

*Lakeside Plantation  
Community Development District*

*Agenda*

*April 19, 2017*

# AGENDA

# *Lakeside Plantation*

## *Community Development District*

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

April 12, 2017

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, April 19, 2017 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. District Engineer Report
- IV. Unfinished Business Items
  - A. Review Proposals and Selection of a Contractor to Provide Landscape Maintenance Services
- V. New Business Items
  - A. Review and Acceptance of the Fiscal Year 2016 Audit Report
  - B. Consideration of Proposals for Fitness Center Equipment
- VI. Business Administration
  - A. Approval of Minutes of March 15, 2017 Meeting
  - B. Approval of Check Register
  - C. Balance Sheet and Income Statement
- VII. General Audience Comments
- VIII. Staff Reports
  - A. District Counsel
  - B. District Manager – Action Items
  - C. Amenities Manager – Monthly Report
- IX. Other Business
- X. Supervisors' Requests
- XI. Adjournment

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

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

The fourth order of business is Unfinished Business. Section A is the review of proposals and selection of a contractor to provide landscape maintenance services. The four proposals are enclosed for your review. The bid tabulation will be provided under separate cover.

The fifth order of business New Business Items. Section A is the review and acceptance of the Fiscal Year 2016 audit report. A copy of the report has be provided separately. Section B is the consideration of proposals for fitness center equipment. Copies of the three proposals, machine descriptions and proposed gym layouts are enclosed for your review.

The sixth order of business is Business Administration. Section A is the approval of the minutes of the March 15, 2017 meeting. The minutes are enclosed for your review. Section B is approval of the check register enclosed for your review and Section C includes the balance sheet and income statement for your review.

The seventh order of business is General Audience Comments.

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

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

Sincerely,



George S. Flint  
District Manager

Cc: Michael Eckert, District Counsel  
Lindsay Whelan, District Counsel  
David Robson, District Engineer  
Alicia Belden, Amenities Manager  
Joe Montagna, Vesta  
Darrin Mossing, GMS

Enclosures

## SECTION IV

A

**LAKE SIDE PLANTATION  
COMMUNITY DEVELOPMENT  
DISTRICT**

**LANDSCAPE MAINTENANCE  
SERVICES**

**Request for Proposals: 2017-101**

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**PROJECT MANUAL**

**ISSUE DATE: FEBRUARY 3, 2017**

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**District Manager: Governmental Management Services  
135 W. Central Blvd., Suite 320  
Orlando, Florida 32801**

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

**BASIC ORGANIZATION INFORMATION**

DATE SUBMITTED March 3, 2017

1. Proposer Bloomings Landscape and Turf Management, Inc. ☐ An Individual  
[Company Name] ☐ A Limited Liability Company  
☐ A Limited Liability Partnership  
☐ A Partnership  
☐ A Corporation  
☒ A Subsidiary Corporation

2. Proposer Company Address:

Street Address 5824 Bee Ridge Road #165

P.O. Box (if any) \_\_\_\_\_

City Sarasota State FL Zip Code 34233

Telephone 941-927-9765 Fax no. 941-929-9356

1<sup>st</sup> Contact Name Shane Battle Title VP of Operations

2nd Contact Name Robert F. Yarish Title President

3. Parent Company Name (if applicable) \_\_\_\_\_

4. Parent Company Address (if different):

Street Address \_\_\_\_\_

P.O. Box (if any) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Fax no. \_\_\_\_\_

1<sup>st</sup> Contact Name \_\_\_\_\_ Title \_\_\_\_\_

2nd Contact Name \_\_\_\_\_ Title \_\_\_\_\_

5. List the location of the Proposer's office which would perform LSPCDD work.

Street Address 6187 S. McIntosh Rd.

P.O. Box (if any) \_\_\_\_\_

City Sarasota State Fl Zip Code 34233

Telephone 941-927-9765 Fax no. 941-929-9356

1<sup>st</sup> Contact Name Shane Battle Title VP of Operations

6. If the Proposer is a corporation, is it incorporated in the State of Florida?

yes (X) (Proceed to Question 6.1) no ( ) (Proceed to Question 6.2)

- 6.1 If yes, provide the following:

Is the Company in good standing with the Florida Secretary of State Division  
of Corporations? yes (X) no ( )

If no, please explain

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date incorporated June 2000 Charter No. \_\_\_\_\_

- 6.2 If no, provide the following:

The State in which Proposer is incorporated? \_\_\_\_\_

Is the Company in good standing with that State? yes ( ) no ( )

If no, please explain

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

Date incorporated \_\_\_\_\_ Charter No. \_\_\_\_\_

Is the applicant registered with the State of Florida? yes ( ) no ( )

