

*Lakeside Plantation
Community Development District*

Agenda

February 21, 2018

AGENDA

Lakeside Plantation

Community Development District

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

February 14, 2018

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, February 21, 2018 at 7:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd, North Port, FL.** Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments on Specific Items on the Agenda (*Speakers will fill out a card and submit it to the District Manager prior to beginning of the meeting*)
- III. Organizational Matters
 - A. Acceptance of Resignation from Sharon Moore
 - B. Discussion of Process to Fill Vacancy
- IV. District Engineer's Report
- V. Unfinished Business Items
- VI. New Business Items
 - A. Consideration of Proposals Related to Repair of Pergola at Entrance
 - i. Bloomings Landscape & Turf Management, Inc.
 - ii. Berry Construction, Inc.
 - B. Discussion of Amenity Facility Policies
 - C. Review and Acceptance of Draft Fiscal Year 2017 Audit Report
 - D. Ratification of Correspondence to JLAC
- VII. Business Administration
 - A. Approval of Minutes of January 17, 2018 Meeting
 - B. Approval of Check Register
 - C. Balance Sheet and Income Statement
- VIII. General Audience Comments
- IX. Staff Reports
 - A. District Counsel
 - B. District Manager – Action Items
 - C. Amenities Manager – Monthly Report
- X. Other Business
- XI. Supervisors' Requests
- XII. Adjournment

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

The third order of business is Organizational Matters. Section A is acceptance of resignation from Sharon Moore and discussion of the process to fill the vacancy. A copy of the letter is enclosed for your review.

The fourth order of business is the District Engineer's Report.

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

The sixth order of business is New Business Items. Enclosed under Section A are proposals from Bloomings Landscape & Turf Management, Inc. and Berry Construction, Inc. related to the repair of the pergola at the entrance. Section B is the discussion of the Amenity Facility Policies. A copy of the current policies are enclosed for your reference. Section C is the review and acceptance of the draft Fiscal Year 2017 audit report. A copy of the report is enclosed for your review. Section D is the ratification of correspondence sent to the Joint Legislative Auditing Committee. A copy of the correspondence is enclosed for your review.

The seventh order of business is Business Administration. Section A is the approval of the minutes of the January 17, 2018. The minutes are enclosed for your review. Section B is approval of the check register enclosed for your review and Section C includes the balance sheet and income statement for your review.

The eighth order of business is General Audience Comments.

The ninth order of business is Staff Reports. 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,

A handwritten signature in blue ink, appearing to read 'G. Flint', with a stylized flourish at the end.

George S. Flint
District Manager

Cc: Michael Eckert, District Counsel
Lindsay Whelan, District Counsel
David Robson, District Engineer
Nathan Trates, Amenities Manager
Heather Alexandre, Vesta
Darrin Mossing, GMS

Enclosures

SECTION III

A

January 30, 2018

To Whom It May Concern:

Please accept this as my resignation from the Lakeside Plantation
Community Development District Board. I am relocating out of state as
of February 6, 2018.

Sincerely,

A handwritten signature in cursive script that reads "Sharon F. Moore". The signature is written in dark ink and is positioned above the printed name.

Sharon F. Moore

SECTION VI

A

1

1

Bloomings

Landscape & Turf Management Inc.



Lakeside Plantation Bougainvillea

In an effort to help repair the damaged gables Bloomings proposes to complete the following;

Cut back the top part of the bougainvillea down to the thaching

Remove and dispose of all materials off site- estimated at \$400

Bloomings shall provide a 5 man team at \$30 per man hour, working 10 hour days

Rent a Straight Boom Manlift - \$500 per day

The combined day rate with the machine and man power is \$2000.00 per day, plus dump fees.

Bloomings shall provide labor and materials to complete the aforementioned services for a daily fee of \$2000.00, Plus dump fees. Which is due in full upon completion.

Joe Lytle General Manager Bloomings

Authorized Lakeside Plantation Rep.

1

2



Proposal

4421 Reaves Road
Kissimmee, FL. 34746
Ph: (407) 933-8791
Fax: (407) 933-5376

Proposal To: George Flint
GMS Central Florida
135 W. Central Blvd. #320
Orlando, FL 32801

Proposal No: 02018-17
Proposal Date: 1/23/18

Submitted By: Chet Berry

Proposal Amount: \$ T&M

Phone: 407-841-5524
Fax: 407-839-1526

Re: Trellis repairs at the main entrance to Lakeside Plantation Community in North Port, FL.

Scope of Work:

1. The following breakdown is a daily cost for a crew of 5 men, working an 8 hr. day;

Supervisor	\$425.00 per day
Skilled worker(s), 2 @	\$608.00 per day
Semiskilled worker(s) 2 @	\$448.00 per day
Food & Lodging for 5 men	\$655.00 per day
Sub Total	\$2136.00
20% OH&P	427.20
Daily Total	\$2563.20

NOTE: Any materials or equipment rentals, if needed, will be billed at cost plus 20%.

ACCEPTANCE OF PROPOSAL

The Purchaser by signing this document represents the he/ she has read and fully understands the above work and services availability of material and/ or labor to be provided and further understands that this signed proposal constitutes full acceptance and agreement for services. Pricing of material and labor subject to availability at this time. Any alteration, or unforeseen conditions or deviation from the above description of services and work involve extra costs will be executed only upon written order, and will become an extra change over and above the agreed quoted proposal herein stated.

The above prices, specifications and conditions are satisfactory and are hereby accepted:

Owners Acceptance Signature & Date
This Proposal valid for 30 days from date issued.
(in lieu of pricing of labor and materials)

Contractor's Authorized Signature & Date
TERMS: DUE UPON COMPLETION OF WORK

B

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

AMENITY FACILITIES POLICIES

(Revised March 16, 2016)

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

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DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IDENTIFICATION CARDS

1. ID cards (or similar access devices) may be issued to all members of each Resident’s household and/or Non-Resident Members. There is a charge to replace lost or stolen cards and/or for additional cards above two (2) cards. Five (5) generic guest passes may be provided to the Resident and Non-Resident Members.
2. All Patrons will be required to sign a waiver of liability before using the District amenities.
3. Patrons and Guests may be required to present ID cards or guest passes upon request by staff at any Amenity Facility.

NON-RESIDENT ANNUAL USER FEE

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

HOMEOWNERS ASSOCIATION USE OF FACILITIES

1. Each Homeowners Association may use the Amenity Facilities without being required to pay an Annual User Fee and/or a room rental fee. The District may limit or terminate a Homeowners Association’s use of the Amenity Facilities at any time.

2. Any Homeowners Association that uses the Amenity Facilities shall be responsible for the cost of repairing any damage to the Amenity Facilities occurring during Homeowners' Association events.

COMMUNITY CLUB USE OF FACILITIES

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

GUEST POLICIES

1. All Guests, regardless of age, must register with the office of the Facility Manager prior to using the Amenity Facilities. In the event the Guest is under eighteen (18) years of age, the Resident, Non-Resident Member or Renter inviting the Guest must be present upon registration, unless other arrangements have been made with the Amenity Manager's office. All Guests under fifteen (15) years of age must also be accompanied at all times while using the Amenity Facilities by a parent or adult Patron over eighteen (18) years of age unless previously authorized by the Amenity Manager. Guests over the age of eighteen (18) must register and may use the Amenity Facilities unaccompanied by Patron.
2. All Guests over the age of eighteen (18) must sign a waiver of liability upon registration at the Amenity Manager's office.
3. Patrons who have registered a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Patron's privileges and/or membership.

RENTER'S PRIVILEGES

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

GENERAL FACILITY PROVISIONS

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
2. All Residents and Guests may be required to present their ID cards in order to gain access to the Amenity Facilities.
3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District and Facility Manager.
4. Dogs and all other pets (with the exception of service dogs) are not permitted in the Amenity Facilities. In the event a special event is held, as previously approved by the Facility Manager, and dogs are permitted at the Amenity Facilities as part of the special event, they must be leashed. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to residents.
5. Vehicles must be parked in designated areas. Vehicles and golf carts should not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The

Facility Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.

6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
7. Only District employees or employees of the Facility Manager are allowed in the service areas of the Amenity Facilities.
8. Patrons and Guests must present their ID cards or guest passes upon request by staff at any Amenity Facility.
9. The Board of Supervisors (as an entity), the Facility Manager and its staff shall have full authority to enforce these policies. However, the Facility Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of any policy by the Facility Manager shall not constitute a continuous, ongoing waiver of said policy, and the Facility Manager reserves the right to enforce all of these policies at any time he or she sees fit.
10. All lost or stolen ID cards should be reported immediately to the Facility Manager's office. A fee will be assessed for any replacement cards as set forth herein.
11. Smoking is not permitted at any of the Lakeside Plantation Amenity Facilities except within smoking areas designated by the Facility Manager. The main entrance to the Clubhouse is not a designated smoking area.
12. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facilities privileges in accordance with the procedures set forth herein.
13. Pool and spa rules that are posted in the appropriate area must be observed.
14. Patrons and their Guests shall treat all staff members with courtesy and respect.
15. Off-road motorbikes/vehicles, excluding golf carts, are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities.
16. The District will not offer childcare services to Patrons or Guests at any of the Amenity Facilities.
17. Skateboarding is not allowed on the Amenity Facilities property at any time.
18. Performances at any Amenity Facility, including those by outside entertainers, must be approved in advance by the Facility Manager.

19. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Facility Manager.
20. The Amenity Facilities shall not be used for commercial purposes without written permission from the Facility Manager and the District Manager. The term “commercial purposes” shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising.
21. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in the Amenity Facilities in accordance with Florida law.
22. The Facility Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and rental fees that have been established by the Board. The Facility Manager also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Facility Manager will be required to compensate the District accordingly.
23. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
24. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities, and shall ensure that any minor for whom they are responsible also complies with the same.
25. There shall be no overnight parking in the Amenity Facility parking lot unless owner of vehicle notifies Facility Manager and obtains a 24 hour parking pass for the Amenity Center Parking Lot Only.
26. Public displays of affection, which in the discretion of the Facility Manager are inconsistent with the family-oriented nature of the Amenity Facilities, are prohibited.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

1. Each Patron and each Guest assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.
2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's Guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury caused by a Patron or the Patron's Guest or family member(s).
3. Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees, representatives, contractors or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, supervisors, employees, representatives, contractors, and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.

GENERAL LAKESIDE PLANTATION AMENITY FACILITY USAGE POLICY

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

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

Emergencies: After contacting 911 if required, all emergencies and injuries must be reported to the Facility Manager (phone number 941-423-5500 or 443-373-5464) and to the office of the District Manager (phone number 407-841-5524). If immediate attention to the facilities is required and the Facility Manager is not present, please contact one of the office attendants employed by the District.

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

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

GENERAL SWIMMING POOL RULES

NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK

1. All Patrons and Guests must present their ID cards or verification of registration while in the swimming pool area. All Patrons and Guests must also present their ID cards or verification of registration when requested by staff. At any given time, a Resident may allow up to five (5) Guests to the swimming pool (unless a greater number of guests has been approved by the Facility Manager).
2. Guests under fifteen (15) years of age must be accompanied at all times by a parent or adult Patron eighteen (18) years of age or older, during usage of the pool facility.
3. No diving, pushing, running, throwing any item or other horseplay is allowed in the pool or on the pool deck area.
4. Diving is prohibited.
5. Radios, tape players, CD players, MP3 players and televisions are not permitted unless they are personal units equipped with headphones or for scheduled activities such as water aerobics classes.
6. Swimming is permitted only during designated hours as posted at the pool, and such hours are subject to change at the discretion of Facility Manager. Patrons and Guests swim at their own risk and must adhere to swimming pool rules at all times.
7. Showers are required before entering the pool.
8. Glass containers are prohibited.
9. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
10. Play equipment, such as floats, rafts, snorkels, dive sticks, flotation devices and other recreational items such as balls and pool toys must meet with staff approval. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern or annoyance to other users of the facility.
11. Swimming pool hours will be posted. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed

- for various periods of time to facilitate maintenance and to maintain health code regulations.
- 12. Pets (except service dogs), bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area inside any Amenity Center gates at any time.
- 13. The Facility Manager reserves the right to authorize all programs and activities (including the number of participants, equipment and supplies usage, etc.) conducted at the pool, including swim lessons and aquatic/recreational programs.
- 14. Any person swimming during non-posted swimming hours may be suspended from using the facility.
- 15. Proper swim attire (no cutoffs) must be worn in the pool.
- 16. No chewing gum is permitted in the pool or on the pool deck area.
- 17. For the comfort of others, the changing of diapers or clothes is not allowed poolside.
- 18. No one shall pollute the pool. Anyone who pollutes the pool will be liable for any costs incurred in treating and reopening the pool.
- 19. Radio controlled water craft are not allowed in the pool area.
- 20. Pool entrances must be kept clear at all times.
- 21. No swinging on ladders, fences, or railings is allowed.
- 22. Pool furniture is not to be removed from the pool area.
- 23. Loud, profane, or abusive language is prohibited.
- 24. No physical or verbal abuse will be tolerated.
- 25. Tobacco products are not allowed in the pool/spa area.
- 26. Illegal drugs are not permitted.
- 27. The District is not responsible for lost or stolen items.
- 28. Chemicals used in the pool/spa may affect certain hair or fabric colors. The District is not responsible for these effects.
- 29. The Clubhouse pool, spa and deck area may not be rented at any time; however, access may be limited at certain times for various District functions, as approved by the Board and/or Facility Manager.

SPA RULES

NO LIFEGUARD ON DUTY -- BATHE AT YOUR OWN RISK

- 1. All previous safety issues under pool rules apply to the spa.
- 2. All Children under the age of thirteen (13) must be accompanied by a responsible adult. No children under the age of five (5) may use the spa.
- 3. Maximum capacity: Seven (7) people.
- 4. No food or drinks are allowed to be consumed while in the pool/spa.
- 5. Tobacco products are not allowed in the spa.
- 6. No aquatic apparatus or toys allowed at any time in Spa.
- 7. Avoid drinking alcohol before using spa.
- 8. Do not use spa if ill. Pregnant women should consult a physician before using the spa.

SWIMMING POOL: THUNDERSTORM POLICY

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

FITNESS CENTER POLICIES

Eligible Users: Patrons and Guests eighteen (18) years of age and older are permitted to use the fitness center during designated operating hours. No one under the age of eighteen (18) is allowed in the fitness center at any time without adult supervision.

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

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

GENERAL FACILITY RESERVATION POLICY

1. The Amenity Facilities may be rented by the following individuals/groups:

- A. Residents (includes both events held by the Resident and events sponsored by the Resident);
 - B. Renters;
 - C. Non-Resident Members;
 - D. Homeowners Associations; and
 - E. Community Clubs.
2. Staff will take reservations in advance for the Amenity Facilities. Reservations are on a first come, first served basis and can be made only in person at the Clubhouse by filling out a reservation form. Reservations must be made at least (thirty) 30 days in advance.
 3. Reservations are available for up to six (6) hour increments for all facilities listed in the reservation policy.
 4. Late arrivals or no shows: we will hold your reservation for fifteen (15) minutes past your scheduled start time before re-assigning the reservation time slot.
 5. There are no personal "standing" reservations allowed for the facilities listed in the reservation policy.

TENNIS FACILITY POLICIES

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

1. Proper tennis etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
2. Proper tennis shoes and attire, as determined by the Facility Manager, are required at all times while on the courts. Shirts must be worn at all times.
3. Tennis courts are for Patrons and Guests only. Patrons may invite Guests for play, but shall accompany their Guests and register them properly. The limit is three (3) Guests to a single court.
4. No jumping over nets.
5. Players must clean up after play. This includes "dead" balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
6. Court hazards or damages, such as popped line nails, need to be reported to the Facility Manager or Tennis Professional for repair.
7. Persons using the tennis facility must supply their own equipment (rackets, balls, etc.).
8. The tennis facility is for the play of tennis only. Pets, roller blades, bikes, skates, skateboards and scooters are prohibited at the tennis facility.
9. Beverages are permitted at the tennis facility if they are contained in non-breakable containers with screw top or sealed lids. No food or glass containers are permitted on the tennis courts.
10. No chairs, other than those provided by the District, are permitted on the tennis courts.
11. Lights at the tennis facility must be turned off after use.

12. Guests under the age of eighteen (18) are not allowed to use the tennis facility unless accompanied by an adult Patron.
13. The tennis courts may be reserved by the District for District-sponsored events or functions.
14. If you find it necessary to “bump” other players when it is your turn to play:
 - a) Never attempt to enter someone else’s court before your reservation time.
 - b) Never enter the court or distract players while others are in the middle of a point or game.
 - c) Wait outside the entrance gate and politely inform the players that you have a reservation time.
 - d) Allow players to finish out one more point, and then begin the player changeover for the court.
 - e) If you are bumped from a court and wish to continue play, please notify the Clubhouse office staff and they will do their best to get you on the next available court.
15. Recommendation for peak season – access reservemycourt.com for court reservations.

TENNIS COURTS: THUNDERSTORM POLICY

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

BASKETBALL FACILITY POLICIES

1. Basketballs, if available, may be obtained from the Clubhouse office.
2. Proper basketball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
3. Proper basketball or athletic shoes and attire are required at all times while on the courts. Shirts must be worn.
4. The basketball facility is for the play of basketball only. Pets, roller blades, bikes, skates, skateboards and scooters are prohibited from use at the facility.
5. Beverages are permitted at the basketball facility if they are contained in non-breakable containers with screw top or sealed lids.
6. No chairs are permitted on the basketball courts.
7. Please clean up court after use.
8. The basketball courts may be reserved by the District for District-sponsored events or functions.

HORSESHOES POLICIES

1. Horseshoe equipment, if available, may be obtained from the Clubhouse office.
2. No bare feet or bathing suits allowed.

3. No tossing of horseshoes while someone is in a pit or in the throwing lane. Horseshoes tumble when thrown and participants need to safely clear the pit.
4. Guests under the age of eighteen (18) years of age may play provided they are supervised by an adult Patron and are physically capable of tossing a shoe to the pit. Supervising adults are responsible for children's safety.
5. The horseshoe pits may be reserved by the District for District-sponsored events or functions.

BOCCE POLICIES

1. Bocce equipment, if available, may be checked-out from the Clubhouse office.
2. Appropriate dress is required on the court; this includes no bare feet or cover-ups for swimwear.
3. Bocce balls should not be tossed or thrown outside of the court.
4. Players on the opposite end of the playing or thrower's end should stand outside of the court walls. Sitting on the walls is permissible provided one's legs are on the outside of the walls. Please report any loose boards, protruding nails, etc., to the staff.
5. Children under eighteen (18) years of age must be supervised by an adult Patron who understands the rules of the game.
6. Please brush the playing surface at conclusion of play.
7. The bocce courts may be reserved by the District for District-sponsored events or functions.

CARD ROOM AND BILLIARDS ROOM POLICIES

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

FISHING POLICY

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

SUSPENSION AND TERMINATION OF PRIVILEGES

- (1) Privileges at the Amenity Center can be subject to suspension or terminated by the Board of Supervisors if a Patron:
 - Submits false information on the application for a pass.
 - Permits unauthorized use of a pass.
 - Exhibits unsatisfactory behavior, deportment or appearance.
 - Fails to abide by the Rules and Policies established for the use of facilities.
 - Treats the personnel or employees of the facilities in an unreasonable or abusive manner.
 - Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the Amenity Center or its management.
- (2) The District shall follow the following process for suspending or terminating the Amenity center privileges of a Patron or a Patron's family member or guest:
 - a. First Offense: Verbal and Written warning by the Amenity Center Staff and Suspension from the Amenity Center for the remainder of the day on which the violation occurs.
 - b. Second Offense: Automatic suspension of all Amenity Center privileges for one (1) week from the commencement of the suspension, with the preparation by Amenity Center Staff of a written report to be signed by the Patron and filed in the Amenity Center office.
 - c. Third Offense: Suspension of all Amenity Center privileges from the time the violation occurs to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the Patron's privileges for one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one year.
- (3) Each offense shall expire one (1) year after such offense was committed, at which time the number of offenses on record for the Patron or Patron's family member or guest shall be reduced by one (1). For example, if a Patron commits a first offense on February 1 and second offense on August 1, the Patron will have two (2) offenses on record until February 1 of the following year, at which time the first offense will expire and the second offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph 3 shall not at any time serve to reduce any suspensions or terminations pursuant to Paragraph 2.c, above or Paragraph 4, below, which may have been imposed prior to the expiration of any offenses.
- (4) Notwithstanding the foregoing, any time a Patron, or Patron's family member or guest, is arrested for an act committed, or allegedly committed, while on the premises of the Amenity Center, or violates these Policies in a manner that, in the discretion of the

Amenity Center Staff upon consultation with one (1) Board member, justifies suspension beyond the guidelines set forth above, such Patron shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the Patron's privileges, which suspension or termination may include members of the Patron's household.

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

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2017**

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**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Lakeside Plantation Community Development District, City of North Port, Florida ("District") as of and for the fiscal year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2017, and the respective changes in financial position for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

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Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated XXXX, 2018, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated XXXX, 2018, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

XXXX, 2018

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Lakeside Plantation Community Development District, City of North Port, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2017. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position deficit balance of \$3,777,665.
- The change in the District's total net position in comparison with the prior fiscal year was (\$96,228), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2017, the District's governmental funds reported combined ending fund balances of \$724,385, an increase of \$37,210 in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items, restricted for debt service, assigned to renewal and replacement and subsequent year's expenditures, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

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OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general, debt service and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2017	2016
Current and other assets	\$ 741,875	\$ 701,942
Capital assets, net of depreciation	4,715,048	4,915,368
Total assets	5,456,923	5,617,310
Current liabilities	64,258	63,417
Long-term liabilities	1,615,000	1,680,000
Total liabilities	1,679,258	1,743,417
Net position		
Net investment in capital assets	3,100,048	3,235,368
Restricted	67,824	60,003
Unrestricted	609,793	578,522
Total net position	\$ 3,777,665	\$ 3,873,893

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2017	2016
Revenues:		
Program revenues		
Charges for services	\$ 884,221	\$ 899,748
Operating grants and contributions	354	7
General revenues		
Investment earnings	30	31
Miscellaneous	1,376	1,307
Total revenues	885,981	901,093
Expenses:		
General government	89,962	112,744
Maintenance and operations	533,997	515,609
Clubhouse and recreation	243,372	210,075
Interest	114,878	119,192
Total expenses	982,209	957,620
Change in net position	(96,228)	(56,527)
Net position - beginning	3,873,893	3,930,420
Net position - ending	\$ 3,777,665	\$ 3,873,893

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2017 was \$982,209. The majority of the costs of the District's activities were paid by program revenues. The District also received funds from investment earnings and miscellaneous revenues for clubhouse functions.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2017 was amended to increase revenues by \$500 and increase appropriations by \$20,625. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2017.

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CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2017, the District had \$8,370,809 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$3,655,761 has been taken, which resulted in a net book value of \$4,715,048. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2017, the District had \$1,615,000 in Bonds outstanding for its governmental activities.. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Lakeside Plantation Community Development District's Finance Department at 135 West Central Boulevard, Suite 320, Orlando, Florida, 32801.

