duration	Count	Hourly Rate	Hours per day	Number of Guards	Amount
1	1 Unarmed Guard for 5HR	Daily	4	$59.00	20	20.00	1,180.00
2	1 Unarmed Guard for 4HR	Daily	4	$59.00	16	16.00	944.00
						Sub Total	2,124.00
						Total	**$2,272.68**

Notes

*Estimate does not secure services, please call if you would like to move forward.
PLEASE FEEL FREE TO CONTACT ME AT 888 558 2926

Terms & Conditions

- FGS has a minimum of 6 hour for Service Nationwide. Except for the State of Florida (4 Hour Minimum). All of our Services are billed in advance before service is rendered via Credit Card or ACH Payment. REFUNDS take up to 5-7 business days.

- All Federal Holidays are Time In a half. Including All the following below: New Years Day, Martin Luther King, Presidents Day, Memorial Day, Independents Day, Labor Day, Thanksgivings Day, Christmas Day.

Annual Investment / Lakeside Plantation CDD

POSITION	HPW	WAGE RATE	BILL RATE	ANNUAL INVESTMENT
Security Professional Main Gatehouse	16	$13.00	$19.84	$16,506.88
Smart Phone / Tablet				$900.00
Heliaus Technology Package	1		$199.00	$2,388.00
Sub-Total				$19,794.88
Sales Tax (7%)				$1,385.64
Total	16			$21,180.52

Option Two / Patrol Stops

POSITION	HPW	BILL RATE	WEEKLY INVESTMENT	ANNUAL INVESTMENT
Security Professional (Roving Patrol)	8	$50.00	$400.00	$20,800.00
Sub-Total				$20,800.00
Sales Tax (7%)				$1,456.00
Total	8			$22,256.00

Value-added and Affordable Security Officer Benefits (included in your rate)

By providing a benefits program designed to be of real value to our employees, we attract and retain employees interested in a career in security. We offer the following benefits that are included in your bill rate:

- Medical Insurance (full-time/benefit eligible)
- Dental insurance (full-time/benefit eligible)
- 401(k) plan
- Life and disability insurance
- Uniforms at no cost to you **or the officer**
- Training, including OJT and refresher training
- Background checks and drug screens on all officers

1843 Barber Road
Sarasota FL 34240
Phone: 941-359-3707
Fax: 941-404-4648
Web: www.ciaaccess.com

June 10, 2019

Lakeside Plantation
2200 Plantation Blvd.
North Port, FL 34289

CIA11724

Via email: ntrates@vestapropertyservices.com

Dear Nate:

Thank you for the opportunity to provide pricing for your gate and access needs. After our meeting, we purpose the following solutions for securing the two pool gates with magnetic locks and access controls.

- Linear eMerge Essential plus access controller. This will validate all fobs presented at the gate, enforce day/time restrictions (if any) and maintain a record of all accesses by user/date/time. Browser based management via embedded web server.
- Two 600lbs magnetic locks with Z brackets to lock the gates.
- Two fob readers for the gates.
- Two illuminated exit switches mounted to posts to exiting pool area.
- Two wireless connections from the access controller in the clubhouse to the gates.

The cost for the above installation, a one-year warranty on labor and various manufacturers' warranties on Parts is $11,914.86. This price includes 1,800 waterproof fobs at $3.80 each.

The price DOES NOT include bringing the power to the gates. There are several ways to accomplish this and further discussion is required.

Sincerely Yours,

Colin Skinner

ACTION SECURITY, INC.
1505 MANOR RD.
Englewood, FL 34223
Sales@ActionSecurityFL.com

Estimate

ADDRESS
Nathan Trates Lakeside Plantation 2200 Plantation Blvd North Port, Fl 34289

ESTIMATE #	DATE
1948	04/04/2019

P.O. NUMBER
Signed Estimate # 1811

ACTIVITY	QTY	RATE	AMOUNT
Service WE HEREBY SUBMIT THE FOLLOWING EQUIPMENT AND INSTALLATION PRICE QUOTES: Furnish and install a new "DoorKing", Access Control System for (2) clubhouse doors and (2) pool walk gates as directed by the owner/customer, at the "Clubhouse Building". All of the doors will be equipped with magnetic locks and card readers for access, as requested. The card readers will be integrated into a new Door King access controller with tracker boards. The Access Control system will have a remote account manager software installed and will need to be updated with contact information. Customer to provide resident data information, (name and proximity card number) so we can program and download to the new clubhouse access control system. The system database can be updated manually, onsite or remotely via an internet connection. Database Management and Preventative Maintenance of this access control system will be provided with our proposed Preventative Maintenance Service Contract. ** Access Control Equipment for (2) Clubhouse Doors - (2) Pool walk gates (1) 1838-081 DoorKing Access Controller to support (2) wiegand devices. (Expandable to 16 access points) (1) DoorKing 2351-081 Large Tracker Board Enclosures (3) DoorKing Door tracker interface boards (4) HID Prox Point Plus Card readers w/ Transformers (4) PIP Plug-in Lock Power Supply device (4) Seco-Larm Magnetic 600lb Door Locks with Zee Brackets (2) DS 150i "Request to Exit" motion sensors (4) Seco-Larm 2" sq. Green "Push to Exit" Buttons Terms: 50% deposit, 25% at start of job, 25% upon completion Accept Decline Initial ____ --- "Standard" Proximity Cards, may be purchased in lots of (50) at an	1	12,500.00	12,500.00

ACTIVITY	QTY	RATE	AMOUNT
additional cost. ADD - $4.75 each Accept Quantity ____ Decline Initial ___ --- *Key Tag Style Cards DoorKing HID "Keytag" Style cards, may be purchased in lots of (50) at an additional cost. ADD - $9.00 each Accept Quantity ____ Decline Initial ___ --- **Maintenance Service Contract - (Includes Data Base Management) Preventative maintenance service contract to maintain all access control equipment listed above. The owner is to provide resident information into our excel spreadsheet, to allow us to build the initial community data base, which is included in this proposal. This service contract includes data base management for the DoorKing access control software. The equipment will be serviced on a quarterly basis and billed monthly. Amount per Month: $125.00/mo. Accept Decline Initial ____			
Access Card Proximity Access cards	300	4.75	1,425.00
Estimate good for 30 days.	TOTAL		**$13,925.00**

Actual labor required may vary depending on site conditions.

FL Contractor ES12001404

Accepted By **Accepted Date**