7. If the Proposer is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the State of Florida?

Yes ( ) (Proceed to Question 7.1) No ( ) (Proceed to Question 7.2)

- 7.1 If yes, is the Proposer registered with the Florida Department of State, Division of Corporations? yes ( ) no ( )

If no, please explain

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is the Proposer in good standing with the State of Florida? yes ( ) no ( )

If no, please explain

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date Proposer was organized: \_\_\_\_\_

- 7.2 If no, provide the following:

The State in which Proposer is organized: \_\_\_\_\_

Is the Proposer in good standing with that State? yes ( ) no ( )

If no, please explain \_\_\_\_\_

\_\_\_\_\_  
Date Proposer was organized: \_\_\_\_\_

Is the Proposer registered as a foreign partnership or limited company with the  
State of Florida? yes ( ) no ( ) If no, please  
explain \_\_\_\_\_

8. Does Proposer hold any registrations or licenses with the State of Florida applicable to the  
contract? yes ( X ) no ( )

- 8.1 If yes, provide the following information and attach one (1) photocopy of each  
listed license (attach additional sheets if necessary):

Type of registration Certified Pest Operator

License No JE90686 Expiration Date June 2017

Qualifying individual Robert F. Yarish Title President

List company(s) currently qualified under this license \_\_\_\_\_

Bloomings Landscape and Turf Management, Inc.

- 8.2 Does the Proposer hold any registrations or licenses with Sarasota County  
applicable to the contract? yes ( X ) no ( )

If yes, please list and provide a photocopy of each listed license or registration:  
\_\_\_\_\_

9. List the Proposer's total annual dollar value of work completed for each of the last three  
(3) years starting with the latest year and ending with the most current year

(2014) \$5,900,000.00 , (2015) \$5,575,000.00 , (2016) \$5,600,000.00 .

10. List the Proposer's Sarasota/North Port area annual dollar value of work completed for the most current year (2016) \$3,500,000.00.

11. Does your company propose to subcontract any of the required work?  
yes (X ) no ( )

If yes, please explain

Bloomings would sub-contract tall tree work requiring a bucket truck.

10. What is the total number of personnel servicing the Sarasota/North Port area? 65.

11. What is the total number of trucks servicing the Sarasota/North Port area? 28.

12. Does your company have a certified arborist on staff? yes (X ) no ( )

13. Does your company employ formal training and certification procedures for employees?  
yes (X ) no ( )

If yes, briefly explain

Bloomings provides monthly safety training to all employees. All employees have the required BMP's with the county. Dale Carnegie training to management.

17. What are the Proposer's current insurance limits? (Provide a copy of applicant's Certificate of Insurance)

|                      |                        |
|----------------------|------------------------|
| General Liability    | \$ <u>1,000,000.00</u> |
| Automobile Liability | \$ <u>1,000,000.00</u> |
| Workers Compensation | \$ <u>5,000,000.00</u> |
| Expiration Date      | <u>April 2017</u>      |

18. Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past two years? yes (X ) no ( )

If yes, please describe each violation, fine, and resolution Bloomings was fined \$10,000.00 for having the wrong schedule PVC pipe attached to our air compressor in the mechanical shop. Further, the railings on the stairway to a storage loft in the shop were two inches too far apart. The fine was negotiated to \$5,000.00

18.1 What is the Proposer's current worker compensation rating? 1.3

18.2 Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past two years?

yes ( X ) no ( )

If yes, please describe each incident In 2015 Bloomings Landscape had a work place fatality. The employee was working in a median in Plamer Ranch when a painting contractor's sight was impeded by sun glare. The contractor drove his truck up and into the median striking our employee and causing his death.

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The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Lakeside Plantation Community Development District, or their authorized agents, deemed necessary to verify the statements made in this application or attachments hereto, or regarding the ability, standing and general reputation of the applicant.

Bloomings Landscape and Turf Managment By: Robert F. Yarish  
Name of Proposer

This 3 day of March, 2017 By: Robert F. Yarish, President  
[Type Name and Title of Person Signing]

(Apply Corporate Seal, if  
filing as a corporation)

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me this 3 day of March, 2017, by Robert F. Yarish, of the Bloomings Landscape and Turf Management who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

Carla S. Torretta  
Signature of Notary taking acknowledgment



LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

AFFIDAVIT OF NON-COLLUSION

STATE OF Florida  
COUNTY OF Sarasota

I Robert F. Yarish, do hereby certify that I have not,  
either directly or indirectly, participated in collusion or proposal  
rigging. Affiant is a  
Principle in the firm of Bloomings Landscape and Turf Managment, and  
authorized to make this affidavit on behalf of the same. I understand that I am swearing or  
affirming under oath to the truthfulness of the claims made in this affidavit and that the  
punishment for knowingly making a false statement includes fines and/or imprisonment.