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2017**

	Governmental Activities
ASSETS	
Cash	\$ 608,619
Due from other	180
Prepaid items	18,005
Restricted assets:	
Investments	115,071
Capital assets:	
Nondepreciable	3,266,092
Depreciable, net	1,448,956
Total assets	<u>5,456,923</u>
LIABILITIES	
Accounts payable	16,365
Accrued interest payable	46,768
Deposits	1,125
Non-current liabilities:	
Due within one year	70,000
Due in more than one year	1,545,000
Total liabilities	<u>1,679,258</u>
NET POSITION	
Net investment in capital assets	3,100,048
Restricted for debt service	67,824
Unrestricted	609,793
Total net position	<u>\$ 3,777,665</u>

See notes to the financial statements

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**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017**

<u>Functions/Programs</u>	<u>Program Revenues</u>			<u>Net (Expense) Revenue and Changes in Net Position</u>
	<u>Expenses</u>	<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	
<u>Primary government:</u>				
<u>Governmental activities:</u>				
General government	\$ 89,962	\$ 89,962	\$ -	\$ -
Maintenance and operations	533,997	577,727	-	43,730
Clubhouse and recreation	243,372	29,187	-	(214,185)
Interest on long-term debt	114,878	187,345	354	72,821
Total governmental activities	982,209	884,221	354	(97,634)
<u>General revenues:</u>				
Miscellaneous				1,376
Investment earnings				30
Total general revenues				1,406
Change in net position				(96,228)
Net position - beginning				3,873,893
Net position - ending				\$ 3,777,665

See notes to the financial statements

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**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2017**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 164,869	\$ -	\$ 443,750	\$ 608,619
Investments	479	114,592	-	115,071
Due from other	180	-	-	180
Prepaid items	18,005	-	-	18,005
Total assets	<u>\$ 183,533</u>	<u>\$ 114,592</u>	<u>\$ 443,750</u>	<u>\$ 741,875</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 14,541	\$ -	\$ 1,824	\$ 16,365
Deposits	1,125	-	-	1,125
Total liabilities	<u>15,666</u>	<u>-</u>	<u>1,824</u>	<u>17,490</u>
Fund balances:				
Nonspendable:				
Prepaid items	18,005	-	-	18,005
Restricted for:				
Debt service	-	114,592	-	114,592
Assigned to:				
Subsequent year's expenditures	16,845	-	-	16,845
Renewal and replacement	-	-	441,926	441,926
Unassigned	133,017	-	-	133,017
Total fund balances	<u>167,867</u>	<u>114,592</u>	<u>441,926</u>	<u>724,385</u>
Total liabilities and fund balances	<u>\$ 183,533</u>	<u>\$ 114,592</u>	<u>\$ 443,750</u>	<u>\$ 741,875</u>

See notes to the financial statements

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**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2017**

Fund balance - governmental funds \$ 724,385

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	8,370,809	
Accumulated depreciation	<u>(3,655,761)</u>	4,715,048

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(46,768)	
Bonds payable	<u>(1,615,000)</u>	<u>(1,661,768)</u>
Net position of governmental activities		<u><u>\$ 3,777,665</u></u>

See notes to the financial statements

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**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 667,689	\$ 187,345	\$ -	\$ 855,034
Activities, clubs and rentals	29,187	-	-	29,187
Miscellaneous	1,376	-	-	1,376
Interest earnings	30	354	-	384
Total revenues	698,282	187,699	-	885,981
EXPENDITURES				
Current:				
General government	89,962	-	-	89,962
Maintenance and operations	334,117	-	-	334,117
Clubhouse and recreation	113,920	-	89,070	202,990
Debt service:				
Principal	-	65,000	-	65,000
Interest	-	116,760	-	116,760
Capital outlay	-	-	39,942	39,942
Total expenditures	537,999	181,760	129,012	848,771
Excess (deficiency) of revenues over (under) expenditures	160,283	5,939	(129,012)	37,210
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	175,000	175,000
Transfers out	(175,000)	-	-	(175,000)
Total other financing sources (uses)	(175,000)	-	175,000	-
Net change in fund balances	(14,717)	5,939	45,988	37,210
Fund balances - beginning	182,584	108,653	395,938	687,175
Fund balances - ending	\$ 167,867	\$ 114,592	\$ 441,926	\$ 724,385

See notes to the financial statements

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**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017**

Net change in fund balances - total governmental funds	\$ 37,210
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	39,942
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	65,000
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.	1,882
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	<u>(240,262)</u>
Change in net position of governmental activities	<u>\$ (96,228)</u>

See notes to the financial statements

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**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Lakeside Plantation Community Development District (the "District") was established by City of North Port Ordinance 99-1 effective on March 1, 1999 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operations of the infrastructure within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by registered voters residing within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as general revenues.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement* focus and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and certified for collection on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure and for renewal and replacement within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings	30
Furniture and fixtures	10
Recreational facilities	15
Landscaping and entrance features	15
Infrastructure	25

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NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s). For example, the District would record deferred outflows of resources on the statement of net position related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s). For example, when an asset is recorded in the governmental fund financial statements, but the revenue is unavailable, the District reports a deferred inflow of resources on the balance sheet until such times as the revenue becomes available.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover difference in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2017:

	Amortized Cost	Credit Risk	Maturities
First American Government Obligation Fund Cl Y	\$ 114,592	S&P AAAM	Weighted average of the fund portfolio: 23 days
Florida Prime	479	S&P AAAM	Weighted average of the fund portfolio: 51 days
Total Investments	<u>\$ 115,071</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2017 were as follows:

Fund	Transfer in	Transfer out
General	\$ -	\$ 175,000
Capital projects	175,000	-
Total	<u>\$ 175,000</u>	<u>\$ 175,000</u>

The District transferred funds from its operating account to its capital reserve account in order to set aside funds for projects within the District.

NOTE 6 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2017 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Land	\$ 3,244,899	\$ -	\$ -	\$ 3,244,899
Land improvements	21,193	-	-	21,193
Total capital assets, not being depreciated	3,266,092	-	-	3,266,092
Capital assets, being depreciated				
Buildings	696,497	-	-	696,497
Furniture and fixtures	141,152	18,151	-	159,303
Recreational facilities	666,026	21,791	-	687,817
Landscaping and entrance features	1,251,220	-	-	1,251,220
Infrastructure	2,309,880	-	-	2,309,880
Total capital assets, being depreciated	5,064,775	39,942	-	5,104,717
Less accumulated depreciation for:				
Buildings	336,315	23,217	-	359,532
Furniture and fixtures	141,152	1,778	-	142,930
Recreational facilities	483,453	40,382	-	523,835
Landscaping and entrance features	1,155,580	82,490	-	1,238,070
Infrastructure	1,298,999	92,395	-	1,391,394
Total accumulated depreciation	3,415,499	240,262	-	3,655,761
Total capital assets being depreciated	1,649,276	(200,320)	-	1,448,956
Governmental activities capital assets, net	\$ 4,915,368	\$ (200,320)	\$ -	\$ 4,715,048

Depreciation was charged to the following functions:

Maintenance and operations	\$ 199,880
Clubhouse and recreation	40,382
Total depreciation expense	<u>\$ 240,262</u>

NOTE 7 - LONG TERM LIABILITIES

Series 1999

On October 28, 1999, the District issued \$8,000,000 of Capital Improvement Revenue Bonds Series 1999 consisting of \$3,360,000 of Series 1999A Bonds and \$4,640,000 of Series 1999B Bonds with fixed interest rates of 6.95% and 6.625% respectively. The Bonds were issued to finance the capital improvements project of the District as well as pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2002 through May 1, 2031. The Series 1999B Bonds were paid off in May 2006.

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

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in not compliance with the requirements at September 30, 2017.

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NOTE 7 - LONG TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2017 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 1999	\$ 1,680,000	\$ -	\$ 65,000	\$ 1,615,000	\$ 70,000
Total	\$ 1,680,000	\$ -	\$ 65,000	\$ 1,615,000	\$ 70,000

At September 30, 2017, the scheduled debt service requirements on the long-term debt were as follows:

Governmental Activities			
Year ending September 30:	Principal	Interest	Total
2018	\$ 70,000	\$ 112,243	\$ 182,243
2019	75,000	107,378	182,378
2020	80,000	102,165	182,165
2021	85,000	96,605	181,605
2022	95,000	90,698	185,698
2023-2027	580,000	346,110	926,110
2028-2031	630,000	113,633	743,633
	\$ 1,615,000	\$ 968,832	\$ 2,583,832

NOTE 8 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 9 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017**

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget - Positive (Negative)
REVENUES				
Assessments	\$ 656,520	\$ 656,520	\$ 667,689	\$ 11,169
Activities, clubs and rentals	33,000	33,500	29,187	(4,313)
Miscellaneous	1,500	1,500	1,376	(124)
Interest earnings	50	50	30	(20)
Total revenues	691,070	691,570	698,282	6,712
EXPENDITURES				
Current:				
General government	109,625	108,725	89,962	18,763
Maintenance and operations	334,370	349,670	334,117	15,553
Clubhouse and recreation	117,075	123,300	113,920	9,380
Total expenditures	561,070	581,695	537,999	43,696
Excess (deficiency) of revenues over (under) expenditures	130,000	109,875	160,283	50,408
OTHER FINANCING SOURCES				
Transfer out	(130,000)	(175,000)	(175,000)	-
Total other financing sources	(130,000)	(175,000)	(175,000)	-
Net change in fund balances	\$ -	\$ (65,125)	(14,717)	\$ 50,408
Fund balance - beginning			182,584	
Fund balance - ending			\$ 167,867	

See notes to required supplementary information

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**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2017 was amended to increase revenues by \$500 and increase appropriations by \$20,625. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2017.

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Lakeside Plantation Community Development District, City of North Port, Florida ("District") as of and for the fiscal year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated XXXX, 2018.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

We noted certain matters that we reported to management of the District in a separate letter dated XXXX, 2018.

The District's response to the finding identified in our audit is described in the accompanying Management Letter. We did not audit the District's responses and, accordingly, we express no opinion on it.

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Purpose of this Report

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

XXXX, 2018

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

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

We have examined Lakeside Plantation Community Development District, City of North Port, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2017. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2017.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Lakeside Plantation Community Development District, City of North Port, Florida and is not intended to be and should not be used by anyone other than these specified parties.

XXXX, 2018

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**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Lakeside Plantation Community Development District, City of North Port, Florida ("District") as of and for the fiscal year ended September 30, 2017, and have issued our report thereon dated XXXX, 2018.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated XXXX, 2018, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

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

We wish to thank Lakeside Plantation Community Development District, City of North Port, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

XXXX, 2018

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REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

2016-01 Reserve Requirement:

Observation: As a result of unscheduled draws on the Series 1999 debt service reserve account to make certain scheduled debt service payments, the reserve requirement was not met at September 30, 2017.

Recommendation: The District should take the necessary steps to replenish the reserve account.

Management Response: Although the applicable trust indenture does generally provide for the replenishment of the Reserve Account, it does not require the District to assess property owners and residents who have faithfully paid their special assessments over the years to effectively pay the Reserve Account shortfall caused by a landowner that did not pay its assessments. Furthermore, the applicable notice to bondholders from the Trustee in 2004 which describes the draw down of the Reserve Account does not include any requirement that the Reserve Account be replenished. Finally, to the best of our knowledge, no request has ever been made by the bondholders or the Trustee for the District to begin to replenish the Reserve Account. In short, the Reserve Account exists for the benefit of the bondholders and the finding of the District's auditor is the direct result of the voluntary actions of the bondholders.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

07-01: Failure to Meet Reserve Requirement

Current Status: See finding no. 2017-01 above

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2016, except as noted above.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2017, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2017, except as noted above.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

REPORT TO MANAGEMENT (Continued)

5. The financial report filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes agrees with the September 30, 2017 financial audit report.
6. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
- 7. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2017. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

D

Hopping Green & Sams

Attorneys and Counselors

February 6, 2018

The Honorable Jennifer Sullivan
Chair, Joint Legislative Auditing Committee
The Florida Legislature
Claude Pepper Building, Room 876
111 West Madison Street
Tallahassee, Florida 32399-1400

RE: Lakeside Plantation Community Development District
(City of North Port, Florida)

Dear Representative Sullivan:

This correspondence is in response to a letter dated January 30, 2018 (the "Letter") from your office directed to Michael C. Eckert in his capacity as the registered agent for the Lakeside Plantation Community Development District (the "District"). A copy of the Letter is enclosed for your reference.

The Letter was issued in response to the fact that for Fiscal Year 2015-2016, and the previous two years before such fiscal year, the District's audits contained essentially the same finding. This finding relates to the auditor's observation that the debt service reserve account (the "Reserve Account") established in connection with the District's Capital Improvement Revenue Bonds issued in 1999 (the "Bonds") has not been replenished to the level required by the District's trust indenture. Detailed responses were provided to the Joint Legislative Auditing Committee (the "Committee") in June 2013, May 2014, June 2015, February 2016, and July 2017 relating to the same audit finding included in the District's Fiscal Year 2010-2011, 2011-2012, 2012-2013, 2013-2014, and 2014-2015 audit reports, respectively (hereinafter referred to as the "Responses"). Pursuant to the Letter, the Committee has requested that the District provide an update relating to such finding.

By way of background, the Responses provided historical background as to the District's acceptance of a deed in lieu of foreclosure of certain land within its boundary due to the non-payment of debt service assessments levied on that property. In relation to this transaction and as permitted by the District's trust indenture, a majority of the bondholders caused a distribution of 95% of the Reserve Account in June 2004, which distribution has resulted in the ongoing audit finding in the District's yearly audit reports.

As to the circumstances surrounding the depletion of the Reserve Account, there have been no material changes in relation to the amount of funding in the District's Reserve Account for the Fiscal Year 2015-2016. Given the circumstances in which the Reserve Account was

Honorable Jennifer Sullivan, Chair
Joint Legislative Auditing Committee
February 6, 2018
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depleted and as more specifically addressed in the Responses, the District has not previously desired to assess landowners and residents in order to replenish the Reserve Account. As in prior years, the District does not presently intend to assess such landowners and residents in order to replenish the Reserve Account and remains under no obligation to do so.

Alternatively, the District has actively investigated the viability of refinancing its outstanding Bonds, the result of which would likely require the establishment and funding of a new reserve account. Such actions would have the effect of eliminating the finding from appearing in future audits. The District has continued to monitor the ongoing financial climate in order to determine whether a potential for refinancing may exist. However, despite the Board's ongoing interest, the District has yet to be presented with any viable refinancing options as of today's date.

Please feel free to contact me directly should the Committee need any additional information regarding the District's ongoing audit finding, or any other matter related to the District.

Sincerely,



Michael C. Eckert

MCE: MNK

Enclosure

cc: George Flint, District Manager (via e-mail)
Board of Supervisors for the Lakeside Plantation
Community Development District (via e-mail)

Hopping Green & Sams

Attorneys and Counselors

JOE NEGRON
President of the Senate



Senator Dennis Baxley
Senator Audrey Gibson
Senator Kathleen Passidomo
Senator Perry E. Thurston, Jr.

**THE FLORIDA LEGISLATURE
JOINT LEGISLATIVE AUDITING
COMMITTEE**

Representative Jennifer Mae Sullivan, Chair
Senator Debbie Mayfield, Vice Chair

RICHARD CORCORAN
Speaker of the House



Representative Tracie Davis
Representative Randy Fine
Representative Joe Gruters
Representative Roy Hardemon
Representative Cyndi Stevenson

January 30, 2018

Mr. Michael Eckert, Registered Agent
Lakeside Plantation Community Development District
Hopping Green and Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, FL 32301

Dear Mr. Eckert:

You are receiving this letter as the current registered agent for Lakeside Plantation Community Development District based on the records of the Department of Economic Opportunity, Special District Accountability Program (DEO). If you are no longer the registered agent, please contact the DEO as required by Section 189.014, *Florida Statutes*, to revise the public records; the telephone number for DEO is (850) 717-8430. Also please forward this letter to the current registered agent.

Section 218.39(8), *Florida Statutes*, requires the Auditor General to notify the Joint Legislative Auditing Committee (Committee) when a special district has failed to correct an audit finding that has been reported in three successive audit reports. The Committee may then require the special district to provide a written explanation of the status of corrective action that has been taken. If the explanation is either not provided or determined to be not sufficient, the Committee may require the chair of the governing body of the special district to appear before the Committee.

On December 7, 2017, the Committee adopted a motion to direct the Lakeside Plantation Community Development District (District) to provide a written explanation of the status of corrective action that has been taken (Response) to the Committee. For the audit finding that was reported in the FY 2015-16 audit report and also in the two preceding audit reports, the Response should either explain why full corrective action has not been taken or, if the governing body intends to take full corrective action, describe the corrective action to be taken and when it will occur. Please see the enclosure for the audit finding that requires a Response.

You may access this audit report from the Auditor General's website (<https://FLauditor.gov>) under the heading 'Reports Filed with the Auditor General.' Hover over 'Filed Reports,' select 'Special Districts,' and then select 'Lakeside Plantation Community Development District' and the report for FY 2015-16.

Kathryn H. DuBose, Coordinator
111 West Madison Street, Room 876, Claude Pepper Building, Tallahassee, Florida 32399-1400
Telephone (850) 487-4110 Fax (850) 922-5667
jlac@leg.state.fl.us

FEB -2 REC'D

Mr. Michael Eckert, Registered Agent
January 30, 2018
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The following guidance is provided to assist you in your Response:

- If the audit finding has been corrected and was not included in the audit report for FY 2016-17, please indicate such in the required Response.
- If the audit finding has not been corrected and relates to an area that may never be fully resolved due to limited staff and resources of a small entity, please explain such in the written Response and briefly describe any procedures that may have been implemented to help address the issue. One example is a separation of duties finding. While it is understood and acknowledged that there are many small governmental entities in this state with limited resources, there are always compensating controls that can be implemented to help mitigate some of the inherent risk that exists when one individual at such an entity has access to both physical assets and the related accounting records, or to all phases of a transaction. Another example is a finding related to the auditors assisting in the preparation of the District's financial statements and related note disclosures.
- If the audit finding has not been corrected and the previous bullet is not applicable, please explain the corrective action(s) being taken to resolve the audit finding. While we understand that the audit report referenced in this letter contained a written response to the finding(s) included in the audit report, we are requesting a Response with an updated status of the corrective action(s) being taken. Please do not provide just a copy of the written response from your audit report, unless it includes details and was provided to the auditor within the past month.

Please provide the written Response by March 26, 2018. You may address it to The Honorable Jennifer Sullivan, Chair, Joint Legislative Auditing Committee, and send it to the Committee's office using one of the following methods:

E-mail: jlac@leg.state.fl.us

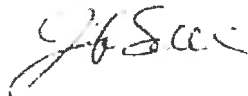
Fax: 850-922-5667

Mail: 111 W. Madison St., Rm. 876; Tallahassee, FL 32399-1400

Please note that your Response will be posted on the Committee's website.

Thank you for your cooperation.

Best regards,



Representative Jennifer Sullivan
Chair



Senator Debbie Mayfield
Vice Chair

Enclosure

cc sent by email: Ariel Lovera, District Accountant

Mr. Michael Eckert, Registered Agent
January 30, 2018
Page 3

Lakeside Plantation Community Development District

CPA Firm Audit Report	
Fiscal Year Audit Report	Finding Number/Finding Description/PDF Page Number(s)
FY 2015-16	2016-01 - <u>Reserve Requirement</u> : As a result of unscheduled draws on the Series 1999 debt service reserve account to make certain scheduled debt service payments, the reserve requirement was not met at fiscal year-end. The auditors recommend that the District take the necessary steps to replenish the reserve account. (See PDF Page 29)

SECTION VII

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, January 17, 2018 at 7:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum were:

Joe Szewczyk	Chairman
Harry Smith	Vice Chairman
Alan (Bud) Sabol	Assistant Secretary
Camille Stephens	Assistant Secretary
Sharon Moore	Assistant Secretary

Also present were:

George Flint	District Manager
Michael Eckert	District Counsel
Michelle Kim	District Counsel
David Robson	District Engineer by phone
Mallory Clancy	Johnson Engineering by phone
Nathan Trates	Amenities Manager
Heather Alexandre	Vesta
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 7:00 p.m., called the roll, and lead 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: This would be the opportunity, if anyone in the audience has comments on any agenda item, to provide that input to the Board. Please fill out a speaker form if you have any comments. We will have general audience comments later in the meeting, after “*Business*

Administration". Does anyone have any comments on any agenda items? Not hearing any, we will proceed to "*Organizational Matters*".

THIRD ORDER OF BUSINESS

Organizational Matters

A. Election of Officers

B. Consideration of Resolution 2018-03 Electing Officers

Mr. Flint: Every year the Board considers officers. Typically, we do that in January. Every two years and even numbered years, the Board has elections in November, when the other General Elections take place, and typically officers are elected at the January meeting. In odd number years, the Board chose to elect officers. The Board has Resolution 2018-03 in their agenda, which elects a Chairperson, Vice Chairperson, Secretary, Assistant Secretaries, Treasurer and Assistant Treasurer. The Chair and Vice Chair are required to be Board Members, and the other officers can be Board Members, but they don't have to be. Historically, the District Manager was designated as Secretary and the District Accountant, Ariel Lovera was designated as Treasurer. Two Board Members were Chair and Vice Chair and the remaining three Board Members were designated as Assistant Secretaries to attest the Chair and Vice Chair signatures. Of course, you can choose to change that if you would like. The Board can make a motion electing a slate of officers, or we can go through each office individually and open the floor for nominations. What is the preference of the Board?

Mr. Smith: I would rather have a slate of officers. I nominate Joe as Chairperson and myself as Vice Chairperson.

Ms. Stephens: I nominate Bud to serve as Chairperson.

Mr. Flint: Since there are different thoughts on who serves as Chair, we should take each seat individually.

Mr. Szewczyk: We can do that.

Mr. Sabol: I respectfully decline, as my wife and I are contemplating moving in the next couple of months.

Ms. Stephens: I'm fine with that.

On MOTION by Mr. Szewczyk, seconded by Ms. Moore, with all in favor, electing Joe Szewczyk as Chairman and Harry Smith as Vice Chairman was approved.

Mr. Flint: Does the Board want to designate the remaining three Board Members as Assistant Secretaries and leave Secretary and Treasurer the same?

Mr. Smith: Yes.

Ms. Stephens: Yes.

On MOTION by Mr. Szewczyk, seconded by Mr. Smith, with all in favor, Resolution 2018-03 Electing Officers, designating Joe Szewczyk as Chairman, Harry Smith as Vice Chairman, George Flint as Secretary, Camille Stephens, Sharon Moore and Bud Sabol as Assistant Secretaries and Ariel Lovera as Treasurer, was adopted.

FOURTH ORDER OF BUSINESS

District Engineer's Report

Mr. Flint: Dave Robson, the District Engineer is on the phone. He also has an associate. They were here the last couple of days, doing reviews and inspections.

Mr. Robson: Good evening, Dave Robson, Johnson Engineering. I am accompanied by Mallory Clancy of Johnson Engineering. We dedicated Tuesday to evaluate all of the lakes and preserves in Lakeside Plantation. We did not pull weeds, but we looked into the same things that you did on the preserves. We took photographs and generated a report that will be in the next agenda for discussion at the next meeting.

Mr. Flint: It sounds like you performed a site visit and are in the process of preparing a report regarding maintenance of the conservation areas, which is on the Action Items List. Are you are planning to attend the February meeting to present that report?

Mr. Robson: Yes. In addition, we will provide recommendations on all of the lakes regarding lake bank erosion.

Mr. Smith: Is there anything that needs to be addressed before next month, in your opinion?

Mr. Robson: No. On Tuesday, we didn't see anything severe enough to cause concern. These fared better than I had hoped, especially after the hurricane and a bad storm in August. That being said, we still have some action items to complete. Nothing that I could recall during that tour addressed any immediate concerns.

Mr. Smith: I'm fine with waiting until next month.

Mr. Szewczyk: So am I.

Mr. Flint: If we can get that report a week before the meeting, we will include it in the agenda package.

Mr. Smith: Did he get a chance to look at the playground or could he look at that before February?

Mr. Flint: The issue with the playground and drainage was brought up previously. I think we were waiting for it to dry out, to determine if there are drainage issues and what potential steps the District could take to address those.

Mr. Robson: We stopped at the Clubhouse and looked at some of the refurbishments. I wasn't asked to look at the playground, but we can do that before the February meeting. We will let you know when we will be there.

Mr. Smith: Okay.

Mr. Flint: Sounds good. Is there anything else for the District Engineer? Not hearing any, thanks Dave and Mallory.

Mr. Robson and Ms. Clancy left the meeting.

FIFTH ORDER OF BUSINESS

Unfinished Business Items

A. Consideration of Resolution 2018-01 Authorizing Notice of Rule Development and Rule Making

Mr. Flint: You have Resolution 2018-01, authorizing staff to notice a rule development and rulemaking hearing. The Resolution was drafted by Jere with Hopping, Green & Sams per the Board's discussion and direction, dealing with the area between the back of curb and the sidewalk. The Board expressed interest in the possibility of the District exerting some control over that portion of the road right-of-way (ROW) between the back of curb and the sidewalk. The minutes indicated that Jere was in communication with the City Attorney's Office and Planning Department and was waiting for feedback. I think Mike was going to follow up.

Mr. Eckert: I believe that Jere sent an email to the Board on November 27 that included the City regulation regarding gravel in the ROW. He confirmed with the City that they would enforce that provision. Depending on what level of communication you want to have with the City, that is in their code and something that they can enforce, even though these are CDD roads. The resolution you have before you, is to provide some authority for the District, if there's a health, safety, and welfare reason to remove items in the road ROW area that were placed by others. Anything permitted to go in there, has to comply with Florida Law, which includes the

City Code that prohibits that. I don't know what direction the Board wants to go with this, but the resolution allows you to at least deal with the health, safety, and welfare if in fact you want to go in that direction.

Mr. Smith: I don't know about anybody else, but I'm still confused about the resolution regarding the ROWs. I know this came up because people put some stones out there and others placed pavers or put in trees. That's when we said "*We need to do something so we don't have everybody doing something different.*" As Mike just said that the stones out here are illegal. The City said that they will enforce it. That's a City rule, not our rule. They said they would look at that. Do we need to have something that says we are going to enforce the City rules? That's how I'm interpreting this. Am I right or wrong?

Mr. Eckert: No. I think what you are reading is this resolution gives us the ability if there is a health, safety or welfare reason why we need to remove something, it's very clear that we can remove it. We are not going to be enforcing the City code. We never do that and don't have the authority to do that. Just like we don't have the authority to enforce HOA covenants, which was one of the first issues that you asked me to look at when I started working with you. The intent is not for us to enforce the City rule. The intent is, if somebody places something in there and it's a threat to health, safety or welfare of the residents, this resolution is very clear that we can remove it. If you put something in there that you shouldn't be putting in there, we can actually levy a fine. It's not the intent to enforce the City code. The intent is to have the ability to enforce what can go on land that the CDD owns. It is more from a landowner's perspective than a City code perspective.

Mr. Szewczyk: We are looking at it from a health, safety and welfare standpoint, right, and not necessarily an aesthetic standpoint?

Mr. Eckert: That's correct. Aesthetics isn't the issue. It's a health, safety and welfare issue, but that's a fairly broad category. If the Board is not 100% comfortable with moving forward on this, you can defer it and study the issue longer. We followed up with the City like we said we would, obtained the Ordinance and sent it to everyone the first of December.

Ms. Moore: Health, safety and welfare isn't something that we would necessarily get involved with. If there are issues, it should be reported to the City and dealt that way.

Mr. Eckert: I think the City already has a code in place that addresses that, so it's not a good idea.

Ms. Moore: It's not a good idea to try to enforce something that's already in the City code.

Mr. Eckert: Correct.

Ms. Stephens: If we are not comfortable with this, how much further can we take it?

Mr. Eckert: First of all, reporting violations to the City is something that any person can do. All I'm saying is that this resolution would give you very clear power, not only to remove things, but to levy a fine, if you want to go that route. You just have to decide how far into this issue you want to go. Has it really been a problem to where you have to adopt the rule and have the ability to levy a fine on people doing something on your land that you don't allow?

Ms. Moore: Would we decide for each incident, not to allow it? For example, if someone put a bunch of bushes in, which creates a line-of-sight issue for people backing out of their driveway, we could say that it's a safety issue and have them remove it. If they don't, we are going to remove it and levy a fine.

Mr. Eckert: It would have to come to the Board. We will bring it to your attention and you would make the decision. I would never remove someone's bushes. This just starts the rulemaking process. It's not effective. You must go through a hearing with public notice to establish the rule.

Ms. Moore: This allows us to start the process to establish the rule.

Mr. Eckert: Correct.

Ms. Moore moved to adopt Resolution 2018-01 Authorizing Notice of Rule Development and Rule Making, and Mr. Szewczyk seconded the motion.

Mr. Flint: Is there any further discussion?

Mr. Smith: I'm good.

On VOICE VOTE with all in favor, Resolution 2018-01 Authorizing Notice of Rule Development and Rule Making, was adopted.

Mr. Flint: There's a 29 and 28-day notice that must be published, so the public hearing would likely be held at your March regular meeting, because we wouldn't be able to meet the notice requirements for February.

SIXTH ORDER OF BUSINESS**New Business Items****A. Consideration of Resolution 2018-04 Designating the Primary Administrative Office and Physical Headquarters**

Mr. Flint: This is a resolution that Mike's office prepared for designating the primary administrative office.

Mr. Eckert: It designates two offices. One was the primary administrative office. There are some new protections for local governments that went into place with the last legislative session, in terms of public records requestors abusing the law. In order for you to take advantage of one of these protections, you must formally designate your chief administrative office. I think that's George's office, which is in the resolution. We also wanted to make clear that's not our location for purposes of venue. Venue is the concept of where you can be sued. We designated this office for venue purposes. The resolution just takes care of both of those things at the same time. If you have litigation, you would want it to be in the County you are located in.

On MOTION by Mr. Szewczyk, seconded by Mr. Smith, with all in favor, Resolution 2018-04 Designating the Primary Administrative Office and Physical Headquarters, was adopted.

SEVENTH ORDER OF BUSINESS**Business Administration****A. Approval of Minutes of November 15, 2017 Meeting**

Mr. Flint: Did the Board have any additions, deletions or corrections to the minutes?
Not hearing any,

On MOTION by Ms. Stephens, seconded by Mr. Smith with all in favor, the minutes of the November 15, 2017 meeting, were approved.

B. Approval of Check Registers

Mr. Flint: You have the Check Registers for November, totaling \$391,558.99 and for December totaling \$144,204.06. The detailed register and invoices are behind the summary. You will notice that there are transfers to the Trustee for some assessment revenue checks. They are not actual expenses. Are there any questions on the Check Registers?

Mr. Szewczyk: I was looking at some of the bills. Can someone explain to me what's going on with our electric bill? From one month to the next, it was \$650 more, then \$120 more and finally \$385 more. Is someone tapping into our lines? That was a big difference from one month to the next.

Mr. Trates: It was for the pool heaters and Christmas lights.

Mr. Flint: Joe, I can look at the actual invoices and get back to you with a detailed response.

Mr. Szewczyk: Okay.

Mr. Flint: We can look at the prior year, as well. I will get back to you with a response and copy the entire Board.

Mr. Szewczyk: That's all I had.

Mr. Flint: Are there any other questions, not hearing any, we need a motion to approve the November and December Check Registers.

On MOTION by Mr. Smith, seconded by Mr. Szewczyk, with all in favor, the November and December Check Registers, were approved.

C. Balance Sheet and Income Statement

Mr. Flint: You also have the Unaudited Financial Statements through December 31, 2017. This reflects the first three months of Fiscal Year 2018. No action is required by the Board, but if you have any questions, we can discuss those. Through December 31st, we've collected \$519,000 of the \$656,000 for on-roll assessments. Our assessments are generally under our prorated expenses for administrative operations and Clubhouse. Clubhouse is slightly over. Are there any questions on the financial statements?

Mr. Szewczyk: I have a question on the variance. Water utility services for Clubhouse is \$6,685 over what our prorated budget would be. Can anyone explain that one?

Mr. Trates: We had a few water line breaks.

Mr. Szewczyk: A few?

Mr. Trates: Yes. We had two water line breaks; one by the front entrance fountain that was caused by one of our landscapers, and the other on one on of the backflows at the Clubhouse.

Mr. Szewczyk: Are we being compensated for the one caused by the landscaper through insurance if they were the ones that caused the issue?

Mr. Flint: They agreed to pay for the replacement of the pump motor that got burned out as a result of the line break. We did not go after Bloomings to request reimbursement for any of the water bills, but we can look into that, and if it makes sense, we can reach out to them.

Mr. Szewczyk: It was \$6,600.

Mr. Smith: Not all of that is upfront. Some of it was for a backflow that broke here.

Mr. Trates: For Hurricane Irma, the pool was drained about 12 inches.

Mr. Szewczyk: So it had to be refilled.

Mr. Trates: Yes.

Mr. Flint: We will go back and look at the utility bill. Sometimes the City will give you a credit on the sewer portion of the water bill when you are refilling pools. We will see if we can get a credit for a portion of that.

Mr. Szewczyk: Okay.

Ms. Moore: It looks like a good part of it was on the November 30th bill.

Mr. Flint: Those are good questions.

EIGHTH ORDER OF BUSINESS

General Audience Comments

Mr. Flint: Now is an opportunity for any members of the public to provide comments to the Board. Please state your name and address and try to limit your comments to three minutes.

Mr. Perry: Ron Perry, 1663 Scarlett Avenue. I have a few comments, starting with the pool. Once again, the pool was shut down in September for an extended length of time. We all know that breakdowns are not always foreseeable, but being prepared for one is. Our pool motor and pump are critical pieces of equipment, and it is the fault of this management company and this Board for not recognizing and acting on the need for a readily available backup. You have been operating this filtration system with your fingers crossed. Once again, let the residents enjoy the facility. I would hope that you learned your lesson and that a backup pump is on order. Additionally, it's time to take a good look at cleaning the pool filter. We shouldn't have to sit in chairs that have dirt on its arms and mold on the backs. Regarding the Boulevard lighting, which was discussed at the November 15th meeting, the junction boxes are rotting out at the bottom and the wiring connections are exposed to the point of where there have been two fires. Why is

every light being powered, knowing the potential for another fire? The issues with lighting is something that the administration has been aware of for a long time, and yet, at the October meeting, when discussing the Action Item List, Mr. Flint said, *"Streetlights were on here at one point, but it looks like it dropped off."* In addition, with the new concern of corroded pole bases, Mr. Flint said, *"wiring has always been an issue."* This is a situation where issues are going to result in an incident, whether an electrocution or fallen pole, and the CDD is going to be negligent. I would hope that any improvements to the lighting would include total rewiring, underground boxes and removal of a number of Magnolia trees that were planted so close to the lights that they are no longer effective for lighting the street, and that this entire project be fast tracked. Regarding the entrance pergola, the issue right now, is that the framework on the entrance side pergola shifted. Some columns are starting to lean. This issue was brought up at the September meeting, with the understanding that the District Engineer would inspect the pergola columns, but yet at the October meeting, Mr. Robson had nothing to report and Mr. Flint made the decision that his services were not needed, and relied on the recommendation of a contractor. The first decision was to tear out all of the Bougainvillea before doing anything. As a proud member of this community, I would be embarrassed to have an entry feature on one side, stripped of vegetation, while the other side is lush. Having 34 years in Industrial Management, does not make me an expert by any stretch of the imagination, but since we are not going to employ a Structural Engineer, in my humble opinion, I would think that a rather inexpensive initial path would be to mechanically pull the framework back perpendicular and install structural wood bracing behind each column to prevent them from moving, without touching the vegetation. These braces will not be readily noticeable as they would extend down around it and the vegetation would hide the pergola. Lastly, I want to discuss the gym equipment. I am a regular user of the gym, and late this past fall, while working out, a contractor worked on the lite fitness machine. This piece of equipment has had a history of noisy banging operation. When the contractor left, the machine functioned much quieter, but within two weeks, it was back to making a racket again, and now the machine is unusable while we wait for parts. If the vendor that charged you for repairs was paid, then we got taken. There is gym equipment that doesn't work for an extended period of time, such as the stair stepper keypad, which is finally working after at least a year or it squeaks and bangs. I note that we paid Fitness Logic \$145 a quarter for

cleaning and maintenance, but I question what we are getting for our money. Thank you for the opportunity to provide input.

Mr. Flint: Is there any other public comment?

Mr. Vann: Jud Vann, 1658 Scarlett Avenue. Regarding the pool, I ran a multi-million-dollar operation for 14 years in New York, and we had a preventative maintenance program. I brought this up three years ago, but nothing was done. It would take care of a lot of the problems that we have around here with the pool. We have a maintenance person, who is Brad, but I don't know who hired him or knows his qualifications. He can take care of the electrical and the pool for us. Everyone wants to be proud of this place, but we are not taking care of it the way that it should be taken care of. It costs nothing for you to take care of it. Preventative maintenance is simple. I talked to Brad myself today, and he said that he would be more than willing to learn how to do anything that he could physically do during the time he is here. If that's the case, let them work all they want. How do you know the salary? I don't know if Vesta hires anyone, but we can investigate that. A third example is if you know anything about motors, which Ron brought up, hydraulic relays would stop that motor from burning up and save us a lot of money, by not having to replace another one. We are foolish in the way that we spend money, without looking at the details.

Mr. Flint: Are there any further audience comments? Hearing none, we will proceed to "*Staff Reports*."

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Flint: Mike?

Mr. Eckert: I have no report.

B. District Manager – Action Items

Mr. Flint: You have the Action Items List. The District Engineer is going to present a report on the preserve maintenance and the pond inspection at the February meeting. The last traffic enforcement was in October. We did not do it in November and December. I have it scheduled for later this month. I don't know if the Board has any thoughts on continuing the traffic enforcement, whether this month or discuss in February after we receive the reports.

Mr. Szewczyk: I would like to see us do it in January and review the reports in February.

Mr. Flint: We will do it at the end of this month and bring back reports at the February meeting. What about the additional eating areas at the pool, Nathan?

Mr. Trates: That was taken care of a few months ago.

Mr. Flint: I indicate this as completed on the Action Item List. We added additional seating. The Board set a public hearing for March to deal with the area between the back of curb and the sidewalk. We kept Item 5 on the Action Item List. We received a proposal for modifying the landscaping in front of the Clubhouse, but we weren't happy with it. The Board asked us to get a proposal from Bloomings. We have been unsuccessful in doing that. If this is a high priority for the Board, we can push this forward. If not, then we can drop it from the list. Tell me what you want to do.

Ms. Moore: At a minimum, I think we have to address it. They have done some pruning and removed old shrubbery. I would rather have all grass on that island. We can't find flowers that can do well there. We need something colorful.

Mr. Flint: How does the rest of the Board feel?

Mr. Smith: I would like to see something nice out there. I believe that we should have that for our community, the flag pole area and the island. We should do something, but I also know that there are a lot of big expenses that we are looking at right now. I think it's important to do, but I also think that we need to watch where and how we spend the money to do that. I think Sharon's right, if we could find some plants that would look nice and have some color in them, that would be fine. If not, then I don't know. We have had problems out there. It seems like nothing really wants to grow there.

Mr. Szewczyk: I'm not too concerned with building physical things out here. We sodded a lot of areas for line-of-sight issues and took a lot of the end cap flowers away. I'm fairly sure that we wanted what was left of the flower areas to be pristine at the entrance and at the end caps. Bloomings has not come through in that regard. When we go out the back way and see how tightly packed those flowers are, we have nothing. I would like to see Bloomings come up with a better plan. You would probably pay double the amount that they do in order to cover those end caps. I would like to see more color at the entrance and in this area.

Mr. Smith: The proposal was \$12,000, wasn't it?

Ms. Moore: That was to redo everything. I'm just talking about the flowers up front.

Ms. Stephens: When you are going out the back way, there are people working there all the time cleaning, such as the landscape people. We don't have that here. When I go to work in the morning, there are people out there working, pruning, cleaning and cutting. We don't have that here. Bloomings is running the ball and I'm very disappointed in them. My theory is that less is better, and I agree with Sharon to just install grass, but people like color. How much money are we going to waste on getting color if it's not taking?

Mr. Sabol: If you go next door, HOA fees are much higher. If you want to raise HOA fees to pay more, it could look nicer.

Ms. Stephens: Absolutely. Just put in grass and maintain it. It is less expensive, less of a headache and no one is going to complain that the flowers are dying or there are weeds there. We have a company that we are paying and they should be doing something.

Mr. Smith: I agree with Joe and Camille. I believe it's a Bloomings issue and somebody needs to get on Bloomings. As you said, we told Bloomings that we wanted this area spruced up and to give us some drawings. They sent a drawing that my two-year-old granddaughter could've done better. I don't mean to downplay it, but it really was terrible. We took the flowers off of the end cap and put grass out there. Those flowers were supposed to be transferred up here. I don't see where we are getting what we are supposed to be getting. I personally would like to see flowers. I don't want to say that I don't want to see more grass, because I want to see grass too. This community needs to be remembered by something. We don't want to be a community where everything is grassed. I think we need to have something to make it look nice. We need to tell Bloomings, "*Either do this or we will find another company.*"

Ms. Stephens: I agree. The beauty has to start when you first pull up to the development. We can't drop the ball. It has to start from there and continue throughout the development.

Mr. Sabol: Let's talk about the front. Didn't we have someone that was supposed to come in and look at the flowers out front on the pole? Wasn't that supposed to take place last month?

Mr. Smith: Flowers on the poles?

Mr. Sabol: The Bougainvilleas are caving in.

Ms. Stephens: Are you talking about the trellis?

Mr. Sabol: Yes.

Mr. Smith: He is talking about pergolas, which we will get to, unless you want to talk about it now. I was going to allow George to finish his report.

Mr. Flint: That's number 11, which is further down the list.

Ms. Moore: I guess what we are saying is that we are looking for a proposal to replace the dead flowers, on a permanent basis, out here and on the end caps right up front.

Mr. Flint: I will coordinate with Bloomings and Nathan. We will get Tom Pachano. I don't know if you want to designate a Board Member to participate in that process.

Ms. Moore: You need to emphasize that we are really, really tired of having to deal with something so ridiculous. They plant these flowers and two weeks later they look terrible. Then they sit there for three months.

Mr. Flint: The geraniums haven't done well.

Ms. Moore: Nothing has done well.

Mr. Szewczyk: The geraniums didn't do well last year either, so it's about time we change them with something else.

Mr. Flint: Does the Board want to designate a Board Member to participate in that process?

Mr. Smith: I will do it since no one else will.

Mr. Szewczyk: I can't be here before 5:30 p.m.

Mr. Flint: It's difficult for Bloomings to meet in the evening.

Mr. Smith: If it's okay with everyone else, I will do it.

Ms. Stephens: I would be happy to volunteer, but my feeling is that there would always be grass.

Mr. Flint: Item 6 was addressed. For Item 7, the Board authorized Bloomings to do the work, at your last meeting and they are in the process of scheduling that work. We anticipated that it would be some time in February that they would be able to do that. The Kings III phone was installed, so that action item is complete. The evaluation of the drainage in the playground area was discussed with the District Engineer. He will be looking at that prior to your February meeting. Then we have the streetlight replacement and pergola repair, which Harry was going to address.

Mr. Smith: I will let Nathan discuss the streetlights, because he knows more about it. He was closely involved with that company. As far as the pergolas, to answer your question, Ron, I

had eight different contractors come out here to look at the pergolas as far as repairing them. I was told that the only way to repair them was to tear them down and rebuild.

Mr. Perry: A contractor is going to tell you whatever works best and makes them the most money. We are not talking about a major overall.

Mr. Smith: I think we are.

Mr. Perry: If the District Engineer looked at that, he would probably agree with me. I don't know what companies you are looking at, but it's ridiculous to rely on a contractor to tell you what needs to be done, instead of you telling me what you want.

Mr. Smith: I feel differently, probably because I've worked in that field. If I go out there and tell him that all he needs is to take a rope, tie it to the bumper and pull it straight, nail it back down and we are good. Tomorrow, I will have another contractor out here with a rope and a truck. I can do that myself. The problem comes down to whether there is a 6x6 inside of there that has a piece of metal on the bottom in a U-shape that's nailed to the concrete. That metal is bending. The only way to fix that metal is to remove the roof and column. I will agree with that 100%.

Mr. Perry: If they are bent one way, it can bend back the other way.

Mr. Smith: Once again, I have to look at the safety and welfare of this community, and I believe that it needs more than pulling it up.

Mr. Perry: Pull it back and then brace it to keep it in place.

Mr. Smith: The problem with bracing it is there is a sidewalk that goes underneath there.

Mr. Perry: The bracing will go behind the pergola.

Mr. Smith: I'm not going to get into that.

Ms. Moore: Harry has a lot of knowledge and I think we should find out what we need to do. We should have an Engineer evaluate it.

Mr. Smith: Everyone looks at it and runs away. Nobody wants to take the job. It will have to be engineered, looked at by an Architectural Engineer and permitted by the City, because of the sidewalk going underneath it. As far as the Bougainvilleas, they will have to come down.

Ms. Moore: Harry, did you say that you met with numerous contractors and they all said that they will have to start over and that none of them wanted to do the job?

Mr. Smith: They didn't want to do it, because the project is too big and too time consuming. I had one company tell me that they can't do it, because they have another big job

and couldn't do it until next year. I told them that next year was fine with me, but I haven't heard another word from them.

Ms. Moore: Does it make sense, Harry, to have an Architectural Engineer?