Dated this 3 day of March, 2017.

Robert F. Yarish  
Signature by authorized representative of Proposer

STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 3 day of March,  
2017, by Robert F. Yarish, of the Bloomings Landscape and Turf management who is personally  
known to me or who has produced \_\_\_\_\_ as identification  
and who did (did not) take an oath.

Carla S. Torretta  
Signature of Notary taking acknowledgment



## Landscape Maintenance Pricing

| Service                                                        | Monthly          | Annual              |
|----------------------------------------------------------------|------------------|---------------------|
| Grounds Maintenance Labor for mowing and detailing             | \$5225.00        | \$62,700.00         |
| Pest Control & Fertilization Program Turf/Shrubs/Trees         | \$615.00         | \$7380.00           |
| Arbor Care Program – hardwood tree trimming Labor              | \$90.00          | \$1080.00           |
| Arbor Care Program-palm trimming 1x Labor                      | \$450.00         | \$5400.00           |
| Mulching Program (Optional 215 cubic yards) Pine bark          | \$895.00         | \$10,740.00         |
| Seasonal Color Program Supply/Install/Maintain misc. materials | \$650.00         | \$7800.00           |
| Irrigation System Inspections*                                 | \$625.00         | \$7500.00           |
| <b>TOTAL LANDSCAPE PROGRAM</b>                                 | <b>\$8550.00</b> | <b>\$102,600.00</b> |

*\*Includes all irrigation parts and labor from the exit side of the valve to the terminus of zone.*

### Supplemental Pricing

|                                                                |                    |
|----------------------------------------------------------------|--------------------|
| Cypress Mulch Installation per 50 cu. yds. supply and install  | \$ 50.00           |
| Pine Bark Installation per 50 cu. yds. supply and install      | \$ 50.00           |
| An Additional Palm Trimming                                    | \$ 27.00           |
| Supervisory Labor, per hour                                    | \$ 32.00           |
| General Labor- per employee, per hour                          | \$ 32.00           |
| 4" Annual-supply, install and maintain (per unit)              | \$ 2.75            |
| Winter Rye Grass installation, per 1000 sq. ft. (8 lbs/1000sf) | \$150.00           |
| Irrigation Technician per hour                                 | \$ 45.00           |
| New 2" valve-labor and materials                               | \$340.00           |
| New 1.5" valve-labor and materials                             | \$280.00           |
| New 1" valve-labor and materials                               | \$170.00           |
| Valve solenoid –labor and materials                            | \$25.00            |
| Rotor head-labor and materials (if not under warranty)         | \$25.00            |
| 6" Spray head-labor and materials (if not under warranty)      | \$15.00            |
| St. Augustine sod-supply, strip and install (500 sq. ft min)   | \$ .75 per sq. ft. |
| Bahia sod-supply, strip and install (500 sq. ft. min)          | \$ .65 per sq. ft. |
| 500 gallon water truck- per hour                               | \$300.00           |
| 1G shrub-supply, install, guarantee (must be hand-watered in)  | \$6.00             |
| 3G shrub-supply, install, guarantee (must be hand-watered in)  | \$18.00            |
| 7G shrub-supply, install, guarantee (must be hand-watered in)  | \$50.00            |

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

**ACKNOWLEDGMENT OF RECEIPT OF DOCUMENTS  
AND PROPOSAL SIGNATURE FORM**

This Proposal for landscape maintenance services has been submitted on this 3 day of March, 2017 by Bloomings Landscape [company] whose business address is 5824 Bee Ridge Road #165, Sarasota, Florida 34233, telephone number is 941-927-9765, and fax number is 941-929-9356.

The undersigned acknowledges, by the below execution of this proposal, that all information provided herein has been provided in full and that such information is truthful and accurate. Proposer agrees through submission of this Proposal to honor all pricing information sixty (60) days from the date of the Proposal opening, and if awarded the contract on the basis of this Proposal to enter into and execute the services contract in substantially the form included in the proposal documents.

Proposer understands that inclusion of false, deceptive or fraudulent statements on this proposal constitutes fraud; and, that the District consider such action on the part of the Proposer to constitute good cause for denial, suspension or revocation of a proposal for work for the Lakeside Plantation Community Development District.

Furthermore, the undersigned acknowledges receipt of the following addenda, the provisions of which have been included in this Request for Proposal.