Mr. Smith: I think that we should talk to the guy tomorrow to see what he has to say and see where it goes from there.

Mr. Flint: The contractor that Harry is meeting with was referred by the Architect that the District hired to do the Master Plan for the amenities. I contacted them because I remembered that he worked with small contractors that build pergolas, trellises, benches, things that they design as part of their plan. They are in Bradenton and will be coming here tomorrow. I have another contractor that will also be coming over the weekend that does work for Disney and a lot of this type of work. I'm hopeful between those two contractors, we will be able to make some progress on that issue.

Ms. Stephens: If the final decision is that it needs to be torn down and re-built, are we going to rebuild it and do we have any idea what it would cost us? I'm just curious.

Mr. Flint: We are going to get proposals and the Board will have to make a decision.

Ms. Stephens: If it's really that unsafe, maybe it should be torn down. If it can't be made structurally sound the way that Mr. Perry suggested, maybe it should be torn down and started from scratch.

Mr. Flint: I think we will know more after tomorrow and after this weekend. Then the Board can discuss it at our next monthly meeting.

Ms. Moore: Can we talk a little about the pool, since that was an issue, particularly the issue about the pool motors? Several of us had brought up several times that we should have all of the guts/mechanics replaced. The experts said that we don't need to have that done and then, sure enough, three months later, another pump goes out. I don't know how many pumps there are and how many times they keep going down. I think we need to start thinking about whether we want to redo the mechanics.

Ms. Stephens: I don't think we have a choice. I think they have to start with square one. It's been said and everybody pretty much feels the same way. It's like Joe said a few months ago about the streetlights; they all had to be replaced. We are going to have to bite the bullet. That is what has to be done. These things are a necessity. We have to realize that it is the Board's responsibility to the community to maintain everything to the highest standards. That is our

responsibility, and we have to do the best. Sometimes we don't have the best technicians, but we don't know that, so it's like trial and error, but we have to do the best that we can to make sure that everything is always running as best as we can that is safe for the community.

Mr. Sabol: Since I have been here, for three years, it's been the same excuse, "*A motor went down*", so another company replaced the motor. I agree with Camille. I think during the month, you have someone get some prices on motors and pumps in that pool. We can do it during May when we redo the pool.

Mr. Flint: I have a company called Spies who build a lot of resort pools. They wouldn't come down to replace a motor, but they would come down to evaluate the entire system and give you a recommendation, if you were going to redo the pumps and motors, what that would cost. I think it is time to do that.

Ms. Moore: Yes.

Mr. Flint: I talked with them last week about it and they are happy to come down here and do that.

Ms. Moore: That's the first step. Is that something we can do sooner than May?

Mr. Flint: I would suggest doing it sooner and then you can have a discussion.

Ms. Moore: We would definitely do the evaluation ASAP. Based on that, if it comes back that we need to redo the entire mechanics, we know that the pool would be down for a few weeks. I have no idea how long it takes to do the mechanics. That would be part of that evaluation, then we will decide when and what.

Mr. Flint: The other big issue is the streetlights. Part of the struggle was finding vendors that would do that type of work. There are some site contractors that do that type of work. We received a referral from the City of North Port for a company that they use called Energy Savers. Nathan and Harry have been working with them to get a proposal. We had one other proposal that we were hoping to get by today's meeting, but we have not received that proposal yet. In your agenda package, you have a proposal from Energy Savers, to replace the main panel, due to corrosion or deterioration. The cost for the replacement is \$9,800.

Ms. Stephens: Where is that panel, George?

Mr. Trates: Its half a mile down the road where the fencing is, right before the carriage homes.

Mr. Smith: It's a big box. Then there's another one that is by the gas station.

Mr. Flint: The one by the gas station is not in this quote. It will need to be replaced as well. They provided a proposal to replace seven damaged poles. There is an option to replace all 51 poles and fixtures, with a similar style globe on the pole. The issue is that the City enacted a Dark Sky Ordinance for lighting, where they don't want any streetlights that project light upward. They want a light that projects down. The style that we have right now would not be replaced with the same style. That was subsequent to this information going out to the Board. Energy Savers provided a handout that provided a couple of examples of poles that would be acceptable to the City. One is a colonial style and has a top on it, so that it doesn't project upwards. Then there's another style that has an arm that shines down. A 20-foot-high pole is not geared toward you. That would be a different situation where you probably have to re-engineer it to reduce the number of poles and have tower poles.

Ms. Moore: Are you talking about Figure 3?

Mr. Flint: It would be Figure one, with a double head. It would look like Figure 2, which has a triple head, but it would have a double head pole.

Ms. Moore: Is Figure 3 closer to what we want?

Mr. Flint: My understanding is that is a taller pole, which would require a redesign. I think Nathan should address this, because he's been talking with the company.

Mr. Trates: I have been working with Steve from Energy Savers, which was referred by the City of North Port, for about two months now, to work on this report. The style that Sharon mentioned are the poles that range from 20 to 25 feet. Those are the ones that must have wider bases. In the proposal, the lights will be in poured concrete footers. Steve didn't see that as a good option and didn't want to give that to us, because then you are in the range of \$100,000 to \$150,000, because the footers are sometimes double and triple in size. Trees will have to be ripped out to accommodate the size.

Ms. Moore: I heard that our poles are no longer available and they don't meet the new City requirements.

Mr. Trates: The original quote that Steve brought was colonial style. He also had the acorn style, which we currently have. He reached out to Ben Newman at the City of North Port about the issue. They turned him down, due to the Dark Skies Ordinance and we can't be grandfathered in, since the community was built with that style of lighting. Steve from Energy

Savers has the backup of the colonial style, and luckily that was part of the recommendations from the City on what would work for the community and be in the City's code for the lighting.

Ms. Moore: So you are talking about Figure 1, for a double light?

Mr. Trates: There are 51 poles. The double heads in the middle of the median along Plantation Boulevard would remain the same. This also includes single poles, as well, along Plantation Boulevard.

Ms. Moore: What color will they be?

Mr. Trates: I believe that the City has a color requirement, which is dark brown/charcoal.

Mr. Smith: I'm not familiar with that. It says that it's for collector or local roadways. This is considered to be a collector road, which means we would have to go to Figure 3. I'm confused. Maybe that's part of this entire deal with the City. I don't know. I have been to the City and it takes forever to get a true answer from them. What I am hearing is that they are letting us do Figure 1 and Figure 2 in our community.

Mr. Sabol: Let's talk about the trees. The trees are beautiful. There's no doubt about that, but there are so many Magnolia trees and maybe we don't need as many lights as we think. With the Magnolia trees, a lot of times, you go down the street and the trees are blocking the light. If you trim the trees a little, maybe we can reduce the number of the lights.

Mr. Trates: I can definitely check into that.

Ms. Stephens: I think it was more of a problem keeping the trees pruned.

Ms. Moore: These trees were planted a long time ago to look nice and now that they are so big, they don't look that nice. I think the solution should include whether to remove some of those trees or reduce the height. I don't see the point of having lights burying the trees. That's where quite a few of them are. Maybe we have too many lights. I don't know. This is the time to re-evaluate, not just replace what's there, but to take a look and say, "*What's the best way to get it right for the next 15 to 20 years?*" Obviously, we have a pretty strict City with their rules and regulations.

Mr. Szewczyk: I agree. We probably need to look at it from the standpoint of not needing 51 lights. Are there requirements for the amount of light that has to be shown on that street?

Mr. Smith: Yes.

Mr. Szewczyk: If so, maybe instead of 51 lights, we can properly place them with the movement of landscaping. Can it be done with 45 poles? I don't know. That's why I agree with Sharon that we need an overall look at where these poles are, what our vegetation looks like and how we can best set it up going forward? They lasted 15 years and we need to make sure that the next set is going to last us, so that we can make adjustments now and do it at one time.

Ms. Moore: We should get the expert to come in and tell us what we need to do, which costs money, so that we do it correctly, in the most effective way and will last a long time.

Mr. Trates: In regards to cutting the poles down, if you want to do that, that is where the pricing gets higher, the maintenance gets higher and the footer gets larger. It then becomes an overkill project in the long run, according to the lighting contractor that I have been working with.

Mr. Szewczyk: Less poles mean bigger poles.

Mr. Trates: There has to be a certain amount of light output, according to the code, so if we are keeping the poles at the same height, everything must have the same voltage.

Ms. Moore: We are not hearing what the light output is. Do we need 51 poles to meet the City's requirements for light output? If that's a fact, then you have to replace 51 lights. Do we have to change the rules to have 40 poles or are some of them purely decorative?

Mr. Smith: The light is measured in candle feet. You must have .9 to 10 candle feet on any collector road, which is a huge gap between 1 and 10. It's a minimum of .9 and a maximum of 10. That way they don't have what they are calling "*light pollution*." That being said, we talked to them about having less poles. I think what Nathan is saying is that they did the photometric engineering and said that this is what we need to get the candle feet that we need. If we eliminate some of the trees, we might be able to eliminate a pole here and there. If you go to a taller pole, then you have a wider area that is covered, but a taller pole also means when there is a problem and the bulb needs to be replaced, Brad can't just take a ladder, put it out there, climb the ladder and put a new bulb in. Now we have to hire somebody with a cherry picker to go up to replace a bulb, so you are talking about \$200 to replace a \$20 light bulb. I don't know what the cost is so don't hold me to those numbers. That's somewhat what Nathan is saying and what Steve told Nathan. I heard that through several people. There is another company that we have been working with. They tried to get an estimate to us for tonight, but apparently, it didn't arrive in time. Hopefully, by the middle of the week I will have that. One of the things that we

are looking at, as Ron brought up, is a safety issue that we need to address ASAP. The safety issue is that we have boxes, and because of the sprinkler system and mother nature, these boxes rusted out and there is the potential for exposed wires. The fire that Ron talked about was in the ground, at a pole. That goes back to what we paid to have all new taps. The taps that they put in were not proper. I'm trying to be as honest as I can. This is what happened. That being said, we are back to square one. I think the company that Nathan is working with and the company that we are also trying to get a bid from, are reputable. The City actually uses Energy Savers to do some of their lighting and they were referred to us. They were upfront and contacted Nathan every other day to let them know where things were, whether an email or phone call. Power Electric got a bad start, but they've come through. I talked to the son of the owner and he just dropped the ball. When the owner found out he said, "*I will have somebody there tomorrow.*" A lady drove down two hours to meet me out here and go through the neighborhood.

Ms. Moore: I heard you say that we need 51 poles. We talked about cutting some of these trees back. With the size of the trees, we are going to have to go through the City to get tree removal approval. Those Magnolias are big. Do we really want to get into that or go with the 51 poles and move ahead?

Mr. Smith: My personal recommendation would be to move ahead with the 51 poles.

Ms. Moore: Is this going to address the safety issue, or is that something that's addressed separately?

Mr. Trates: This also includes rewiring of all of the boxes?

Mr. Smith: It's an additional \$10,000.

Mr. Trates: That is for the control panel, not the rewiring.

Ms. Moore: Was the rewiring the other fee?

Mr. Trates: The rewiring was included in the price from Energy Savers for \$36,727 to replace all of the poles.

Mr. Flint: They had to pull all new wire for all of the poles.

Ms. Stephens: Do we have a Service Agreement or contract with them where if something goes wrong they will come and take care of it?

Mr. Flint: There will be a warranty.

Ms. Moore: Since we don't have two proposals, should we wait and see what the other proposal is?

Mr. Flint: You can do that or set a not-to-exceed amount, and if the other proposal is less and they are a qualified firm, you could give discretion to a Board Member to make the final decision, if you didn't want to wait a month.

Ms. Stephens: I think in light of what transpired, we should go ahead with this.

Mr. Szewczyk: Harry, are you meeting with this other company tomorrow?

Mr. Smith: No, the pergolas are tomorrow. I'm waiting to hear back from them.

Mr. Flint: You already met with them. You are just waiting on a proposal from them.

Mr. Sabol: You are going to put 51 lights in. It's going to be twice as big and then you are going to have another problem. Why don't you take a chain saw, remove part of the trees and then take a good look at it? You can save yourself a lot of trouble.

Mr. Flint: When those lights were originally installed, the trees were small. If anything, the Photometric Study would say that you need more than 51 lights.

Mr. Sabol: It was probably up to code, George when it was put in or they wouldn't have passed it.

Ms. Moore: They still need to determine how much lighting is required. We still have the candle output and the 51 lights. We are probably in violation because the trees are hiding some of it. We need to have 51 lights, even if we cut some of the tree tops down.

Mr. Sabol: It's not right if you remove part of the trees.

Ms. Moore: That's what was required when we put them in and they are saying that it's the same. You can think that. I don't know that we have any information supporting that. I don't mind waiting to get it.

Ms. Stephens: If the trees were pruned properly, it's the same number. The trees just need to be pruned properly. If they were, maybe we wouldn't have a problem with the lighting. Everything underneath it is no good. That has to be done. There's no way around it. With the trees or without, the trees have to go.

Ms. Moore: The poles and the mechanics.

Ms. Stephens: Everything. It all has to be replaced, regardless of what you do with the trees.

Mr. Smith: That's correct.

Mr. Trates: Mind you, the new poles are 3 feet higher than the ones that we currently have. We currently have 12-foot poles and these would be 15 feet. It's definitely going to help.

Mr. Flint: The good news is that they are also LEDs, which are supposed to last 10 years.

Mr. Smith: We can trim the trees at any time, but you can't remove a tree without City approval. If at some point, we decide that we want to cut those trees down, you can cut them down to a certain length and they will grow back. It might look shabby for a while, but they will grow back. That's something you have to look at. You can do whatever you want to do with them. It will be expensive to trim all of those Magnolias.

Mr. Sabol: We need to work with each other. Reduce the trees. Take a good look at it and face it again.

Mr. Perry: I just don't want to wait two years to get something done. I watched this place get run down.

Ms. Moore: I approve replacing the lights in compliance with the City regulations, using Figure 1. The proposal was almost \$38,000, which includes the rewiring. Is that correct?

Mr. Flint: Yes.

Mr. Trates: But there is a separate proposal for the electrical panel that is required for \$10,000.

Ms. Moore: Do you want all of that under one proposal?

Mr. Flint: Why don't you approve a not-to-exceed of \$50,000.

Ms. Moore: Including all of the work, which is the main panel.

Mr. Flint: And the lights.

Ms. Moore: I thought both panels needed to be done.

Mr. Smith: No. The other panel is a smaller panel.

Mr. Flint: I think we can do everything for \$50,000.

On MOTION by Ms. Moore, seconded by Mr. Smith, with Mr. Szewczyk, Ms. Stephens, Ms. Moore and Mr. Smith in favor, and Mr. Sabol dissenting, replacing 51 lights, all wiring and panels, in compliance with the City regulations, in an amount not-to-exceed \$50,000, was approved. (Motion Passed 4-1)

C. Amenities Manager – Monthly Report

Mr. Trates: This month the new pool motor was installed. I have a meeting with Dart Pools on January 26, to talk about redoing everything. That will be at the next meeting, along with the proposals from George's company. The Kings III emergency call box was installed by

the gym. The picnic benches are assembled and installed near the BBQs. The sidewalk grinding and replacements were completed on Monday. Our daily activities were the same. For February, we have our Valentine's Day dinner, which will be a catered event. Please sign up early, as space is limited. We also have our annual bus tour to Immokalee. The February calendar and newsletter will be out tomorrow afternoon. That is it, besides the proposals. Brad and I noticed cracks in the Clubhouse parking lot and how dry it is getting. When Brad was looking at it a few days ago, he thinks there is about eight months left and it needs to be resealed before it starts crumbling and cracking, to the point of where it will need to be replaced completely. I wanted to get approval from the Board to look at pricing for resealing the Clubhouse parking lot at the next meeting.

Mr. Smith: I am good with that.

Ms. Moore: I have a couple of questions. We have the replacement of gym equipment in our Reserve Study. According to regular users, there are issues. I think we need to replace some of that equipment. Ron noted which ones need to be replaced. Take a look at them and discuss it with the people who use the gym equipment to find out the problems. For the stair stepper not to work for several months is crazy. Other equipment is fixed and then two weeks later it is banging and clanging. I really think we should look at that. A few years ago, we had the North Port High School choir come out here to sing. If everyone is charged \$3 to come, all of the money would go to them. Because it's a charity, Carrabba's could provide free food. I think that is a nice way to support our local schools. We did it a couple of times. I know that those kids would appreciate it. That's how they make money to pay for the things that they have. I think that it would be nice gesture, so I would make that decision. Will you look at cleaning the furniture from mold at the pool?

Mr. Trates: Yes, as well as repainting.

Ms. Moore: That's all I have. Thank you.

Mr. Trates: That's all I have for you. Please let me know if you have any other questions.

TENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there any other business that was not on the agenda that the Board would like to discuss? Not hearing any,

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: If there is nothing else, we need a motion to adjourn.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Smith, seconded by Mr. Szewczyk, with all in favor the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

B

Lakeside Plantation

Community Development District

Summary of Invoices

January 1, 2018 to January 31, 2018

Fund	Date	Check No.'s		Amount
General Fund	1/5/18	1603-1612	\$	45,792.00
	1/10/18	1613	\$	3,199.12
	1/11/18	1614-1617	\$	2,815.10
	1/19/18	1618	\$	402.00
	1/23/18	1619-1622	\$	1,650.55
	1/24/18	1623-1627	\$	1,000.00
	1/31/18	1628-1631	\$	9,107.00
			\$	63,965.77
Capital Reserve Fund	1/5/18	52-53	\$	9,471.40
	1/23/18	54-55	\$	24,890.50
			\$	34,361.90
Automatic Drafts				
	<u>December 2017</u>			
Florida Power & Light		2200 Plantation Blvd - Clubhouse	\$	1,104.76
		2200 Plantation Blvd - Fountain	\$	639.39
		2200 Plantation Blvd - Tennis Courts/Pool	\$	1,298.51
North Port Utilities		2200 Plantation Blvd - Clubhouse	\$	167.51
		2200 Plantation Blvd - Fountain	\$	18.77
		2200 Plantation Blvd - Tennis Courts/Pool	\$	335.87
TECO Peoples Gas		2200 Plantation Blvd - Pool	\$	12.77
Frontier Communications		2200 Plantation Blvd - Clubhouse	\$	375.70
			\$	3,953.28
			\$	102,280.95

CHECK DATE	VEND#	INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT
1/05/18	00010	6/30/17	2017-011	201706	320-53800-46700						*	710.00	
				RPLC IRRIG CONTROLLER									
6/30/17		2017-011	201706	320-53800-46700							*	710.00	
				RPLC IRRIGATION-CLUBHOUSE									
9/30/17		2017-018	201709	320-53800-46700							*	1,608.00	
				INSTL IRRIG LINE FILTER									
9/30/17		2017-019	201709	320-53800-46700							*	252.00	
				LCT/RPLC LINE & VALVE									
10/31/17		2017-021	201709	320-53800-46500							*	1,300.00	
				HURRICNE CLEAN STUMP RMV									
10/31/17		2017-021	201709	320-53800-46500							*	3,375.00	
				HURRICANE-RMV TREES/PALMS									
11/01/17		2017-022	201711	320-53800-46400							*	7,354.17	
				LANDSCAPE MAINT-NOV17									
11/30/17		2017-021	201709	320-53800-46700							*	246.70	
				HURRICANE-IRRIGATION RPRS									
12/01/17		2017-026	201712	320-53800-46400							*	7,354.17	
				LANDSCAPE MAINT-DEC17									
										BLOOMINGS LANDSCAPE & TURF MGMT, INC		22,910.04	001603
1/05/18	00014	11/13/17	305905	201711	330-53800-48101						*	40.99	
				WATER COOLER - NOV 17									
11/30/17		309196	201711	330-53800-48101							*	35.49	
				WATER COOLER - NOV 17									
										CULLIGAN WATER		76.48	001604
1/05/18	00223	1/01/18	01012018	201801	310-51300-35200						*	24.95	
				MTHLY WEB HOSTING-JAN18									
1/01/18		01012018	201801	300-15500-10000							*	24.95	
				MTHLY WEB HOSTING-FEB18									
1/01/18		01012018	201801	300-15500-10000							*	24.95	
				MTHLY WEB HOSTING-MAR18									
										EZOT, INC.		74.85	001605
1/05/18	00105	12/07/17	36726	201712	320-53800-46200						*	475.00	
				RMV/RPR FNTN PUMPS/PARTS									
										JOHN'S ELECTRIC MOTORS		475.00	001606
1/05/18	00193	12/28/17	30	201712	310-51300-31100						*	150.00	
				PROF. ENGINEER SVCS-DEC17									
										JOHNSON ENGINEERING, INC.		150.00	001607
1/05/18	00269	12/28/17	000136	201711	320-53800-46700						*	85.00	
				LEAK DETECTION VISIT									
										LEAK DETECTION SOLUTION, LLC		85.00	001608
										LKSD LAKESIDE PLANT KCOSTA			

*** CHECK DATES 01/01/2018 - 01/31/2018 ***
 LAKESIDE PLANTATION - GENERAL
 BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO... INVOICE YRMO DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
1/05/18	00267	12/17/17	20171217 201712 330-53800-52100			*	160.00	
			TENNIS PROGRAMS-DEC17					
					MATTHEW B. LIVERMAN			160.00 001609
1/05/18	00077	12/07/17	1109 201712 320-53800-46900			*	550.00	
			LANDSCP INSPECT-12/07/17					
					PERFORMANCE STANDARD ASSURANCE, INC			
1/05/18	00257	1/04/18	338085 201801 330-53800-12000			*	14,008.32	550.00 001610
			AMENITY CENTER MGMT-JAN18					
					VESTA PROPERTY SERVICES, INC.			14,008.32 001611
1/05/18	00028	1/05/18	01052018 201801 300-20700-10000			*	7,302.31	
			FY18 DEBT SERVICE ASSESS					
					LAKESIDE PLANTATION C/O USBANK			7,302.31 001612
1/10/18	00001	1/02/18	67 201801 310-51300-34000			*	3,004.17	
			MANAGEMENT FEES JAN18					
1/02/18	67	201801	310-51300-35200			*	58.33	
1/02/18	67	201801	310-51300-31300			*	83.33	
			DISSEMINATION FEES JAN18			*	.42	
1/02/18	67	201801	310-51300-51000			*	15.50	
1/02/18	67	201801	310-51300-42000			*	14.37	
			POSTAGE			*	23.00	
1/02/18	67	201801	310-51300-41000			*		
			TELEPHONE			*		
1/02/18	67	201801	310-51300-49000			*		
			AUDIT CONFIRMATION					
					GOVERNMENTAL MANAGEMENT SERVICES			3,199.12 001613
1/11/18	00014	12/13/17	316607 201712 330-53800-48101			*	35.49	
			WATER COOLER-DEC17			*	24.49	
12/29/17	319945	201712	330-53800-48101			*		
			WATER COOLER-DEC17					
					CULLIGAN WATER			59.98 001614
1/11/18	00260	1/01/18	88207 201801 330-53800-51100			*	810.00	
			POOL CLEANING-JAN18					
					DART POOL SOLUTIONS, INC			810.00 001615
1/11/18	00066	12/31/17	97936 201711 310-51300-31500			*	1,786.50	
			AGMNT/SIDEWALK/RESOLUTION					
					HOPPING GREEN & SAMS			1,786.50 001616

LKSD LAKESIDE PLANT KCOSTA

LAKESIDE PLANTATION - GENERAL
 BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO DPT	SUB ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
1/11/18	00032	1/03/18	54883-15	201712	320-53800-43400			NORTH PORT SOLID WASTE DISTRICT	*	158.62	158.62 001617
1/19/18	00071	1/18/18	01182018	201801	320-53800-47400			CITY OF NORTH PORT	*	402.00	402.00 001618
1/23/18	00196	1/19/18	1953 200	201801	300-15500-10000			JOSEPH FIORENTINO	*	200.00	200.00 001619
1/23/18	00271	12/27/17	1463995	201801	330-53800-48600			CONNECTION FEE	*	245.00	245.00 001620
1/23/18	00270	1/19/18	01192018	201801	300-15500-10000			KINGS III OF AMERICA, LLC	*	1,000.00	1,000.00 001621
1/23/18	00106	1/05/18	3534811	201801	310-51300-48000			MELONI RAISNER	*	165.88	165.88 001622
1/24/18	00200	1/17/18	AS011720	201801	310-51300-11000			THE SUN	*	200.00	200.00 001623
1/24/18	00055	1/17/18	CS011720	201801	310-51300-11000			ALAN SABOL	*	200.00	200.00 001624
1/24/18	00211	1/17/18	HS011720	201801	310-51300-11000			CAMILLE STEPHENS	*	200.00	200.00 001625
1/24/18	00054	1/17/18	SM011720	201801	310-51300-11000			HARRY SMITH	*	200.00	200.00 001626
1/24/18	00056	1/17/18	JS011720	201801	310-51300-11000			SHARON MOORE	*	200.00	200.00 001627
								JOE SZEWCZYK			

LKSD LAKESIDE PLANT KCOSTA

LAKESIDE PLANTATION - GENERAL BANK A LAKESIDE PLANTATION									
CHECK DATE	VEND#	INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS
EXPENSED TO...									
VENDOR NAME									
STATUS									
AMOUNT									
....CHECK.....									
AMOUNT									
#									
1/31/18	00010	1/25/18	2018-001	201801	320-53800-47300				
					INST.195 PINE BARK MULCH				
		1/25/18	2018-001	201801	320-53800-46500				
					CUT/RMV PINE TREE				
					BLOOMINGS LANDSCAPE & TURF MGMT, INC				
1/31/18	00185	12/22/17	013018	201801	330-53800-48000				
					JAZZ-WINE & CHEESE 01/30				
					JAMES BLACKBURN				
1/31/18	00267	12/24/17	20171224	201712	330-53800-52100				
					TENNIS PROGRAMS-DEC17				
		1/07/18	20180107	201801	330-53800-52100				
					TENNIS PROGRAMS-JAN18				
		1/14/18	20180114	201801	330-53800-52100				
					TENNIS PROGRAMS-JAN18				
		1/21/18	20180121	201801	330-53800-52100				
					TENNIS PROGRAMS-JAN18				
		1/28/18	20180128	201801	330-53800-52100				
					TENNIS PROGRAMS-JAN18				
					MATTHEW B. LIVERMAN				
1/31/18	00041	1/24/18	185145	201801	300-15500-10000				
					ALARM MONIT-FEB18-APR18				
					SECURITY ALARM CORP.				