Addendum No. 1 dated 2/21

Addendum No. \_\_\_\_\_ dated \_\_\_\_\_

Addendum No. \_\_\_\_\_ dated \_\_\_\_\_

Addendum No. \_\_\_\_\_ dated \_\_\_\_\_

Addendum No. \_\_\_\_\_ dated \_\_\_\_\_

Bloomings Landscape and Turf Managment By: Robert F. Yarish  
Name of Proposer

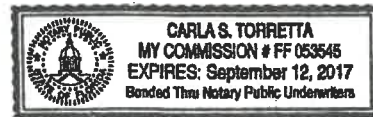
This 3 day of March, 2017 By: Robert F. Yarish, President  
[Type Name and Title of Person Signing]

(Apply Corporate Seal, if  
filing as a corporation)

STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 3 day of March,  
2017, by Robert F. Yarish, of the Bloomings Landscape and Turf who is personally  
known to me or who has produced management as identification  
and who did (did not) take an oath.

Carla S. Torretta  
Signature of Notary taking acknowledgment





# Bloomings

**Landscape & Turf Management Inc.**

## *Services Descriptions:*

*Bloomings Landscape and Turf Management, proposes to employ a weekly service crew of seven (7) qualified, trained, and motivated employees to provide the weekly and bi-monthly mowing, line trimming, hard edging, soft edging, plant bed weeding services. The crew shall be in uniform at all times and be supervised by an on-site supervisor at all times. The aforementioned crew shall spend approximately 8-10 hours (one day), or 60-70 labor hours weekly during the growing season and every other week during the non- growing season. The crew and crew supervisor shall report to Joe Lytle, client representative, and ultimately to Shane Battle, VP of Operations.*

*The management of pest and fertility is provided by well trained technicians applying season pest management products at applicable times throughout the season. Bloomings Landscape and Turf Management applies only the highest quality chemistry the industry has to offer to include products like Arena for chinch bug control, manor and celcius for broadleaf weed control.*

*Ornamental palms are injected using OTC as well as granular supplemental applications and liquid drenches.*

*Shrub material is fertilized using the University of Florida blend 8-2-10 at specified frequencies.*

*Palm pruning shall be completed by trained personnel from tree and palm pruning crews. Taller palms requiring a bucket truck is sub-contracted.*

*Irrigation Management is provided by one of three two person irrigation crews managed by Quinten Raines, Irrigation Manager.*

*Property inspections are conducted by both Shane Battle, VP of Operations, and Rob Yarish, President on a bi-monthly basis. Shane Battle and Joe Lytle shall attend inspections with Mr. Tom Picciano, PSA.*

**5824 Bee Ridge Road #165 • Sarasota, FL 34233**

**Phone: (941) 927-9765 • Fax: (941) 929-9356 • [bloomingsltm@bloomingslandscape.com](mailto:bloomingsltm@bloomingslandscape.com)**







# Bloomings

**Landscape & Turf Management, Inc.**

***Shane Battle, VP of Operations***

*Shane Battle is a University of Florida graduate with a Bachelor of Science Degree. Shane Battle has been a valuable asset to Bloomings Landscape and Turf Management for 9 years. Mr. Battle has 15 years of experience in the Golf Course Management and Landscape Management in the Southwest Florida market.*

*Shane Battle oversees approximately \$3,500,000.00 in revenue and approximately 55 employees. He has completed multiple Dale Carnegie training courses provided to our management team to include management courses, communication courses, and time management courses.*

*Shane manages our pest and fertility division to include custom blending of fertilization analysis per application and per current climatic conditions. He oversees our safety policy and safety meetings.*

***Carla Torretta, Office Manager***

*Carla Torretta has been with Bloomings Landscape for over 12 years. Her responsibilities include but are not limited to managing all aspects of the administration of the Company. Carla manages payables, receivables, insurance requirements, payroll, workers' comp, and all related responsibilities.*

***Quinten Raines, Irrigation Manager***

*Quinten Raines has been a valuable member of the Bloomings team for 9 years. Quinten Raines has over 25 years experience in irrigation installation, construction, and maintenance in Southwest Florida. He has certifications in two-wire system, pump management, and certified landscape auditor.*

***Steve Sutton, VP of Operations***

*Steve Sutton has been with the Bloomings team for 5 years. Steve manages approximately \$2,700,000.00 in revenue. Shane Battle oversees approximately \$3,500,000.00 in revenue and approximately 55 employees. He has completed multiple Dale Carnegie training courses provided to*

**5824 Bee Ridge Road #165 • Sarasota, FL 34233**

**Phone: (941) 927-9765 • Fax: (941) 929-9356 • [bloomingsltm@bloomingslandscape.com](mailto:bloomingsltm@bloomingslandscape.com)**



*our management team to include management courses, communication courses, and time management courses.*