8,135.00 001628
 225.00
 225.00 001629
 160.00
 40.00
 140.00
 140.00
 120.00
 600.00 001630
 147.00
 147.00 001631

TOTAL FOR BANK A 63,965.77
 TOTAL FOR REGISTER 63,965.77



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date

Invoice #

6/30/2017

2017-01122

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
135 West Central Blvd, Suite 320
Orlando, FL 32801

RECEIVED

BY: _____

Terms		Due on receipt
Description	Qty	Amount
Replace irrigation at clubhouse		
EXPLXME Controller	1	325.00
ESPLXMSM-8 8 Station Module	2	275.00
Labor - Technician	2	110.00

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

\$710.00

Payments/Credits

\$0.00

Balance Due

\$710.00

Phone #

Fax #

E-mail

Web Site

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date

Invoice #

6/30/2017

2017-01123

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
135 West Central Blvd, Suite 320
Orlando, FL 32801

RECEIVED

DEC 28 2017

BY: _____

Description	Terms	Due on receipt
	Qty	Amount
Replace irrigation controller Clock #2 next to lift station		
ESPLXME Controller	1	325.00
ESPLXMSM-8 8 Station Module	2	275.00
Labor - Technician	2	110.00

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

\$710.00

Payments/Credits

\$0.00

Balance Due

\$710.00

Phone #

Fax #

E-mail

Web Site

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date 9/30/2017 Invoice # 2017-01899

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
135 West Central Blvd, Suite 320
Orlando, FL 32801

RECEIVED

BY: _____

Description	Terms	Due on receipt
	Qty	Amount
Install irrigation main line filter at each of the four ground water wells that service Plantation Blvd and the amenity center		
Amiad 2" T Filter with 300 micron screen	4	868.00
Misc. Material	4	200.00
Labor	4	540.00

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 \$1,608.00

Payments/Credits \$0.00

Balance Due \$1,608.00

Phone #

(941) 927-9765

Fax #

(941) 929-9356

E-mail

carla@bloomingslandscape.com

Web Site

www.bloomingslandscape.com



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date

Invoice #

9/30/2017

2017-01900

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
135 West Central Blvd, Suite 320
Orlando, FL 32801

RECEIVED

BY: _____

1 - 46

Terms

Due on receipt

Description	Qty	Amount
Locate and replace line and valve - Clock #2		
2" PGV-201 Valve	1	127.00
2" X 2 1/2" PVC SCH40 Male Adapter Slip X MIPT	1	10.00
2" PVC SCH40 Male Adapter Slip X MIPT	1	3.00
2" Slip Fix	1	20.00
King Blk & White Silicone Filled Wire Nut	2	2.00
Labor - Technician	1	55.00
Labor - Helper	1	35.00

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

\$252.00

Payments/Credits

\$0.00

Balance Due

\$252.00

Phone #

Fax #

E-mail

Web Site

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date Invoice #
10/31/2017 2017-02161

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
135 West Central Blvd, Suite 320
Orlando, FL 32801

RECEIVED

BY: _____

Description	Terms	Due on receipt
	Qty	Amount
Hurricane Irma Clean up		
Stump Removal		
Grind Oak tree Stump	4	800.00
Grind Washingtonian Stump	4	300.00
Cut down and remove leaning Washingtonian at Plantation and Toledo Blade (Inbound Side)	1	200.00

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 \$1,300.00

Payments/Credits \$0.00

Balance Due \$1,300.00

Phone #

(941) 927-9765

Fax #

(941) 929-9356

E-mail

carla@bloomingslandscape.com

Web Site

www.bloomingslandscape.com



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date

Invoice #

10/31/2017

2017-02162

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
135 West Central Blvd, Suite 320
Orlando, FL 32801

RECEIVED

BY. _____

Description	Terms	Due on receipt
	Qty	Amount
Hurricane Irma Clean Up		
Removal of trees/palms		
Washingtonian Palm - Berm between Sycamore and Jonah	3	225.00
Oak Tree - Plantation Blvd and Scarlett (By Carriage Homes)	1	450.00
Oak Tree - Plantation Blvd and Scarlett (East Intersection)	1	550.00
Oak Tree - Pickle Ball Court	1	550.00
Oak Tree - Sidewalk area by Tennis Court	1	600.00
Removal and Disposal		1,000.00

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

\$3,375.00

Payments/Credits

\$0.00

Balance Due

\$3,375.00

Phone #

Fax #

E-mail

Web Site

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date 11/1/2017 Invoice # 2017-02262

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
135 West Central Blvd, Suite 320
Orlando, FL 32801

RECEIVED

DEC 2 4 2017

BY: _____

Terms Due Date
Net 30 12/1/2017

Description	Qty	Amount
Month of November Monthly Grounds Maintenance Fee		7,354.17
001-822 548 11/4		

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 \$7,354.17

Payments/Credits \$0.00

Balance Due \$7,354.17

Phone # (941) 927-9765
Fax # (941) 929-9356

E-mail carla@bloomingslandscape.com

Web Site www.bloomingslandscape.com



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date

Invoice #

11/30/2017

2017-02163

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
135 West Central Blvd, Suite 320
Orlando, FL 32801

RECEIVED

BY: _____

Description	Terms	Due on receipt
	Qty	Amount
Perform inspections at each tree along Plantation Blvd that was damaged/destroyed by Hurricane Irma.		
Made repairs as necessary to ensure proper function		
3/4" PVC Pipe CL 160 White	11	4.95
3/4" PVC SCH40 Cap Slip	2	1.40
3/4" PVC SCH40 Coupling Slip	3	2.25
3/4" PVC SCH40 Tee Slip	1	1.00
3/4" X 100' PVC Black Flex	2	3.00
1/2" X 3/8" Spiral Elbow	2	1.10
Swing Joint Pipe/ft.	2	1.00
6" PROS-06 Sprayhead NSI	1	7.00
Labor - Technician	2.5	137.50
Labor - Helper	2.5	87.50

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

\$246.70

Payments/Credits

\$0.00

Balance Due

\$246.70

Phone #

Fax #

E-mail

Web Site

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com



Date	Invoice #
12/1/2017	2017-02652

**Lakeside Plantation CDD
c/o Governmental Management Services
135 West Central Blvd, Suite 320
Orlando, FL 32801**

BY _____

12/31/2017

001- 303 127-1-1

\$7,354.17

www.bloomingslandscape.com



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			
☐	☒	☐	☐
☐ PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT			
CARD NUMBER		V. CODE	
SIGNATURE		EXP. DATE	
DATE	PAY THIS AMOUNT	ACCOUNT NUMBER	
11/30/2017	76.48		
AMOUNT PAID \$			

RECEIVED
DEC 13 2017

Pay By Date: Dec 15

17*3952 1 MB 0.420*
LAKESIDE PLANTATION
135 W Central Blvd Ste 320
Orlando FL 32801-2435



BY: _____

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



Balance Forward Statement

RETURN THIS TOP PORTION WITH YOUR PAYMENT

48101

Page: 1

InvDate	InvNum	Location	Billed	Tax	Balance
Previous Balance: 10/31/2017					48.98
Location 1017805					
LAKESIDE PLANTATION 2200 PLANTATION BLVD					
11/13/2017	305905	1017805	PO#		40.99
2413	5 GALLON DRINKING WATER		7.000 @	5.50	38.50
4201	DELIVERY CHARGE		1.000 @	2.49	2.49
11/24/2017		1017805	PO#		-48.98
	PAYMENT		@		
11/30/2017		1017805	PO#		0.00
	PAYMENT		@		
11/30/2017	309196	1017805	PO#		35.49
2413	5 GALLON DRINKING WATER		6.000 @	5.50	33.00
4201	DELIVERY CHARGE		1.000 @	2.49	2.49

ACCOUNT IS CURRENT

Current	76.48	30day	0.00	60day	0.00	90day	0.00	Balance	76.48
---------	-------	-------	------	-------	------	-------	------	---------	-------

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

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

JAN 1 2018

From: **Teresa Viscarra** tviscarra@gmscfl.com
Subject: Fwd: WebBizBuilder: Statement
Date: January 1, 2018 at 12:14 PM
To: Katie Costa kcosta@gmscfl.com, Matt Hans mhans@gmscfl.com

From: support@webbizbuilder.com
Subject: **WebBizBuilder: Statement**
Date: January 1, 2018 at 9:20:05 AM EST
To: tviscarra@gmscfl.com

WebBizBuilder Statement

Date: Jan 2018

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

Total Amount Due:

\$74.85

Send Payments To:

EZOT, Inc.
PMB 239
9597 Jones Rd.
Houston, TX 77065

Account Information:

Viscarra, Teresa
gflint@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
Jan 2018	Monthly Hosting Bill Mar 2018	lakesideplantationcdd.com/lakesideplantation	24.95
Jan 2018	Monthly Hosting Bill Feb 2018	lakesideplantationcdd.com/lakesideplantation	24.95
Jan 2018	Monthly Hosting Bill Jan 2018	lakesideplantationcdd.com/lakesideplantation	24.95

Total: \$74.85

DEC 29 2017

Blooming's
 Repair of fountain from
 Blooming's breaking water line

**JOHN'S ELECTRIC MOTORS****CPC 1458872**

4220 Whidden Blvd.

CHARLOTTE HARBOR, FL 33980

(941) 629-0240

CUSTOMER'S ORDER NO.		PHONE		DATE	
		423-5500		12/7/17	
NAME					
Lakeside Plantation					
ADDRESS					
Lakeside Blvd. N.P					
CASH	C.O.D.	CHARGE	ON ACCT.	MDSE. RETD.	PAID CUT
SERVICE CALL + LABOR					
TO REMOVE FOUNTAIN					
PUMP, REPAIR + REMOVE					
DAMAGED PARTS FROM					
RUNNING DRY					
REPLACE BROKEN IMPELLER					
OVERHEATED SEAL PLATE +					
SEAL, GASKET					
					475.00
TAX					EXEMPT
TOTAL					475.00
SOLD BY		RECEIVED BY			

E PRODUCT 509T

All claims and returned goods MUST be accompanied by this bill.

36726

THANK YOU

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046 Fax: 239.334.3661

JAN 2 2018

Invoice

December 28, 2017

Project No: 20150050-000

Invoice No: 30

Project Manager David Robson

FEID #59-1173834

George Flint

Lakeside Plantation CDD

c/o GMS Central Florida

135 West Central Blvd. Suite 320

Orlando, FL 32801

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

Professional Services through December 17, 2017

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	15,267.50	T&M	100 %	15,267.50	15,117.50	150.00	0.00
3.	Lake Bank Erosion Report	5,662.50	T&M	100 %	5,662.50	5,662.50	0.00	0.00
4.	Pond Bank Restoration	3,500.00	NTE	100 %	3,500.00	3,500.00	0.00	0.00
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
	Totals	34,330.00			34,330.00	34,180.00	150.00	0.00

SUB-TOTAL PROFESSIONAL SERVICES:

150.00

INVOICE TOTAL:

150.00

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Engineer VI	1.00	150.00	150.00
1. - General Engineering Total	1.00		150.00

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



Leak Detection Solution LLC

New Invoice

\$85.00 due on November 27, 2017

"Lakeside Plantation" leak detection service charge

Invoice #000136

December 28, 2017

Customer

Nathan Trates

ntrates@vestapropertyservices.com

RECEIVED

DEC 28 2017

Additional Recipients

kcosta@gmcfi.com

BY: _____

All checks must be sent to :

2437 Carpenter Ln . North Port .FL .34286

We appreciate your business.

749

53

service charge 2

\$85.00

Note: we have called office , we have set and agreed to the appointment @ 4:00PM . when we got to the site 3:45PM , it seems no one from the office there to turn the water on so we can detect the leak , need to re schedule

Sub-Total

\$85.00

Total Due

\$85.00

RECEIVED

DEC 18 2017

BY: _____

INVOICE FOR LAKESIDE PLANTATION

Matt Liverman
3939 Mediterranean Circle
Sarasota, FL 34233
512-797-6615
Matt_Liverman@hotmail.com

12/17/2017

Invoice: 20171217LSP

Reimbursement:

12/11 -Monday 1:00 pm- 2:00 pm
Tennis Clinic for Ladies 3.0 team: Susan, Amy, Sue, others
Amount: \$80
Amount paid: \$40
Amount owed: \$40

12/12- Tuesday 10:00 am- 12:00 pm
Tennis Clinic for Ladies 3.5 team: Kathy, Terry, Jan, Judy, Sharon, Sharon, Lynni, Jackie
Amount: \$160
Amount paid: \$80
Amount owed: \$80

12/12-Tuesday 12:00 pm- 1:00 pm
Tennis Clinic for Mens 3.0 team: Joe, Bill, plus (6) other guys
Amount: \$80
Amount paid: \$40
Amount owed: \$40

Total Due: \$160.00

Make check payable to: Matt Liverman

Mail to: Matt Liverman 3939 Mediterranean Circle, Sarasota, FL 34233

01 330

720 Brooker Creek Blvd. #206
Oldsmar, FL 34677

Date	Invoice #
12/7/2017	1109

Bill To
Lakeside Plantation CDD 1412 S. Narcoossee Rd. St. Cloud, FL 34771

RECEIVED
DEC 09 2017

BY: _____

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	December 7th Inspection	550.00	550.00
	320 538		
		Total	\$550.00



Invoice

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

Invoice # 338085
Date 1/4/2018
Terms Net 30
Due Date 2/3/2018
Memo Fees Jan. 2018

Bill To

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

RECEIVED

BY: _____

Quantity	Rate	Amount
1	4,856.25	4,856.25
1	2,109.16	2,109.16
1	2,415.83	2,415.83
1	4,597.08	4,597.08
1	30.00	30.00

Thank you for your business.

Total \$14,008.32

267

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Lakeside Plantation CDD DATE: 01/05/18

PAYABLE TO: Lakeside Plantation CDD c/o USBank #18

AMOUNT REQUESTED: \$7,302.31

REQUESTED BY: Kario Costa

ACCOUNT # ~~00-300-20 00-10000~~

DESCRIPTION OF NEED: FY18 Debt Service Assessment

APPROVED BY: Ariel Lovera

SIGNATURE: 

DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 1999 DEBT
10/16/17	3961	11/1/17	\$ 8,842.03	\$ 8,842.03	\$ -	\$ -	\$ 8,842.03
			<u>\$ 8,842.03</u>	<u>\$ 8,842.03</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,842.03</u>

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

Invoice

Invoice #: 67
Invoice Date: 1/2/18
Due Date: 1/2/18
Case:
P.O. Number:

Bill To:

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

Description	#1	Hours/Qty	Rate	Amount
Management Fees January 2018		1,310.513.94	3,004.17	3,004.17
Information Technology January 2018		352	58.33	58.33
Dissemination Agent Services January 2018		313	83.33	83.33
Office Supplies		51	0.42	0.42
Postage		42	15.60	15.60
Telephone		41	14.37	14.37
Audit Confirmation other current charges			23.00	23.00
Total				\$3,199.12
Payments/Credits				\$0.00
Balance Due				\$3,199.12



better water. pure and simple.®

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

RECEIVED
JAN 05 2018

17*3927 1 MB 0.420*
LAKESIDE PLANTATION
135 W Central Blvd Ste 320
Orlando FL 32801-2435



BY: _____

IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW		
☐	☐	☐
☐ PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT		
CARD NUMBER		V. CODE
SIGNATURE		EXP. DATE
DATE 12/31/2017	PAY THIS AMOUNT 136.46	ACCOUNT NUMBER
Pay By Date: Jan 15		AMOUNT PAID \$

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

Balance Forward Statement

RETURN THIS TOP PORTION WITH YOUR PAYMENT

Page: 1

InvDate	InvNum	Location	Billed	Tax	Balance
Previous Balance: 11/30/2017					76.48
Location 1017805					
LAKESIDE PLANTATION 2200 PLANTATION BLVD					
12/13/2017	316607	1017805	PO#		35.49
2413	5 GALLON DRINKING WATER	6.000 @	5.50	33.00	0.00
4201	DELIVERY CHARGE	1.000 @	2.49	2.49	0.00
12/29/2017	319945	1017805	PO#		24.49
2413	5 GALLON DRINKING WATER	4.000 @	5.50	22.00	0.00
4201	DELIVERY CHARGE	1.000 @	2.49	2.49	0.00
12/31/2017		1017805	PO#		0.00
	PAYMENT	@			

THIRTY DAYS OVERDUE

Current	59.98	30day	76.48	60day	0.00	90day	0.00	Balance	136.46
---------	-------	-------	-------	-------	------	-------	------	---------	--------

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

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



DART Pool Solutions, Inc.

1181 S. Sumter Blvd - PMB 324

North Port, FL 34287

CPC1457408

RECEIVED

Invoice

BY: _____

Date	Invoice #
1/1/2018	88207

Bill To
Lakeside Plantation 2200 Plantation Blvd North Port, FL 34289

Service Location
2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	month's end	1/31/2018	SB	1/1/2018

Item	Description	Qty	Rate	Amount
Pool Cleaning	January pool cleaning		810.00	810.00
	FL Sales Tax		7.00%	0.00
Total				

Thank you for your business!

A finance 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.

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

Total	\$810.00
Payments/Credits	\$0.00
Balance Due	\$810.00

Hopping Green & Sams

Attorneys and Counselors

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

JAN 5 2018

STATEMENT

December 31, 2017

Lakeside Plantation Community Development District
c/o GMS, LLC
135 West Central Avenue, Suite 320
Orlando, FL 32801

Bill Number 97936
Billed through 11/30/2017

General Counsel/Monthly Meeting

LPCDD 00001 JLE

FOR PROFESSIONAL SERVICES RENDERED

11/08/17	JLE	Review agreement, and prepare e-mail regarding subcontractor agreement; research responsibility for sidewalks by reviewing plats, declarations, deeds, and prior research; e-mail correspondence regarding the same; confer with Flint regarding amenity agreement; review the same; confer with City regarding ordinances.	2.10 hrs
11/08/17	LCW	Confer with staff regarding maintenance of sidewalks.	0.30 hrs
11/13/17	JLE	Confer with County Staff regarding pending research.	0.20 hrs
11/13/17	LCW	Review resolution designating primary administrative office.	0.10 hrs
11/13/17	APA	Draft resolution designating primary office; finalize resolution designating primary administrative office and send to District.	1.10 hrs
11/14/17	JLE	Continue to research ordinances and related materials governing right-of-way improvements, as well as CDD authority; confer with District Engineer regarding landscape plan.	1.60 hrs
11/15/17	JLE	Prepare for and attend Board meeting.	1.50 hrs
11/27/17	JLE	Confer with City Staff regarding right-of-way regulation; e-mail correspondence regarding the same.	0.40 hrs

Total fees for this matter \$1,786.50

MATTER SUMMARY

Papp, Annie M. - Paralegal	1.10 hrs	145 /hr	\$159.50
Earlywine, Jere L.	5.80 hrs	265 /hr	\$1,537.00
Whelan, Lindsay C.	0.40 hrs	225 /hr	\$90.00

TOTAL FEES \$1,786.50

TOTAL CHARGES FOR THIS MATTER \$1,786.50

BILLING SUMMARY

Papp, Annie M. - Paralegal	1.10 hrs	145 /hr	\$159.50
Earlywine, Jere L.	5.80 hrs	265 /hr	\$1,537.00
Whelan, Lindsay C.	0.40 hrs	225 /hr	\$90.00
TOTAL FEES			\$1,786.50
TOTAL CHARGES FOR THIS BILL			<u>\$1,786.50</u>

Please include the bill number on your check.