***Bob Summner , Client Representative***

*Bob Summner has been a tremendous asset to the Bloomings team for 11 years. Bob manages a client portfolio of approximately \$1,200,000.00 in annual revenue. He has completed multiple Dale Carnegie training courses provided to our management team to include management courses, communication courses, and time management courses.*

***Joe Lytle, Client Representative***

*Joe Lytle has been a tremendous asset to the Bloomings team for 13 years. Joe manages a client portfolio of approximately \$1,400,000.00 in annual revenue. He has completed multiple Dale Carnegie training courses provided to our management team to include management courses, communication courses, and time management courses.*



**SHANE BATTLE**

- BACHELOR OF SCIENCE DEGREE – MAJOR IN TURF GRASS SCIENCE.
- GENERAL MANAGER 6YRS – FERTILIZATION AND PEST CONTROL.
- 7 YRS EXPERIENCE IN THE GOLF COURSE INDUSTRY.
- 9 YRS EXPERIENCE IN BLOOMINGS LANDSCAPE.
- DALE CARNEGIE TRAINING (AND CONTINUED TRAINING.)
- LICENSE WITH DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- CERTIFIED IN BMP.
- ADVANCED MAINTANANCE OF TRAFFIC.
- CERTIFIED ARBORISTS.



# The University of Florida

has conferred on

**Phillip Shane Battle**

the degree

**Bachelor of Science**

With a major in Interdisciplinary Studies

With a concentration in Transgress Science

and all the rights and privileges thereunto appertaining.

In Witness Whereof, this diploma, duly signed, has been issued  
and the seal of the University affixed.

Issued by the Board of Trustees upon recommendation of the Faculty of

**The College of Agricultural and Life Sciences**

at Gainesville, this sixth day of May, 2006.

*John R. Rine*  
Chancellor



*L. Conrad Mader*  
President

*R. Kirby Barrett*  
Dean



# Bloomings

*Landscape & Turf Management Inc.*

## QUINTEN C RAINES

- IRRIGATION MANAGER.
- CERTIFIED LANDSCAPE IRRIGATION AUDITOR.
- IN THE INDUSTRY SINCE 1988.
- IRRIGATION MAINTENANCE PROFESSIONAL SINCE 1998.
- TRAINED IN BASIC OPERATION AND MAINTENANCE OF IRRIGATION PUMPING STATIONS.
- TRAINED IN OPERATION, DESIGN AND TROUBLESHOOTING OF IRRIGATION CONTROLS AND DISTRIBUTION SYSTEMS, BOTH CONVENTIONAL AND 2 WIRE.
- PROFICIENT IN DESIGN AND APPLICATION OF 'SMART CONTROLLERS' INCLUDING "ET" BASED.
- EXCEL'S IN PROBLEM SOLVING AND IMPLEMENTING PERMANENT, VIABLE SOLUTIONS.
- EXTENSIVE EXPERIENCE IN THE COMMERCIAL ENVIROMENT, AS WELL AS RESIDENTIAL.
- HAS A "WATER CONSERVATION" MENTALLITY IN A PRACTICAL APPLICATION OF IRRIGATION EQUIPMENT AND MATERIALS.

5824 Bee Ridge Road #165 • Sarasota, FL 34233

Phone: (941) 927-9765 • Fax: (941) 929-9356 • [bloomingsltm@bloomingslandscape.com](mailto:bloomingsltm@bloomingslandscape.com)





# Bloomings

**Landscape & Turf Management Inc.**

*The following communities have been added to our portfolio over the past 3 years. The contractual requirements are typical of landscape management requirements in southwest Florida climatic conditions. The annual revenue generated from the relationships is \$776,000.00*

*40-42 mowing events  
40-42 hard edging and line trimming.  
20-21 soft edging  
4 turf fertilization applications  
4 Palm and ornamental fertilization applications  
Palm pruning 2-6 times annually.  
Irrigation management  
12 Ornamental pruning events*

**Ridge at Crossing Creek**

*Julie Ann Guiella 941-376-9903*

**Bella Sole**

*John Wollard 239-877-1638*

**Venue**

*Miranda Day 941-893-5817*

**Forrest Creek**

*Kerry Evans 941-758-9454 ext 122*

**Inlets**

*John Wollard 239-877-1638*

**Bellacina**

*Chip Powell 941-400-0890*

**Wellness at the Esplanade**

*Chip Powell 941-400-0890*

**Highland Lakes**

*N/A*

**Broadway**

*Stacia Searcy 941-315-8044*

**River Wind**

*N/A*

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## Customer

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Aston Gardens Sun City Center  
Bella Sole  
Bellacina at Casey Key  
Broadway Promenade Condo Association  
Casa Del Sol  
Castello at Venetian  
Cipriani at Venetian  
Creekwood East  
Creekwood Master Association  
Culverhouse Limited Partnership  
Estates at Garden Lakes  
Falcon Trace Homeowners Assoc.  
Forest Creek  
Gleneagles HOA  
Harborage CDD  
Harborage HOA  
Harborage Townhomes  
Lakeside Plantation  
Lakeside Plantation CDD  
Laurel Hollow - Ground Maintenance  
Legends of Tatum Ridge  
Meridian Management Group:Distribution Center  
Meridian Management Group:Imagine School  
Oakhurst Condominium Association  
Palma Sola Trace Villas  
Palmer Oaks  
Palmer Ranch Master Association  
Preserve at Heron Lake HOA  
Prestancia Community Association  
Residents at University Grove  
San Marco at Venetian  
San Marco II at Venetian  
Sandhills  
Savannah @ Turtlerock  
Stonebridge  
Strathmore Riverside Villas  
Sun Towers Retirement Community  
Tara Verandas  
The Esplanade LWR Wellness Center  
The Inlets  
The Inlets:Clubhouse  
The Inlets:Empty Lots  
The Ridge at Crossing Creek  
The Venue at Lakewood Ranch

# **Customer**

---

Tiziano I HOA

TPC Prestancia Clubhouse

Turtle Rock Community Association

University Grove Estates Reserve

Villa Amalfi

Villas at Water's Edge

Water's Edge of Bradenton

Water's Edge of Bradenton II

Watercrest

Willowbrook

Woodland Trails



# Bloomings

*Landscape & Turf Management Inc.*

## REFERENCES 2017

Bloomings landscape currently services approximately 50 Home Owner Associations. These are a few with name and phone numbers.

|                               |                |              |       |
|-------------------------------|----------------|--------------|-------|
| PALMER RANCH MASTER ASSN.     | TRACY SMITH    | 941-922-1183 | 12yrs |
| THE LEGENDS OF TATUM RIDGE    | TINA LA CASTRO | 941-379-5633 | 13yrs |
| CASA DE SOL                   | MARGE STAFFER  | 941-378-4440 | 10yrs |
| CIPRIANI AT VENETIAN (Venice) | NIEL FLEET     | 941-400-1499 | 11yrs |

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**STATE OF FLORIDA**  
**Department of Agriculture and Consumer Services**  
**BUREAU OF LICENSING AND ENFORCEMENT**

Date **July 13, 2016** File No. **IR134919** EST. 1868 Expires **June 1, 2017**

THE **CERTIFIED PEST CONTROL OPERATOR** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: **June 1, 2017**

**ROBERT FRANCIS Y**  
**7419 RIVIERA COVE**  
**BRADENTON, FL 34202** **Lawn and Ornamental**

  
**ADAM H. PUTNAM, COMMISSIONER**

**STATE OF FLORIDA**  
**Department of Agriculture and Consumer Services**  
**BUREAU OF LICENSING AND ENFORCEMENT**

Date **August 9, 2016** File No. **J0141992** EST. 1868 Expires **July 31, 2017**

THE **PEST CONTROL FIRM** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: **July 31, 2017** **AT**

**6187 S MCINTOSH ROAD**  
**SARASOTA, FL 34238** **Lawn and Ornamental**

**BLOOMINGS LAND & TURF MANAGEMENT INC**  
**5824 BEE RIDGE ROAD #105**  
**SARASOTA, FL 34233**

  
**ADAM H. PUTNAM, COMMISSIONER**

## Sarasota County Business Tax Receipt

**2016-17**

THIS TAX DOES NOT ASSURE QUALITY OF WORK OR CONFIRM THAT REGULATORY OR ZONING REQUIREMENTS HAVE BEEN MET, IT IS THE OWNER'S RESPONSIBILITY TO ENSURE COMPLIANCE.

**Account No.**  
3903240047756

**Business Type:**

SERVICE

**Business Address:**

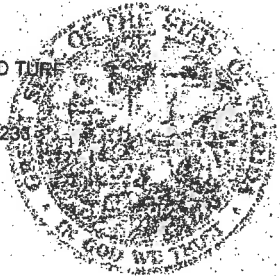
BLOOMINGS LAND AND TURF  
MANAGEMENT INC  
5824 BEE RIDGE RD  
SARASOTA uninc FL 34233

YARICH ROBERT F

AND LAWN MAINTENANCE INC  
5824 BEE RIDGE RD #165 SARASOTA FL 34233

All businesses in Sarasota County are responsible for complying with the Sarasota County mandatory recycling ordinance.