NORTH PORT SOLID WASTE DISTRICT

SERVICE ADDRESS			
2200 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
██████████	55-55	1/03/18	2/01/18

Total Current Charges 158.62
 PAST DUE - MUST PAY NOW .00
 Total Amount Due 158.62



RECEIVED
 JAN 05 2018

BY: _____

████████████████████
 LAKESIDE PLANATATION CDD
 C/O GOVERNMENTAL MGT SVCS-CF
 135 W CENTRAL BLVD STE 320
 ORLANDO FL 32801-2435

000054883000159826000000158621

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

42

SERVICE ADDRESS

2200 PLANTATION BLVD SWD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
██████████	55-55	1/03/18	2/01/18

Last Bill Amount 158.62
 Payments 158.62-
 Adjustments .00
 BALANCE FORWARD .00

Rate Class : COMMERCIAL WASTE

Last payment amount/date: 158.62 12/15/17

Service	Consumption	Charge	Total
GB DUMPSTER4YD/1 PICKUP	11/30/17 12/31/17	156.80	
GB BINS ONCE PER MONTH	11/30/17 12/31/17	1.82	
TOTAL COMMERCIAL GARBAGE			158.62

Total Current Charges 158.62
 PAST DUE - MUST PAY NOW .00
 Total Amount Due 158.62

**** OUR MAILING ADDRESS HAS CHANGED ****
 **** 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**

32

001-320-538-434

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



4980 City Hall Boulevard
North Port, FL 34286
(941) 425-7300

ADMINISTRATION DIVISION
ADDITIONAL POLICE SERVICE PERMIT APPLICATION

APPLICANT: Lakeside Plantations Community Development District
(INDIVIDUAL, ORGANIZATION, OR BUSINESS)
BUSINESS ADDRESS: 2200 Plantations Blvd, North Port, FL 34289
MAILING ADDRESS: 135 W. Central Blvd, Suite 320, Orlando, FL 32801
BUSINESS TELEPHONE: 407-841-5524 x 103
E-Mail Address: gflint@ymail.com

NAME OF AUTHORIZED AGENT REQUESTING POLICE SERVICE

NAME: George S. Flint TITLE: District Manager/Secretary

Is requesting to engage the services of Police Officers of the North Port Police Department for additional police services that are in addition to those provided generally to the public.

PERIOD OF EMPLOYMENT: BEGINNING DATE: 1/25/18
ENDING DATE: 2/9/18

HOURS TO BE WORKED: 9 HRS. (Total number of hours)

Thurs 1/25/18 FROM: 7 AM TO: 10 AM

Wed. 1/31/18 FROM: 2 PM TO: 5 PM

Fri 2/9/18 FROM: 4 PM TO: 7 PM

SPECIFIC LOCATION OF POLICE SERVICE: (If different than above)

ADDRESS: _____

SERVICE REQUESTED: (i.e., security, etc.) traffic enforcement

NUMBER OF OFFICERS REQUESTED: 1

I have read and understand the provisions of this application and will act in full compliance with them.

Signature of applicant/Agent _____

Date signed 1/18/18

TO BE COMPLETED BY DETAIL COORDINATOR

After investigation of this request, it is recommended that this application be:

Approved: _____ Date: _____ Disapproved: _____
SIGNED: _____ Event #: _____





4980 City Hall Boulevard
North Port, FL 34286
(941) 429-7300

ADMINISTRATION DIVISION
ADDITIONAL POLICE SERVICE PERMIT APPLICATION

The North Port Police Department is NOT obligated to provide additional police services. A permit will not be issued to any person, firm or organization whose officers, members, business, or operations are questionable or for any event of a potentially compromising nature.

It is further understood that, notwithstanding the fact that the permit holder will reimburse the North Port Police Department for the services rendered, the police officer remains an employee of the North Port Police Department. The applicant is restricted to the general assignment of duties to be performed and has no authority over the police officer.

All compensation due for services performed will be paid by check or money order, payable to the City of North Port and forwarded to the North Port Police Department, detail coordinator, within seven (7) days of the actual detail requested. Any compensation over and above the established rate is prohibited.

Upon completion of the processing of this application you will be notified of approval or disapproval.

The minimum charge for any detail will be for three (3) hours of service, per officer, at the usual detail rate plus an administrative fee.

Rate per hour: \$ 43.00
Administrative fee: \$ 5.00

It is the intention of this office to provide you with the best possible service. If the Officers are not performing the duties they were assigned, please feel free to call the assigned Detail Coordinator or the on duty supervisor at the North Port Police Department and make us aware of any problems.

PERMIT CANCELLATION - The permit holder may cancel or postpone an assignment by contacting the North Port Police Department at least 24 hours in advance, during normal business hours (Monday-Friday, 8:00am to 4:00pm). No cancellation or postponement will be accepted on weekends, holidays, or after 4:00pm daily. If the permit holder fails to make proper and timely notice, the permit holder shall compensate the North Port Police Department at a rate of 3 hours pay for each scheduled officer.

Call 941-429-7300 for cancellations during business hours

FUNERAL ESCORTS - Escorts must be called in at least one day prior to the escort, if possible, or we cannot guarantee service. The escort will be limited to within the city limits of North Port.

I HAVE READ AND UNDERSTAND THE CONDITIONS FOR AN OFF-DUTY OFFICER.

SIGNED: [Signature] District Manager

DATE: 1/18/18

COMPANY NAME: Lakewood Plantation CDD

We only accept checks and money orders (no cash). Please make all checks payable to: City of North Port.



A Florida Law Enforcement Accredited Agency

Check Request

District Lakeside Plantation Date 1/19/18
Payable to Joe Fiorentino
Amount Requested \$200.00 Account Number Wine & Chees
Requested By Tamie Scully
Description of Need Provide live music for 2 hours on
March 29th, 2018
Approved By Nathan Trates Signature [Signature]
Received By _____ Signature _____

RECEIVED

BY: _____

- INVOICE -

From: Joe Fiorentino
5856 McKinley Road
Venice, FL 34293-6882
941-266-1337

Invoice # 1953 200

Invoice date 01/18/18

To: Lakeside Plantation
2200 Plantation Blvd.
North Port, FL 34289
Nathan Trates 941-423-5500

Date and time of performance: Thursday, March 29th, 2018. 7 – 9 pm.

Location: 2200 Plantation Blvd.

Description: Provide live steel drum music entertainment.

Fee: \$ \$200.00

Fee to be paid at scheduled time of performance

Performer must be under cover from the direct sun and weather with an electrical outlet within a couple of feet

To finalize this contract via email, please reply with "agreed", the date, and client's full name.

Thank you!

Joe

Kings III Of America, LLC

751 Canyon Dr Suite 100
Coppell, TX 75019
(972) 462-0811

Invoice

Customer	Lakeside Plantation CDD
Customer Number	42876
Invoice Number	1463985
Invoice Date	12/27/2017
PO Number	
PAYMENTS APPLIED THRU	1/23/2018
Job / Service Ticket #	51558

CURRENT CHARGES

Quantity	Description	Rate	Amount
	Lakeside Plantation CDD, 2200 Plantation Blvd, North Port, FL		
1.00	Connection Fee	245.00	245.00
1.17	Swimming Pool Phone(s) - Complete Service 12/27/2017 - 1/31/2018	34.00	39.67
	Subtotal:		\$284.67
	Tax		0.00
	Payments/Credits Applied		0.00
	Invoice Balance Due:		\$284.67

IMPORTANT MESSAGES

Test Your Telephones
Regularly

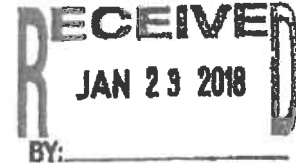
Sales
(866) 354-6473

Service
(800) 766-2029

Billing
(866) 632-5884

Visit www.kingsiii.com to view and pay invoices online.

± 274
1-330-538-51



Page 1

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

REMITTANCE INFORMATION

Customer Number	42876
Invoice Number	1463985
Invoice Date	12/27/2017
Terms	Net 20
Invoice Balance Due	\$284.67
TOTAL DUE	\$284.67
Amount Enclosed:	

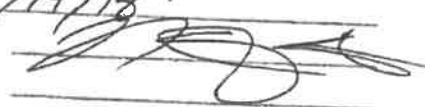
Lakeside Plantation CDD
136 W Central Blvd
Suite 320
Orlando, FL 32801

Kings III of America, Inc.
751 Canyon Drive, Ste 100
Coppell, TX 75019

RECEIVED

BY: _____

Check Request

District	<u>Lakeside Plantation</u>	Date	<u>1/19/2018</u>
Payable to	<u>Meloni Raiser</u>		
Amount Requested	<u>\$1,000.00</u>	Account Number	<u>Valentine's Dinner</u>
Requested By	<u>Jamie Staubly</u>		
Description of Need	<u>Professional Catering, serving, clean-up for Valentine's day Dinner - 2/14/18</u>		
Approved By	<u>Nathan Trates</u>	Signature	
Received By	_____	Signature	_____

* Please send to clubhouse *

MELONI

Personal Chef & Party Assistant

"Relax, enjoy your guests and I'll take care of the rest."

**The Dining Out Alternative
For Any Occasion**

Personal Chef, Personal Catering, etc.

Call: 941-223-5735

*Working together is essential with personality, integrity, and love.
Find me on Facebook at Meloni Personal Chef*



Lake State Mall Hotel

2200 Plantation Blvd North Port, FL 34285

Nathan Traies Facility Manager

VALENTINE'S DAY BUFFET DINNER for 60 guests Wednesday February 14, 2018

Chicken Marsala

Mashed Potatoes w/ side toppings

Honey Glazed Carrots

Spring Greens Salad w/blue cheese, mandarin oranges, tomatoes, cranberries

Hawaiian Rolls

Chocolate Raspberry Mousse

Personal Cheffing, Delivery, Set-up, Exped ation, Clean-up

Buffet Dinner for 60 guests

\$1000.00 (Payment due on delivery) *Please make check payable to **MELONI RAISNER**

Thank you for the opportunity to serve you and your guests. The best compliment is a referral.

Bon Appetito!

Meloni Raisner

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

01/05/18

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

Acct#: 297693	Date: 01/05/18
STACIE VANDERBILT	Ad Date: 01/08/18
LAKESIDE PLANTATION CDD	Class: 3126
GOV MGMT SERVICES - CF, LLC	Ad ID: 3534811
135 W. CENTRAL BLVD., SUITE 320	Ad Taker: MDICKINSON
ORLANDO, FL 32801	Sales Person: 200
Telephone: (407) 841-5524	Words: 268
	Lines: 58
	Agate Lines: 73
	Depth: 7.708
	Inserts: 1
	Blind Box:

Other Charges:	\$0.00	Gross:	\$165.88
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	7.708	Amount Due:	\$165.88

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	01/08/18	01/08/18	1	\$82.94

Ad Note:

Customer Note:



We Appreciate Your Business!
Thank You STACIE VANDERBILT!

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, January 17, 2018** at 7:00 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 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: January 8, 2018
 297693 3534811

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: January 17, 2018

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Harry Smith	✓	Yes (\$200)
2	Joe Szewczyk	✓	Yes (\$200)
3	Camille Stephens	✓	Yes (\$200)
4	Bud Sabol	✓	Yes (\$200)
5	Sharon Moore	✓	Yes (\$200)

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

Approved for Payment:



District Manager Signature

1/17/18

Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: January 17, 2018

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Harry Smith	✓	Yes (\$200)
2	Joe Szewczyk	✓	Yes (\$200)
3	Camille Stephens	✓	Yes (\$200)
4	Bud Sabol	✓	Yes (\$200)
5	Sharon Moore	✓	Yes (\$200)

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

Approved for Payment:


District Manager Signature

1/17/18
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: January 17, 2018

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Harry Smith	✓	Yes (\$200)
2	Joe Szewczyk	✓	Yes (\$200)
3	Camille Stephens	✓	Yes (\$200)
4	Bud Sabol	✓	Yes (\$200)
5	Sharon Moore	✓	Yes (\$200)

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

Approved for Payment:


District Manager Signature

1/17/18
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

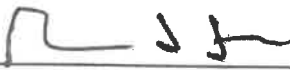
District Name: Lakeside Plantation CDD

Board Meeting Date: January 17, 2018

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Harry Smith	✓	Yes (\$200)
2	Joe Szewczyk	✓	Yes (\$200)
3	Camille Stephens	✓	Yes (\$200)
4	Bud Sabol	✓	Yes (\$200)
5	Sharon Moore	✓	Yes (\$200)

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

Approved for Payment:



District Manager Signature

1/17/18
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: January 17, 2018

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Harry Smith	✓	Yes (\$200)
2	Joe Szewczyk	✓	Yes (\$200)
3	Camille Stephens	✓	Yes (\$200)
4	Bud Sabol	✓	Yes (\$200)
5	Sharon Moore	✓	Yes (\$200)

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

Approved for Payment:


District Manager Signature

1/17/18
Date

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



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date Invoice #

1/25/2018 2018-00118

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
135 West Central Blvd, Suite 320
Orlando, FL 32801

RECEIVED

BY: _____

Description	Terms	Due on receipt
	Qty	Amount
Install mulch throughout the cdd and clubhouse area Pine Bark Mulch - Yard	195	7,800.00

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	\$7,800.00
--------------	------------

Payments/Credits	\$0.00
-------------------------	--------

Balance Due	\$7,800.00
--------------------	------------

Phone #

(941) 927-9765

Fax #

(941) 929-9356

E-mail

carla@bloomingslandscape.com

Web Site

www.bloomingslandscape.com



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date 1/25/2018 Invoice # 2018-00119

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
135 West Central Blvd, Suite 320
Orlando, FL 32801

RECEIVED

BY: _____

Description	Terms	Due on receipt
	Qty	Amount
2643 Peach Court		
Cut and remove Pine tree behind property		
Labor		250.00
Hauling and Disposal Fee		85.00

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	\$335.00
--------------	----------

Payments/Credits	\$0.00
-------------------------	--------

Balance Due	\$335.00
--------------------	----------

Phone #

Fax #

E-mail

Web Site

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com

Check Request

District Lakeside Plantation Date 12/28/17
Payable to James F. Blackburn
Amount Requested \$225.00 Account Number Activity - wine and cheese
Requested By Jamie Staubly
Description of Need Jazz - wine and cheese - Event 7-9pm live music
Approved By Nathan Trates Signature [Signature]
Received By _____ Signature _____

Send to clubhouse

185

DDI 430-528 42

JIM BLACKBURN, SAXOPHONIST

239-218-9887

3455 Clubview Dr.

North Fort Myers, FL 33917

jim.blackburn@earthlink.net

http://jimblackburnsax.net



12/22/2017

Invoice # 013018

For Music Services rendered at Lakeside Plantation - 7pm-9pm, 1/30/18, for "Wine & Cheese Party". (Jazz Sax, w/backing tracks)

\$225.00 Please make check payable to James Blackburn.

Thank you for having me perform for you. Please keep me in mind for future events.
Jim Blackburn

INVOICE FOR LAKESIDE PLANTATION

Matt Liverman
3939 Mediterranea Circle
Sarasota, FL 34233
512-797-6615
Matt_Liverman@hotmail.com

12/24/2017

Invoice: 20171224LSP

RECEIVED

Reimbursement:

12/18 -Monday 1:00 pm- 2:00 pm
Tennis Clinic for Ladies 3.0 team: Susan, Amy, Sue, others
Amount: \$80
Amount paid: \$40
Amount owed: \$40

BY: _____

12/19- Tuesday 10:00 am- 12:00 pm
Tennis Clinic for Ladies 3.5 team: Kathy, Terry, Jan, Judy, Sharon, Sharon, Lynn, Jackie
Amount: \$160
Amount paid: \$80
Amount owed: \$80

12/19-Tuesday 12:00 pm- 1:00 pm
Tennis Clinic for Mens 3.0 team: Joe, Bill, plus (6) other guys
Amount: \$80
Amount paid: \$40
Amount owed: \$40

Total Due: \$160.00

Make check payable to: Matt Liverman

Mail to: Matt Liverman 3939 Mediterranea Circle, Sarasota, FL 34233

INVOICE FOR LAKESIDE PLANTATION

Matt Liverman
3939 Mediterranean Circle
Sarasota, FL 34233
512-797-6615
Matt_Liverman@hotmail.com

01/07/2018

Invoice: 20180107LSP

Reimbursement:

01/01 -Monday
Off

01/02- Tuesday 12:00 pm- 1:00 pm
Tennis Clinic for Mens 3.0 team: Joe, bill, plus (6) other guys
Amount: \$80
Amount paid: \$40
Amount owed: \$40

Total Due: \$40.00

Make check payable to: Matt Liverman

Mail to: Matt Liverman 3939 Mediterranean Circle, Sarasota, FL 34233

RECEIVED

BY: _____

INVOICE FOR LAKESIDE PLANTATION

Matt Liverman
3939 Mediterranean Circle
Sarasota, FL 34233
512-797-8615
Matt_Liverman@hotmail.com

01/14/2018

Invoice: 20180114LSP

RECEIVED

Reimbursement:

01/08 -Monday 12:30 pm- 1:00 pm
Tennis Clinic for Mens 3.0 team: Joe, bill, plus (6) other guys
Amount: \$40
Amount paid: \$20
Amount owed: \$20

BY: _____

01/08- Monday 1:00 pm- 2:00 pm
Tennis Clinic for Ladies 3.0 team:
Amount: \$80
Amount paid: \$40
Amount owed: \$40

01/09-Tuesday 10:00 am- 12:00 pm
Tennis Clinic for Womens 3.5 team:
Amount: \$160
Amount paid: \$80
Amount owed: \$80

Total Due: \$140.00

Make check payable to: Matt Liverman

Mail to: Matt Liverman 3939 Mediterranean Circle, Sarasota, FL 34233

INVOICE FOR LAKESIDE PLANTATION

Matt Liverman
3939 Mediterranean Circle
Sarasota, FL 34233
512-797-6615
Matt_Liverman@hotmail.com

01/21/2018

Invoice: 20180121LSP

Reimbursement:

01/15 -Monday 12:30 pm- 1:00 pm
Tennis Clinic for Mens 3.0 team: joe, bill, plus (6) other guys
Amount: \$40
Amount paid: \$20
Amount owed: \$20

01/15- Monday 1:00 pm- 2:00 pm
Tennis Clinic for Ladies 3.0 team:
Amount: \$80
Amount paid: \$40
Amount owed: \$40

01/16-Tuesday 10:00 am- 12:00 pm
Tennis Clinic for Womens 3.5 team:
Amount: \$160
Amount paid: \$80
Amount owed: \$80

Total Due: \$140.00

Make check payable to: Matt Liverman

Mail to: Matt Liverman 3939 Mediterranean Circle, Sarasota, FL 34233

RECEIVED

BY: _____

INVOICE FOR LAKESIDE PLANTATION

Matt Liverman
3939 Mediterranea Circle
Sarasota, FL 34233
512-797-6615
Matt_Liverman@hotmail.com

01/28/2018

Invoice: 20180128LSP

Reimbursement:

01/22- Monday 1:00 pm- 2:00 pm
Tennis Clinic for Ladies 3.0 team:
Amount: \$80
Amount paid: \$40
Amount owed: \$40

01/23-Tuesday
Rain

01/25-Thursday 3:30 pm- 5:30 pm
Tennis Clinic for Womens 3.5 team:
Amount: \$160
Amount paid: \$80
Amount owed: \$80

Total Due: \$120.00

Make check payable to: Matt Liverman

Mail to: Matt Liverman 3939 Mediterranea Circle, Sarasota, FL 34233

RECEIVED

BY: _____

Security Alarm Corp.

17776 Toledo Blade Blvd,
Port Charlotte, FL 33948
Tel. (941) 625-9700
Fax. (941) 625-9804



Invoice Number **185145**
Sale Date **1/24/2018**
Due Date **2/3/2018**
Terms NET: **10 Days**

Lakeside Plantation CDD
Care Of: GMS
135 W. Central Blvd, Suite 320
Orlando, FL 32801

RECEIVED
JAN 26 2018

BY: _____

Description	Qty	Price	Net	Tax	Total
CSID: 2564					
Monitoring-Commercial-Fire-Basic	3	\$28.00	\$84.00	\$0.00	\$84.00
For: Lakeside Plantation-F at 2200 Plantation Blvd. North Port, FL 34286 Period Covered: 02/01/2018 to 04/30/2018 inclusive.					
CSID: 2582					
Monitoring-Commercial-Security-Basi	3	\$21.00	\$63.00	\$0.00	\$63.00
For: Lakeside Plantation at 2200 Plantation Blvd. North Port, FL 34289 Period Covered: 02/01/2018 to 04/30/2018 inclusive.					