**Valid until 9/30/2017**



**PAID:** 5555157.0001 10/4/2016 \$108.27

**Sarasota County Tax Collector**  
Barbara Ford-Coates

101 S. Washington Blvd., Sarasota, FL 34236  
(941) 861-8300, option 3

[www.SarasotaTaxCollector.com](http://www.SarasotaTaxCollector.com)  
[Info@SarasotaTaxCollector.com](mailto:Info@SarasotaTaxCollector.com)

**CONTRACTOR'S OPERATING CERTIFICATE  
SARASOTA COUNTY**

**Registered Irrigation Contractor**

**EXPIRES :9/30/16**

**LICENSE# RGLAIR - SIS-10**

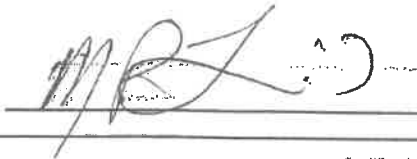
**LARIMORE, MICAH**

**BLOOMINGS LANDSCAPE & TURF MANAGEI**

**5824 BEE RIDGE ROAD SUITE 165**

**SARASOTA FL 34233**

**NAME, ADDRESS OR STATUS CHANGE MUST BE  
SENT TO THIS OFFICE WITHIN 30 DAYS  
MAIL TO: PLANNING AND DEVELOPMENT SERVICES  
BUSINESS CENTER  
1001 SARASOTA CENTER BLVD  
SARASOTA, FLORIDA 34240  
(941) 861-5214**

Signature: 

WALLET CARD- TEAR HERE

FOLD HERE

CUT HERE

**IMPORTANT REMINDER  
TO CERT./REG CONTRACTORS**

Chapter 489, Pt. 1 requires:

- 1) That the state registration or certification number of each contractor shall appear in any ADVERTISING MEDIUM used by contractor.
- 2) That a contractor may only d/b/a his name as it appears on his state registration / certification card(s) and that all contract forms shall comply accordingly.

**(OFFICE USE ONLY)**

**Registered Irrigation Contractor**

**LICENSE # RGLAIR - SIS-10**

**LARIMORE, MICAH**

**BLOOMINGS LANDSCAPE & TURF MANAGEMENT INC**

**5824 BEE RIDGE ROAD SUITE 165**

**SARASOTA FL 34233**

14 140930000 00 LR

**PLANNING & DEVELOPMENT SERVICES  
BUSINESS CENTER  
SARASOTA COUNTY**



7619

**CERTIFICATE OF LIABILITY INSURANCE**DATE (MM/DD/YYYY)  
3/3/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| <b>PRODUCER</b><br>Commercial Lines - (813) 639-3000<br>Wells Fargo Insurance Services USA, Inc.<br>2502 N. Rocky Point Drive, Suite 400<br>Tampa, FL 33607 | <b>CONTACT NAME:</b> Certificate Department<br><b>PHONE (A/C No. Ext.):</b> 813-639-3000<br><b>FAX (A/C No.):</b> 855-299-7117<br><b>E-MAIL ADDRESS:</b> clw.certrequest@wellsfargo.com                                                                                                                                                                                                                                                                                                  |                               |  |        |            |                             |       |            |                               |       |            |  |  |            |  |  |            |  |  |            |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|--|--------|------------|-----------------------------|-------|------------|-------------------------------|-------|------------|--|--|------------|--|--|------------|--|--|------------|--|--|
| <b>INSURED</b><br>Bloomings Landscape & Turf Management, Inc.<br>5824 Bee Ridge Road, Suite 165<br>Sarasota FL 34233                                        | <table border="1"><thead><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr></thead><tbody><tr><td>INSURER A:</td><td>Westfield Insurance Company</td><td>24112</td></tr><tr><td>INSURER B:</td><td>North River Insurance Company</td><td>21105</td></tr><tr><td>INSURER C:</td><td></td><td></td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></tbody></table> | INSURER(S) AFFORDING COVERAGE |  | NAIC # | INSURER A: | Westfield Insurance Company | 24112 | INSURER B: | North River Insurance Company | 21105 | INSURER C: |  |  | INSURER D: |  |  | INSURER E: |  |  | INSURER F: |  |  |
| INSURER(S) AFFORDING COVERAGE                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | NAIC #                        |  |        |            |                             |       |            |                               |       |            |  |  |            |  |  |            |  |  |            |  |  |
| INSURER A:                                                                                                                                                  | Westfield Insurance Company                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 24112                         |  |        |            |                             |       |            |                               |       |            |  |  |            |  |  |            |  |  |            |  |  |
| INSURER B:                                                                                                                                                  | North River Insurance Company                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 21105                         |  |        |            |                             |       |            |                               |       |            |  |  |            |  |  |            |  |  |            |  |  |
| INSURER C:                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                               |  |        |            |                             |       |            |                               |       |            |  |  |            |  |  |            |  |  |            |  |  |
| INSURER D:                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                               |  |        |            |                             |       |            |                               |       |            |  |  |            |  |  |            |  |  |            |  |  |
| INSURER E:                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                               |  |        |            |                             |       |            |                               |       |            |  |  |            |  |  |            |  |  |            |  |  |
| INSURER F:                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                               |  |        |            |                             |       |            |                               |       |            |  |  |            |  |  |            |  |  |            |  |  |