TOTALS	\$147.00	\$0.00	\$147.00
---------------	-----------------	---------------	-----------------

Deposits On Account: \$0.00

Your Balance as of 1/24/2018	\$147.00
-------------------------------------	-----------------

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

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

Customer : Lakeside Plantation CDD



Acct. Bal. **\$147.00** Amount Remitted

Payment Method **Check** ☐ Check Number

Charge* ☐ Card Number

Name On Card

Signature

Invoice Number **185145**

Bill Payer ID: **11765**

(Primary) CSID:

Date Remitted

Billing Zipcode

Exp Date

Card ID

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

Please remit to : Security Alarm Corp. 17776 Toledo Blade Blvd, Port Charlotte, FL 33948 Tel. (941) 625-9700 Fax. (941) 625-980 Inv. No **185145**



5824 Bee Ridge Road #165, Sarasota, FL 34233

Capital

Invoice

Date

Invoice #

4/30/2017

2017-00727

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
135 West Central Blvd, Suite 320
Orlando, FL 32801

RECEIVED

DEC 28 2017

BY: _____

0 111 622-928 60

Terms		Due on receipt
Description	Qty	Amount
Remove plantings by basketball court for expansion		
Remove Washingtonian Palm	1	250.00
Remove Palmetto Cluster	1	150.00
Remove Ligustrum Tree	1	100.00
Remove Indian Hawthorne	1	20.00
Remove Arboricola	1	30.00
Stump Grind		300.00
Dump Fee		75.00
Total		\$925.00
Payments/Credits		\$0.00
Balance Due		\$925.00

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

Phone #

Fax #

E-mail

Web Site

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com

Capital



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date

Invoice #

6/30/2017

2017-01124

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
135 West Central Blvd, Suite 320
Orlando, FL 32801

RECEIVED

JUL 2 8 2017

BY: _____

031-0000-000-00

Description	Terms	Due on receipt
	Qty	Amount
Rebuild irrigation lines and install new heads around basketball court - zone #13		
Relocate rotors around basketball court - zone #22		
Repair irrigation line between the pool and tennis court		
Replace and relocate nozzles and rotors around bocce ball and tennis courts		
1/2" PVC Pipe CL 160 White	40	14.00
4" Ultra PGP Rotor	6	150.00
6" PROS-06 Sprayhead NSI	4	28.00
Swing Joint Pipe/ft.	34	17.00
1/2" X 100' PVC Black Flex	41	41.00
1/2" X 3/8" Spiral Elbow	8	4.40
3/4" X 3/8" Spiral Elbow	6	4.50
1/2" 90 Elbow Insert X FIPT	14	31.50
1/2" 90 Elbow Insert	3	6.00
1/2" Tee Insert	3	7.50
Labor - Technician	7	385.00
Labor - Helper	6	210.00

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	\$898.90
Payments/Credits	\$0.00
Balance Due	\$898.90

Phone #

Fax #

E-mail

Web Site

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com

Sparkling Kleen



P.O. Box 1624
Osprey, FL 34229
941-927-7133

JAN 2 2018

INVOICE

Bill To

Lakeside Plantation
2200 Plantation Blvd.
North Port, FL 34289
423-5500

Date

Invoice #

12/8/2017

8699

Terms

Description	Quantity	Price/Rate	Amount
Resurface Pool 10 Year Warranty plaster	6	23,795.00	23,795.00
Resurface Spa 10 Year Warranty plaster		2,295.00	2,295.00
LED lights		750.00	4,500.00
TOTAL			30,590.00
1st deposit \$7,647.50			
Thank you for allowing us to serve you.		TOTAL	\$30,590.00



RECEIVED

BRADLEY A. RAY
1085 Rhineland St.
PORT CHARLOTTE, FL 33953
941-743-9423

BY: _____

Invoice

Submitted To: Nether

Work To Be Performed At: _____

Name <u>LakeSide Plantation</u>	Address _____
Address <u>2200 Plantation Blvd</u>	City, State <u>Same</u>
City, State <u>North Port, FL</u>	
Phone # <u>423-5500</u>	Date <u>11-9-17</u>

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

Sidewalk Section Replacement:
Scarlet: across from 1691 3'x5', 1715 3'x5',
1822 18 1/2' x 5' and stump grind for roots, 1909 3'x5',
1925 3'x5', 1949 3'x5', 1963 3'x5', 2023 3'x5',
Dixie: 1439 3'x5'. SAVANNAH: 2384 3'x5'.
MAGNOLIA: 2432 3'x5', 2444 3'x5', 2450 3'x5',
2471 3'x5', 2484 3'x5'. Peach: 2604 5'x5',
2624 3'x5'.
Cut, remove and haul away all above areas. form
to proper grade + pitch, pour 3000 PSI fiber mesh,
rein 4" thick, non-skid finish.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the above specifications and completed in a substantial workmanlike manner. Not responsible for or damage to irrigation systems, landscaping or underground wiring. Control joints placed as needed to minimize fracturing or cracking. Total sum:

In full @ Completion Dollars (\$) 8309.00
with payments as follows: _____

Respectfully submitted

Note: This proposal may be withdrawn by us if not accepted within 10 days

ACCEPTANCE OF PROPOSAL

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

Signature _____

Date 1/17/18

Signature _____

Date _____



BRADLEY A. RAY
1085 Rhinelande St.
PORT CHARLOTTE, FL 33953
941-743-9423

fx 423-5501

Completed 1/10/18

Proposal		Invoice	
Submitted To: <u>Nylon</u>		Work To Be Performed At:	
Name <u>Lakeside Plantation</u>	Address		
Address <u>2200 Plantation Blvd</u>	City, State <u>Same</u>		
City, State <u>North Port, FL</u>			
Phone # <u>423-5500</u>	Date <u>11-9-17</u>		

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

Grinds: Scarlet: 1683, 1703, 1715, 1823,
1838, 1925, 1953, 1955, 1978, 1984, 2004, 2007,
2008, 2023, 2027.
BOXWOOD: 2161(2), 2177, 2225(2),
2249(2), 2252.
SAVANNAH: 2384.
Plantation Blvd: 1 @ the "no soliciting
sign, 1 @ the intersection of first. 102nd
Magnolia: 2401, 2466, 2452, 2466,
2476, 2501, 2510.
Peach: 2624

All material is guaranteed to be as specified, and the above work to be performed in accordance with the above specifications and completed in a substantial workmanlike manner. Not responsible for or damage to irrigation systems, landscaping or underground wiring. Control joints placed as needed to minimize fracturing or cracking. Total sum:

in full @ completion Dollars (\$) 2312.00
With payments as follows:

Respectfully submitted,

Note: This proposal may be withdrawn by us if not accepted within 10 days

ACCEPTANCE OF PROPOSAL

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

Signature

Date

Signature

Date

AGREEMENT BETWEEN
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT AND
ENERGY SAVERS INTERNATIONAL, INC. FOR
LIGHTING INSTALLATION SERVICES AND MATERIALS

This Agreement (the "Agreement") is made and entered into this ____ day of January 2018 by and between:

Lakeside Plantation Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 135 West Central Boulevard, Suite 320, Orlando, Florida 32801 (the "District"), and

Energy Savers International, Inc., a Florida corporation whose address is 1413 South Patrick Drive, Suite 5, Satellite Beach, Florida 32937 ("Contractor" and, together with the District, the "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, including entry landscape and hardscape improvements; and

WHEREAS, the District desires to retain an independent contractor to provide street lighting installation services, and labor and other materials related thereto to replace 51 poles and one (1) panel, more specifically described in **Exhibit A**, attached hereto and incorporated by reference (the "Services"); and

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

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

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

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

SECTION 2. DESCRIPTION OF SERVICES; TERMS OF AGREEMENT.

A. Contractor agrees to furnish all necessary labor, materials, permits, equipment, tools, expertise and supplies and perform all tasks necessary for the provision of the Services,

as described herein and in **Exhibit A**. Contractor agrees that if any portion of replacement of 51 poles requires new wiring underground, any and all new wiring shall be completely enclosed in conduit or box.

- B.** Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations, and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. Contractor shall use industry best practices and procedures when carrying out the Services.
- C.** This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances, and regulations affecting the provision of the Services.
- D.** Contractor shall report directly to the District's Designee who shall be the District Manager. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage and shall follow and be responsible for the completion of the Services set forth in **Exhibit A** within the District. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 3. DATE OF COMPLETION. Contractor shall complete the Services within thirty (30) calendar days of the execution of this Agreement, provided however that such completion date may be adjusted to address any delays caused by the District. Contractor shall be allowed additional days for adverse weather days. "Adverse Weather" is defined as the occurrence of one or more of the following conditions within a twenty-four (24) hour day that prevents construction activity exposed to weather conditions or access to the site: (1) precipitation (rain, snow, or ice) in excess of one-half inch (0.50") liquid measure ("standard baseline"); or (2) sustained wind in excess of twenty-five (25) m.p.h. Contractor must document such Adverse Weather and notify the District promptly of its occurrence.

SECTION 4. COMPENSATION.

- A.** As compensation for the completion of the Services, the District agrees to pay Contractor Forty-Seven Thousand and Five Hundred and Sixty-Five Dollars (\$47,565), which amount includes all items, labor, materials, and permits necessary to complete the Services ("Total Price" or "total price"). Upon the execution of this Agreement, the District shall remit to Contractor Thirty Percent (30%) of the Total Price, an amount equal to Fourteen Thousand and Two Hundred and Sixty-Nine Dollars and Fifty Cents (\$14,269.50) as a payment of deposit, which may be refundable to the District. For the remainder of the Thirty-Three Thousand and Two Hundred and Ninety-Five Dollars and Fifty Cents (\$33,295.50), Contractor shall invoice the District upon completion of the Services and acceptance of the lighting improvements by the District, and the District shall provide payment to Contractor within fifteen (15) days of receipt of such an invoice.



FPL

2 107621

/ 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
135 W CENTRAL BLVD STE 320
ORLANDO FL 32801-2435

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
107621-5517	\$1,104.76	Jan 12 2018	\$

Your electric statement

For: Nov 22 2017 to Dec 22 2017 (30 days)

Customer name: LAKESIDE PLANTATION COMM

Service address: 2200 PLANTATION BLVD # CLBHSE

Account number: 107621-5517

Statement date: Dec 22 2017

Next meter reading: Jan 25 2018

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
1,131.82	1,131.82 CR	0.00	0.00	1,104.76	\$1,104.76	Jan 12 2018

Meter reading - Meter KLL2846

Current reading 39830
Previous reading - 39070
kWh constant x 10
kWh used 7600

Demand reading 5.46
kW constant x 10.00
Demand kW 55

Energy usage

	Last Year	This Year
kWh this month	8710	7600
Service days	30	30
kWh per day	290	253

Amount of your last bill 1,131.82
Payment received - Thank you 1,131.82 CR
Balance before new charges \$0.00

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

Electric service amount 1,010.42**
Storm charge 6.23
Gross receipts tax 26.07
Franchise charge 62.04
Total new charges \$1,104.76

Total amount you owe \$1,104.76

FPL automatic bill pay - DO NOT PAY****The electric service amount includes the following charges:**

Customer charge: \$25.00
Fuel: \$214.32
(\$0.028200 per kWh)
Non-fuel: \$188.10
(\$0.024750 per kWh)
Demand: \$583.00
(\$10.60 per kW)

- Payment received after **March 16, 2018** is considered **LATE**; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after **January 02, 2018**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.FPL.com for more information.
- As part of a four-year rate agreement approved in 2016, a base rate increase will take effect in January that includes costs for new solar power plants. It will be largely offset by decreases in other charges that also change in January. Learn more: FPL.com/rates.

RECEIVED

DEC 27 2017



FPL

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



/ 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



AUTO **C0 0116
1 107621

LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DIST
135 W CENTRAL BLVD STE 320
ORLANDO FL 32801-2435

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
00125-0000	\$639.39	Jan 12 2018	\$

Your electric statement

For: Nov 22 2017 to Dec 22 2017 (30 days)

Customer name: LAKESIDE PLANTATION

Service address: 2200 PLANTATION BLVD # FNTN

Account number: 00125-0000

Statement date: Dec 22 2017

Next meter reading: Jan 25 2018

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
615.29	615.29 CR	0.00	0.00	639.39	\$639.39	Jan 12 2018

Meter reading - Meter KN46183

Current reading 33085
Previous reading - 26550
kWh used 6535

Demand reading 19.61
Demand kW 20

Energy usage

	Last Year	This Year
kWh this month	7549	6535
Service days	30	30
kWh per day	251	217

Amount of your last bill 615.29
Payment received - Thank you 615.29 CR
Balance before new charges \$0.00

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

Electric service amount	583.03**
Storm charge	5.36
Gross receipts tax	15.09
Franchise charge	35.91
Total new charges	\$639.39

Total amount you owe \$639.39

**The electric service amount includes the following charges:

Customer charge:	\$25.00
Fuel:	\$184.29
(\$0.028200 per kWh)	
Non-fuel:	\$161.74
(\$0.024750 per kWh)	
Demand:	\$212.00
(\$10.60 per kW)	

FPL automatic bill pay - DO NOT PAY

- Payment received after **March 16, 2018** is considered **LATE**; a late payment charge of **1%** will apply.
- The amount due on your account will be drafted automatically on or after **January 02, 2018**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.FPL.com for more information.
- As part of a four-year rate agreement approved in 2016, a base rate increase will take effect in January that includes costs for new solar power plants. It will be largely offset by decreases in other charges that also change in January. Learn more: FPL.com/rates.

RECEIVED

DEC 27 2017

BY: _____

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 (468-6243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com





3 107621

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

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

B

5517

LAKE SIDE PLANTATION COMM
DEVELOPMENT DIST
135 W CENTRAL BLVD STE 320
ORLANDO FL 32801-2435

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
1555-1507	\$1,298.51	Jan 12 2018	\$

Your electric statement

For: Nov 22 2017 to Dec 22 2017 (30 days)

Customer name: LAKE SIDE PLANTATION COMM

Service address: 2200 PLANTATION BLVD # POOL

Account number: 1555-1507

Statement date: Dec 22 2017

Next meter reading: Jan 25 2018

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
1,213.63	1,213.63 CR	0.00	0.00	1,298.51	\$1,298.51	Jan 12 2018

Meter reading - Meter KL84533

Current reading 34594
Previous reading - 19144
kWh used 15450

Demand reading 32.00
Demand kW 32

Energy usage

	Last Year	This Year
kWh this month	16811	15450
Service days	30	30
kWh per day	560	515

Amount of your last bill 1,213.63
Payment received - Thank you 1,213.63 CR
Balance before new charges \$0.00

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

Electric service amount	1,182.28**
Storm charge	12.67
Gross receipts tax	30.64
Franchise charge	72.92
Total new charges	\$1,298.51

Total amount you owe**\$1,298.51****FPL automatic bill pay - DO NOT PAY******The electric service amount includes the following charges:**

Customer charge: \$25.00
Fuel: \$435.69
(\$0.028200 per kWh)
Non-fuel: \$382.39
(\$0.024750 per kWh)
Demand: \$339.20
(\$10.60 per kW)

- Payment received after **March 16, 2018** is considered **LATE**; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after **January 02, 2018**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.FPL.com for more information.
- As part of a four-year rate agreement approved in 2016, a base rate increase will take effect in January that includes costs for new solar power plants. It will be largely offset by decreases in other charges that also change in January. Learn more: FPL.com/rates.

RECEIVED

DEC 27 2017

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





SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
██████████	18-29	12/28/17	1/18/18

Total Current Charges 167.51
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 167.51

\$
 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: \$



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

000043123000156052000000167512

2179 LAKE

SERVICE ADDRESS			
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
██████████	18-29	12/28/17	1/18/18

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

Last Bill Amount 157.22
 Payments 157.22-
 Adjustments .00
 BALANCE FORWARD .00

Rate Class : COMMERCIAL

Last payment amount/date: 157.22 12/20/17

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA 11/21/17 12/20/17	29	80000038	1.000	TGAL	1185	1180	5
						USAGE FOR 12/16	3.00

Service	Consumption	Charge	Total
WA Base facility chg		43.72	
WA Usage block 1	5.00	20.00	
TOTAL WATER			63.72
SE Base facility chg		72.34	
SE Consumption	5.00	31.45	
TOTAL SEWER			103.79

Total Current Charges 167.51
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 167.51

**** OUR MAILING ADDRESS HAS CHANGED ****

**** 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



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	
██████████	18-29	12/28/17	1/18/18

Total Current Charges 18.77
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 18.77

\$
 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: \$



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

000043123000154658000000018779

2178 LAKE

SERVICE ADDRESS			
2200 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
██████████	18-29	12/28/17	1/18/18

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

Last Bill Amount 18.77
 Payments 18.77-
 Adjustments .00
 BALANCE FORWARD .00

Rate Class : COMMERCIAL
 Last payment amount/date: 18.77 12/20/17

WA	11/21/17	12/20/17	29	83717471	1.000	TGAL	Current	Previous	Usage
							1698	1698	0
							USAGE FOR 12/16		2.00

Service	Consumption	Charge	Total
WA Base facility chg		18.77	18.77

Total Current Charges 18.77
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 18.77

**** OUR MAILING ADDRESS HAS CHANGED ****
 **** 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



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
██████████	18-29	12/28/17	1/18/18

Total Current Charges 335.87
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 335.87



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

\$ _____
 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: \$ _____

000043123000154656000000335877

2177 LAKE

SERVICE ADDRESS		2200 PLANTATION BLVD		
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE	
██████████	18-29	12/28/17	1/18/18	

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

Last Bill Amount 231.29
 Payments 231.29 -
 Adjustments .00
 BALANCE FORWARD .00

Rate Class : COMMERCIAL
 Last payment amount/date: 231.29 12/20/17

WA	11/21/17	12/20/17	29	80005382	1.000	TGAL	Current 1985	Previous 1939	Usage 46
								USAGE FOR 12/16	18.00

Service	Consumption	Charge	Total
WA Base facility chg		85.29	
WA Usage block 1	20.00	80.00	
WA Usage block 2	20.00	120.00	
WA Usage block 3	6.00	50.58	
TOTAL WATER			335.87

Total Current Charges 335.87
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 335.87

**** OUR MAILING ADDRESS HAS CHANGED ****
 **** 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
 JAN 02 2018

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



ACCOUNT INVOICE

peoplesgas.com



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

Statement Date: 12/19/2017

Account: [REDACTED]

Current month's charges:	\$12.77
Total amount due:	\$12.77
Payment Due By:	01/09/2018

Your Account Summary

Previous Amount Due	\$12.77
Payment(s) Received Since Last Statement	-\$12.77
Current Month's Charges	\$12.77
Total Amount Due	\$12.77

DO NOT PAY. Your account will be drafted on 01/09/2018

Helping neighbors in need



Our Share program makes it easy for you to help customers in need pay their electric and/or natural gas bills.

Visit tampaelectric.com/share and peoplesgas.com/share to learn more.

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



Help us avoid service interruptions

Call 811 two full 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 Thursday. Visit sunshine811.com or peoplesgas.com/callbeforeyoudig.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: [REDACTED]

Current month's charges:	\$12.77
Total amount due:	\$12.77
Payment Due By:	01/09/2018

Amount Enclosed \$

672370525991 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 01/09/2018

00001948 01 AV 0.37 32801 FTECO112181723354810 00000 06 00100000 008 08 36620 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

672370525991 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 01/09/2018



ACCOUNT INVOICE



Account: **[REDACTED]**
 Statement Date: 12/19/2017
 Current month's charges due 01/09/2018

Details of Current Month's Charges – Service from - 11/15/2017 to 12/14/2017

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	12/14/2017	404		404		0 CCF		1.041		1.0000		0.0 Therms	30 Days

Customer Charge

\$12.00

Peoples Gas Usage History

Natural Gas Service Cost

\$12.00

Franchise Fee

\$0.77

Therms Per Day
(Average)

Total Natural Gas Cost, Local Fees and Taxes

\$12.77

Total Current Month's Charges

\$12.77

DEC 0.0
 2017
 NOV 0.0
 OCT 0.0
 SEP 0.0
 AUG 0.0
 JUL 0.0
 JUN 0.0
 MAY 0.0
 APR 0.0
 MAR 0.0
 FEB 0.0
 JAN 0.0
 DEC 0.0
 2016

00001908-000-0012- Page 3 of 4



PAGE 1 OF 4

Account Number	001/123-5501	Total Amount Due	\$375.70
----------------	--------------	------------------	----------

Amount Paid

172009941423550102191300000000000000375705

1-800-921-8102

Previous Balance	375.23
Payments Received Thru 12/24/17	-375.23
Thank you for your payment]	
Balance Forward	.00
New Charges	375.70

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	\$375.70
------------------	----------

Local Service from 01/01/18 to 01/31/18

** ACCOUNT ACTIVITY **

Qty	Description	Order Number	Effective Dates
-----	-------------	--------------	-----------------

941/423-5501

		Date of Bill	1/01/18
1 Federal Primary Carrier Centrex Line			
	AUTOCH	1/01	2.20
		Subtotal	2.20
1 Business High Speed Internet Fee	AUTOCH	1/01	1.99
1 Regional Sports Fee	AUTOCH	1/01	6.00
1 Frontier Road Work Recovery Surcharge			
	AUTOCH	1/01	.95
Additional Line Discount	AUTOCH	1/01	-30.00
Solutions Bundle Discount	AUTOCH	1/01	-22.00
Promo Discount	AUTOCH	1/01	-35.00
1 Federal Primary Carrier Centrex Line			
	AUTOCH	1/01	2.20
1 Carrier Cost Recovery Surcharge	AUTOCH	1/01	3.99
941/423-5501		Subtotal	-71.87
1 Federal Primary Carrier Centrex Line			
	AUTOCH	1/01	2.20
941/429-8648		Subtotal	2.20
Partial Month Charges			
FiOS Video Discount 99 MO	PROMOTION	1/01 1/31	-14.99
FiOS Internet Bus 99 MO	PROMOTION	1/01 1/31	-30.00
941/423-5501		Subtotal	-44.99
		Subtotal	-112.46

CIRCUIT ID DETAIL
88/KQXA/297018/ /VZFL

=====
Detail of Frontier Charges

Toll charged to 941/423-5501

*****Start suppression of detail

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E	1 DEC 19	12:32P	3.0	DD	BRADENTON FL (941)755-2628	.00 U
E	2 DEC 30	1:20P	2.0	DD	BRADENTON FL (941)281-9638	.00 U
					941/423-5500	Subtotal .00

Subtotal Minutes: 5.0 ***REP LINE ONLY

*****Resume printing of detail

Detail of Frontier Charges

Toll charged to 941/423-5501

*****Start suppression of detail

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E	3 DEC 29	1:32P	1.9	DD	TAMPACEN FL (813)886-4371	.00 U
					941/423-5501	Subtotal .00

Subtotal Minutes: 1.9 ***REP LINE ONLY

*****Resume printing of detail

=====
Detail of Frontier Com of America Charges

Toll charged to 941/423-5501

*****Start suppression of detail

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E	4 DEC 04	5:04P	.8	DD	APPLETON WI (920)470-5013	.00 U
E	5 DEC 06	12:28P	1.1	DD	WOODSTOCK IL (779)713-9269	.00 U
E	6 DEC 06	3:12P	2.4	DD	FORT MYERS FL (239)466-8352	.00 U
E	7 DEC 07	9:38A	3.6	DD	ORLANDO FL (407)413-6489	.00 U
E	8 DEC 15	8:08A	.9	DD	NAPLES FL (239)253-5806	.00 U
E	9 DEC 20	9:58A	35.7	DD	REDFIELD SD (605)468-8020	.00 U
E	10 DEC 22	10:23A	1.1	DD	FORT MYERS FL (239)218-9887	.00 U
E	11 DEC 23	10:16A	.7	DD	INDIANAPLS IN (317)590-0728	.00 U

Date of Bill 1/01/18

Detail of Frontier Com of America Charges

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge	
						Subtotal	.00
Subtotal Minutes:			46.3	***REP LINE ONLY			

*****Resume printing of detail

Detail of Frontier Com of America Charges

Toll charged to [REDACTED]
 *****Start suppression of detail

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E 12	DEC 04	10:56A	.7	DD	MONTGOMERY AL (334)395-8509	.00 U
E 13	DEC 04	11:08A	.5	DD	MONTGOMERY AL (334)395-8509	.00 U
E 14	DEC 04	11:10A	.9	DD	MONTGOMERY AL (334)395-8509	.00 U
E 15	DEC 06	9:50A	1.3	DD	GAINESVL FL (352)332-7999	.00 U
E 16	DEC 13	3:57P	.8	DD	HASBROKHTS NJ (201)462-4081	.00 U
E 17	DEC 14	10:11A	2.1	DD	BIRMINGHAM AL (205)268-6479	.00 U
E 18	DEC 18	3:01P	2.1	DD	TEANECK NJ (201)692-8338	.00 U
E 19	DEC 18	3:36P	1.8	DD	LIBERTYVL IL (847)996-0370	.00 U
E 20	DEC 18	3:38P	.9	DD	LIBERTYVL IL (847)996-0370	.00 U
Subtotal Minutes:						11.1
						***REP LINE ONLY

*****Resume printing of detail

Legend Call Types:
 DD - Day

Caller Summary Report

	Calls	Minutes	Amount
Main Number	10	51	.00
***Customer Summary	10	13	.00
	20	64	.00

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	3	6	.00
Interstate	12	48	.00
Intrastate	5	9	.00
***Customer Summary	20	64	.00

Date of Bill 1/01/18

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 \$205.70 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.

Important Billing Information...
Beginning January 1, 2018, both the Federal Universal Service Fund (USF) Surcharge and the Frontier Long Distance (USF) surcharge are increasing to 19.5%. Questions? Please contact customer service.

Information about Pay Per Use Features...
Beginning with your next bill, pay per use features Busy Redial, Call Return, Call Trace, and 3-Way Calling will increase by up to \$1.00 per feature. Questions? Please contact customer service.

Important Service Information...
Frontier has been providing local customers with Busy Line Verification and Busy Line Interrupt. Beginning March 1, 2018, Busy Verification Services & Busy Line Interrupt Services will be discontinued. 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.

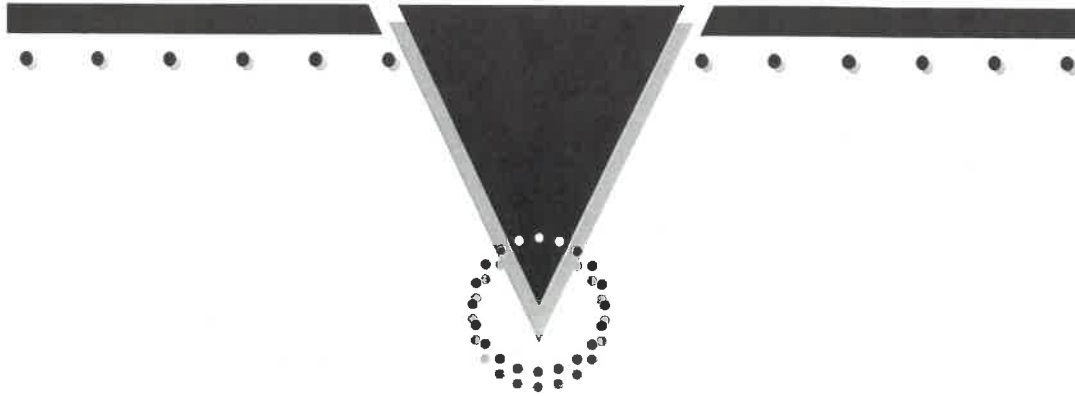
For up-to-date channel information please visit:
<http://frontier.com/channelupdates>

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

CDPIFLBBB94194142334771FLFT-FLABUSCX 5342NY 00000000000000375.70
NNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNNN 1-800-921-8102



Lakeside Plantation Community Development District

Unaudited Financial Reporting
January 31, 2018



Table of Contents

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

**Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT**

**COMBINED BALANCE SHEET
January 31, 2018**

	General	Debt Service	Capital Reserve	Totals
Assets				
<u>Cash:</u>				
Operating Account	\$ 114,156	\$ -	\$ -	\$ 114,156
Debit Card Account	2,777	-	-	2,777
Money Market Account	448,275	-	-	448,275
Petty Cash	50	-	-	50
Capital Reserve Account	-	-	67,026	67,026
<u>Investment - Operations:</u>				
Investment - SBA Fund	481	-	340,915	341,396
<u>Investment - Bonds:</u>				
Reserve Fund	-	38,516	-	38,516
Revenue Fund	-	167,740	-	167,740
Prepayment Fund	-	0	-	0
Prepaid Expenses	1,397	-	-	1,397
Due from General Fund	-	8,005	-	8,005
Total Assets	<u>\$ 567,136</u>	<u>\$ 214,260</u>	<u>\$ 407,941</u>	<u>\$ 1,189,337</u>
Liabilities & Fund Balances				
Liabilities				
Accounts Payable	\$ 2,394	\$ -	\$ -	\$ 2,394
Due to Debt	8,005	-	-	8,005
Customer Deposits	1,125	-	-	1,125
Total Liabilities	<u>\$ 11,524</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,524</u>
Fund Balances				
Restricted for Debt Service	\$ -	\$ 214,260	\$ -	\$ 214,260
Assigned for Capital Projects	-	-	407,941	407,941
Unassigned	555,612	-	-	555,612
Total Fund Balances	<u>\$ 555,612</u>	<u>\$ 214,260</u>	<u>\$ 407,941</u>	<u>\$ 1,177,813</u>
Total Liabilities & Fund Balances	<u>\$ 567,136</u>	<u>\$ 214,260</u>	<u>\$ 407,941</u>	<u>\$ 1,189,337</u>

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending January 31, 2018

	Adopted Budget	Prorated Budget Thru 01/31/18	Actual Thru 01/31/18	Variance
<u>Revenues:</u>				
Tennis Club	\$ 20,000	\$ 6,667	\$ 13,831	\$ 7,164
Activities	10,000	3,333	2,640	(693)
Clubhouse Rentals	3,000	1,000	675	(325)
Miscellaneous	1,500	500	541	41
Interest	50	17	11	(6)
Operations & Maintenance Assessments	656,520	548,834	548,834	-
Total Revenues	\$ 691,070	\$ 560,351	566,531	\$ 6,181
<u>Expenditures:</u>				
Administrative				
Supervisor Fees	\$ 11,000	\$ 2,000	\$ 3,000	\$ (1,000)
District Manager	36,050	12,017	12,017	(0)
District Counsel	25,000	8,333	5,688	2,645
Reimbursable Expenses	600	200	-	200
District Engineer	10,000	3,333	150	3,183
Disclosure Report	1,000	333	333	0
Trustee Fees	4,400	2,891	2,891	-
Audit Fees	3,600	-	-	-
Postage, Phone, Fax, Copies	1,000	333	195	138
General Liability Insurance	6,100	6,100	5,650	450
Legal Advertising	1,500	500	249	251
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	1,900	633	900	(267)
Property Insurance	9,000	9,000	8,201	799
Information Technology	1,000	333	333	0
Total Administrative	\$ 112,325	\$ 46,183	\$ 39,783	\$ 6,400
Operations				
Personnel Services (Management Contract)	\$ 168,000	\$ 56,000	\$ 56,033	\$ (33)
Road & Sidewalk Repairs & Maintenance	5,000	1,667	-	1,667
Common Area Renewal & Maintenance	10,000	3,333	-	3,333
Street Light/Decorative Light	10,000	3,333	-	3,333
Landscape Maintenance - Contract	91,860	30,620	22,063	8,557
Landscape Maintenance - Other	5,000	1,667	335	1,332
Mulch	10,740	3,580	7,800	(4,220)
Irrigation Maintenance	1,000	333	566	(232)
Lake Maintenance	14,000	4,667	3,864	803
Electric Utility Services - Entrance Feature	9,000	3,000	2,425	575
Water Utility Services - Entrance Feature	1,500	500	75	425
Repairs & Maintenance - Entrance Feature	3,000	1,000	475	525
Miscellaneous Tools & Equipment	1,000	333	-	333
Landscape Inspection Services	3,300	1,100	1,100	-
Traffic Enforcement	2,500	833	670	163
Total Operations	\$ 335,900	\$ 111,967	\$ 95,405	\$ 16,561

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending January 31, 2018

	Adopted Budget	Prorated Budget Thru 01/31/18	Actual Thru 01/31/18	Variance
Clubhouse				
Activities	\$ 19,000	\$ 6,333	\$ 5,648	\$ 686
Licenses/Fees	1,140	625	596	29
General Supplies	10,000	3,333	3,393	(59)
Maintenance	10,000	3,333	3,734	(400)
Office Supplies	3,000	1,000	816	184
Public Communication	1,400	467	411	56
Pest Control	600	200	150	50
Security	1,500	500	858	(358)
AED	300	100	-	100
Telephone & Internet Services	5,000	1,667	1,766	(99)
Janitorial Supplies	2,500	833	1,166	(333)
Electric Utility Services - Clubhouse	16,000	5,333	4,942	391
Gas Utility	250	83	51	32
Garbage Collection	2,000	667	634	32
Water Utility Services - Clubhouse	3,500	1,167	7,728	(6,561)
Electric Utility Services - Pool	16,500	5,500	3,771	1,729
Pool Cleaning	10,000	3,333	3,240	93
Pool Maintenance - Other	10,000	3,333	2,002	1,331
Tennis Courts - Maintenance	10,000	3,333	365	2,969
Tennis Courts - Programs	3,000	1,000	1,500	(500)
Water Utility Services - Tennis Courts & Pool	4,000	1,333	827	506
Total Clubhouse	\$ 129,690	\$ 43,475	\$ 43,597	\$ (122)
Other Expenditures				
Transfer Out - Current Year	\$ 130,000	-	-	-
Total Other Expenditures	\$ 130,000	-	-	-
Total Expenditures	\$ 707,915		\$ 178,786	
Excess Revenues (Expenditures)	\$ (16,845)		\$ 387,745	
Fund Balance - Beginning	\$ 16,845		\$ 167,866	
Fund Balance - Ending	\$ -		\$ 555,612	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 1999
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending January 31, 2018

	Adopted Budget	Prorated Budget Thru 01/31/18	Actual Thru 01/31/18	Variance
<u>Revenues:</u>				
Assessments - On Roll	\$ 175,905	\$ 146,728	\$ 146,728	\$ -
Assessments - Direct Billed	8,842	8,842	8,842	0
Interest	10	3	219	216
Total Revenues	\$ 184,757	\$ 155,573	\$ 155,789	\$ 216
<u>Expenditures:</u>				
Interest - 11/1	\$ 56,121	\$ 56,121	\$ 56,121	\$ -
Principal - 5/1	70,000	-	-	-
Interest - 5/1	56,121	-	-	-
Total Expenditures	\$ 182,242	\$ 56,121	\$ 56,121	\$ -
Excess Revenues (Expenditures)	\$ 2,515		\$ 99,668	
Fund Balance - Beginning	\$ 75,191		\$ 114,592	
Fund Balance - Ending	\$ 77,706		\$ 214,260	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending January 31, 2018

	Adopted Budget	Prorated Budget Thru 01/31/18	Actual Thru 01/31/18	Variance
<u>Revenues:</u>				
Transfer In - Current Year	\$ 130,000	\$ -	\$ -	\$ -
Interest	-	-	915	(915)
Total Revenues	\$ 130,000	\$ -	\$ 915	\$ (915)
<u>Expenditures:</u>				
Property Site Elements	\$ 166,688	\$ 55,563	\$ 24,891	\$ 30,672
Clubhouse Interior	28,115	9,372	2,362	7,010
Pool Elements	33,495	11,165	7,648	3,518
Total Expenditures	\$ 228,298	\$ 76,099	\$ 34,900	\$ 41,199
Excess Revenues (Expenditures)	\$ (98,298)		\$ (33,985)	
Fund Balance - Beginning	\$ 442,539		\$ 441,926	
Fund Balance - Ending	\$ 344,241		\$ 407,941	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES & EXPENDITURES

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Tennis Club	\$ 6,730	\$ 3,963	\$ -	\$ 3,138	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,831
Activities	760	260	-	1,620	-	-	-	-	-	-	-	-	2,640
Clubhouse Rentals	-	-	-	425	-	-	-	-	-	-	-	-	675
Miscellaneous	168	126	-	247	-	-	-	-	-	-	-	-	541
Interest	1	2	3	4	-	-	-	-	-	-	-	-	11
Operations & Maintenance Assessments	-	152,486	366,407	29,941	-	-	-	-	-	-	-	-	548,834
Total Revenues	\$ 7,659	\$ 157,261	\$ 366,411	\$ 35,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 566,531

Expenditures:													
Administrative													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
District Manager	3,004	3,004	3,004	3,004	-	-	-	-	-	-	-	-	12,017
District Counsel	3,902	1,787	-	-	-	-	-	-	-	-	-	-	5,688
Reimbursable Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
District Engineer	83	83	83	83	-	-	-	-	-	-	-	-	150
Disclosure Report	2,891	-	-	-	-	-	-	-	-	-	-	-	333
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	2,891
Audit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage, Phone, Fax, Copies	52	75	38	30	-	-	-	-	-	-	-	-	195
General Liability Insurance	5,650	-	-	-	-	-	-	-	-	-	-	-	5,650
Legal Advertising	-	83	-	166	-	-	-	-	-	-	-	-	249
Dues, Licenses & Fees	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	64	483	318	36	-	-	-	-	-	-	-	-	900
Property Insurance	8,201	-	-	-	-	-	-	-	-	-	-	-	8,201
Information Technology	83	83	83	83	-	-	-	-	-	-	-	-	333
Total Administrative	\$ 25,106	\$ 6,598	\$ 3,677	\$ 4,402	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99,783

Operations													
Personnel Services (Management Contract)	\$ 14,008	\$ 14,008	\$ 14,008	\$ 14,008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,033
Road & Sidewalk Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Common Area Renewal & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Light/Decorative Light	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance - Contract	7,354	7,354	7,354	-	-	-	-	-	-	-	-	-	22,063
Landscape Maintenance - Other	-	-	-	335	-	-	-	-	-	-	-	-	335
Mulch	-	-	-	7,800	-	-	-	-	-	-	-	-	7,800
Irrigation Maintenance	-	85	-	481	-	-	-	-	-	-	-	-	566
Lake Maintenance	966	966	966	966	-	-	-	-	-	-	-	-	3,864
Electric Utility Services - Entrance Feature	504	667	615	639	-	-	-	-	-	-	-	-	2,425
Water Utility Services - Entrance Feature	18	19	19	19	-	-	-	-	-	-	-	-	75
Repairs & Maintenance - Entrance Feature	-	-	475	-	-	-	-	-	-	-	-	-	475
Miscellaneous Tools, Equipment	550	-	-	-	-	-	-	-	-	-	-	-	1,100
Landscape Inspection Services	268	-	-	402	-	-	-	-	-	-	-	-	670
Traffic Enforcement	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations	\$ 23,669	\$ 23,099	\$ 23,988	\$ 24,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95,405

Lakeside Plantation

COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES & EXPENDITURES

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Clubhouse													
Activities	\$ 1,795	\$ 1,781	\$ 517	\$ 1,555	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,648
Licenses/Fees	596	-	-	-	-	-	-	-	-	-	-	-	596
General Supplies	892	1,055	653	793	-	-	-	-	-	-	-	-	3,993
Maintenance	1,941	1,047	197	548	-	-	-	-	-	-	-	-	3,734
Office Supplies	153	365	76	221	-	-	-	-	-	-	-	-	816
Public Communication	276	45	45	45	-	-	-	-	-	-	-	-	411
Pest Control	150	-	-	-	-	-	-	-	-	-	-	-	150
Security	711	147	-	-	-	-	-	-	-	-	-	-	858
AED	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone & Internet Services	365	365	375	680	-	-	-	-	-	-	-	-	1,766
Janitorial Supplies	490	163	272	241	-	-	-	-	-	-	-	-	1,166
Electric Utility Services - Clubhouse	1,292	1,413	1,132	1,105	-	-	-	-	-	-	-	-	4,942
Gas Utility	13	13	13	13	-	-	-	-	-	-	-	-	51
Garbage Collection	159	159	159	159	-	-	-	-	-	-	-	-	634
Water Utility Services - Clubhouse	2,433	4,971	157	168	-	-	-	-	-	-	-	-	7,728
Electric Utility Services - Pool	437	822	1,214	1,299	-	-	-	-	-	-	-	-	3,771
Pool Cleaning	810	810	810	810	-	-	-	-	-	-	-	-	3,240
Pool Maintenance - Other	1,627	-	375	-	-	-	-	-	-	-	-	-	2,002
Tennis Courts - Maintenance	77	186	-	101	-	-	-	-	-	-	-	-	365
Tennis Courts - Programs	-	220	640	640	-	-	-	-	-	-	-	-	1,500
Water Utility Services - Tennis Courts & Pool	147	113	231	336	-	-	-	-	-	-	-	-	827
Total Clubhouse	\$ 14,363	\$ 13,676	\$ 6,865	\$ 8,694	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,597
Other Expenditures													
Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 63,138	\$ 43,373	\$ 34,530	\$ 37,746	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 178,786
Excess Revenues (Expenditures)	\$ (55,478)	\$ 113,809	\$ 331,881	\$ (2,546)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 387,745

**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	
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)
CURRENT BONDS OUTSTANDING	\$	1,615,000.00

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2018

TAX COLLECTOR

							Gross Assessments	\$	880,463	\$	694,731	\$	185,733		
							Net Assessments	\$	832,038	\$	656,520	\$	175,517		
							1999								
Date Received	Dist	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 78.91%	Debt Svc Fund 21.09%	Total 100%						
11/17/17	17-01	\$ 84,166.10	\$ -	\$ 1,262.49	\$ -	\$ 82,903.61	\$ 65,415.19	\$ 17,488.42	\$ 82,903.61						
11/30/17	17-02	\$ 112,028.66	\$ -	\$ 1,680.43	\$ -	\$ 110,348.23	\$ 87,070.40	\$ 23,277.83	\$ 110,348.23						
12/18/17	17-03	\$ 436,292.12	\$ -	\$ 6,544.38	\$ -	\$ 429,747.74	\$ 339,092.97	\$ 90,654.77	\$ 429,747.74						
12/29/17	17-04	\$ 35,143.67	\$ -	\$ 527.16	\$ -	\$ 34,616.51	\$ 27,314.20	\$ 7,302.31	\$ 34,616.51						
1/31/18	17-05	\$ 38,066.76	\$ -	\$ 571.00	\$ 450.03	\$ 37,945.79	\$ 29,941.17	\$ 8,004.62	\$ 37,945.79						
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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		
10/16/17	3961	11/1/17	\$ 8,842.03	\$ 8,842.03	\$ -	\$ -	\$ 8,842.03		
			\$ 8,842.03	\$ 8,842.03	\$ -	\$ -	\$ 8,842.03		

SECTION IX

B

Lakeside Plantation CDD

ACTION ITEMS
as of 2/14/2018

Item #	Meeting Assigned	Action Item	Assigned To	Date Due	Status	Comments
1	11/16/16	Consideration of Proposals for Preserve Maintenance & Lake Bank Restoration	Robson		Deferred	Recommendations to be Presented at 2/21/18 Meeting
2	2/15/17	Enhanced Traffic Enforcement	Flint		Ongoing	Alternate months. Board to determine if program is to continue in February 2018.
3	8/16/17	Develop Landscape Design Plan for Front of Clubhouse and Community Entrance	Vesta		In Process	Harry Smith to meet with Bloominings to discuss Board consensus.
4	9/20/17	Removal of Koi Pond	Vesta		In Process	Work to Commence in February 2018
5	10/18/17	Evaluate Drainage in Playground Area	Robson		In Process	To be Discussed at 2/21/18 Meeting
6	10/18/17	Develop Options for Streetlight Replacement	Smith/Flint		In Process	Agreement with Energy Savers International Executed. Work is Underway.
7	10/18/17	Solicit Proposals for Pergola Repair	Vesta/Smith		In Process	Proposals to be Presented at 2/21/18 Meeting
8	1/17/18	Midge Fly Treatment Proposals	Vesta		In Process	
9	1/17/18	Get Evaluation for Re-Doing Pool Pumps & Motors	Vesta		In Process	
10	1/17/18	Evaluate Replacement of Fitness Equipment	Vesta		In Process	
11	1/17/18	Clean Pool Furniture	Vesta		in Process	
12	1/17/18	Renewal of WMD Permit #4401865.004	Robson		In Process	

Lakeside Plantation CDD Community Development District

Amenity Center Management Report

Date of Meeting: February 21st, 2018

Submitted by: Nathan Trates

➤ Facility

- Front entrance cupola topper replaced
- All pool deck chairs deep cleaned
- Pressure washed sidewalks around clubhouse
- Entrance side fountain repaired
- Clubhouse exterior pressure washed (Ongoing)
- Back picnic area treated for fire ants
- Storage room burst pipe fixed and kitchen sink re-plumbed
- Fixed Tennis court light timers
- Gym equipment repaired
- Men's urinal flusher repaired
- Troubleshoot sprinkler zones with Blooming's
- Replaced hot tub/spa timer
- Painted handicap ramp railing by pool
- Ice maker fixed
- 2 Pool umbrellas replaced
- Fixed elliptical machine
- Painted handrails around clubhouse exterior
- Vesta is sending myself and our maintenance man to get AFO certified in March (Aquatic Facility Operator Class)
- Date set for the re-marking of the pool, work will begin May 1, 2018 and pool will be closed for 2 weeks

➤ Activities- kids, adults, fitness, athletics, swim team

- Tennis – Daily
- Water Aerobics – Monday through Friday - 9:30 AM
- Bocce Ball - Monday, Wednesday and Friday – 10:00 AM
- Mahjongg – Tuesdays - 1:00 pm & Wednesdays – 12:30 PM
- Mexican Train – Wednesday's & Friday's – 12:30 PM
- Bridge – Thursdays – 7:00 PM
- Swim Lessons – every Tuesday & Thursday at 4:00 PM
- Yogatology – Monday & Thursday @ 10 AM

➤ Special Events:

- Breakfast
- Community yard sale
- Jazz Night Wine & Cheese
- Pizza Night
- Coffee & Donuts
- Valentine's Dinner
- Bingo

Amenity Management

1. Quote to re-seal the parking lot, and repaint all parking space lines from Suncoast Asphalt & Sealcoating.

FREE
ESTIMATES

Suncoast Asphalt & Sealcoating **Estimate**
Servicing South West Florida
FOR ALL YOUR PARKING LOT NEEDS
A Sealcoat Today Keeps The Potholes Away

02/10/18

Voice 888-901-9042
Fax 941-777-2290

Fully Insured & Licensed
Lic# AAA-13-00029

3195 Commerce Pkwy
North Port, FL 34289

1005138
Plantation

NO PARKING

FIRE LANE

NO PARKING

FIRE LANE

Customer:

Quote/Project Description

Lakeside Plantation
2200 Plantation Blvd
North Port, FL 34289
Contact: Nathan Trates

Seal Coat & Restripe

Description	Line Total
1. Clean and Prep areas to be seal coated, Asphalt Surfaces must be free from dirt, debris, and loose sand prior to application of seal coat.	Included
2. Edge back grass and other vegetation from asphalt edges to ensure a clean and well manicured finish. Remove any concrete parking blocks prior to seal coating	Included
3. Apply the specifically chosen sealer and additives that were determined to be the best product for the condition and preservation of your asphalt. We will be applying 2 coats of Coal Tar Sealer with polymer additives and sand to the front and rear of property.	\$3,200.00
4. Re Paint all parking spaces with DOT approved traffic paints to original configuration using Line Lazer Airless spayer.	Included
5. Reinstall all concrete parking blocks	
Subtotal	\$3,200.00

Special Notes and Instructions

Please remember to turn off all irrigation systems 24hours prior to us beginning work and keep them off for 24-48 hours after seal coat has been applied.

Total \$3,200.00

visit us on the web at <http://SuncoastAsphaltandSealcoating.com>

Above information is not an invoice and only an estimate of services/goods described above.

Please confirm your acceptance of this quote by signing this and emailing it or faxing it to 941-777-2290

If you have any questions concerning this quote, contact Doug at, 1-888-901-9042
Thank you for keeping us in mind for all your asphalt related services!