**COVERAGES****CERTIFICATE NUMBER:** 11532888**REVISION NUMBER:** See below

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE                                                                                                                                                                                                                                                                                                                                                    | ADD'L SUBR. INSD. WYD. | POLICY NUMBER | POLICY EFF. (MM/DD/YYYY) | POLICY EXP. (MM/DD/YYYY) | LIMITS                                                                                                                                                                                                                                         |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------|--------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A        | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><input checked="" type="checkbox"/> 500 PD Ded<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC<br>OTHER: |                        | CMM1620432    | 04/11/16                 | 04/11/17                 | EACH OCCURRENCE \$ 1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000<br>MED EXP (Any one person) \$ 5,000<br>PERSONAL & ADV INJURY \$ 1,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS - COMP/OP AGG \$ 2,000,000<br>\$ |
| A        | <input checked="" type="checkbox"/> AUTOMOBILE LIABILITY<br><input checked="" type="checkbox"/> ANY AUTO<br><input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS<br><input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY                                                      |                        | CMM1620432    | 04/11/16                 | 04/11/17                 | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>\$                                                                                |
| B        | <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR<br><input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE<br><input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0                                                                                               |                        | 5821050141    | 04/11/16                 | 04/11/17                 | EACH OCCURRENCE \$ 2,000,000<br>AGGREGATE \$ 2,000,000<br>\$                                                                                                                                                                                   |
|          | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                                                                                         | N/A                    |               |                          |                          | PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/><br>E.L. EACH ACCIDENT \$<br>E.L. DISEASE - EA EMPLOYEE \$<br>E.L. DISEASE - POLICY LIMIT \$                                                                               |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE:2017-101

**CERTIFICATE HOLDER**Lakeside Plantation CDD  
Attn: District Manager  
135 W. Central Blvd., Suite 320  
Orlando, FL 32801**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03)

(This certificate replaces certificate# 10383396 issued on 4/8/2016)

POLICY NUMBER:

COMMERCIAL GENERAL LIABILITY

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**WAIVER OF TRANSFER OF RIGHTS OF RECOVERY  
AGAINST OTHERS TO US**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART  
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

**SCHEDULE**

**Name Of Person Or Organization:**

Any person or organization for whom you are required in a written contract or agreement to include a waiver of transfer of rights of recovery against others to us, provided the "bodily injury" or "property damage" occurs subsequent to the execution of the written agreement.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph 8. Transfer Of Rights Of Recovery Against Others To Us of Section IV - Conditions:

We waive any right of recovery we may have against the person or organization shown in the Schedule above because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard". This waiver applies only to the person or organization shown in the Schedule above.



SO19474

**CERTIFICATE OF LIABILITY INSURANCE**DATE (MM/DD/YYYY)  
03/03/2017

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|                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PRODUCER</b><br>Commercial Lines<br><br>Wells Fargo Insurance Services USA, Inc.<br>6100 Fairview Road<br>Charlotte, NC 28210     | <b>CONTACT NAME:</b> SOI Risk Department<br><b>PHONE (A/C, No, Ext):</b> 888-572-2412<br><b>E-MAIL ADDRESS:</b> certs@trinet.com<br><b>FAX (A/C, No):</b><br><br><b>INSURER(S) AFFORDING COVERAGE</b><br><b>INSURER A:</b> Indemnity Insurance Company of North America<br><b>INSURER B:</b><br><b>INSURER C:</b><br><b>INSURER D:</b><br><b>INSURER E:</b><br><b>INSURER F:</b> |
| <b>INSURED</b><br>Strategic Outsourcing, Inc.<br>Bloomings Landscape & Turf Management, Inc.<br>PO Box 241448<br>Charlotte, NC 28224 | <b>NAIC #</b><br>43575                                                                                                                                                                                                                                                                                                                                                           |

**COVERAGES****CERTIFICATE NUMBER:** 11062791**REVISION NUMBER:** See below

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE                                                                                                                                                                                                                                                | ADOL SUBR RNSD WVD                           | POLICY NUMBER     | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                                                                                                                                                              |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|-------------------|-------------------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | <b>COMMERCIAL GENERAL LIABILITY</b><br><input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br>OTHER: |                                              |                   |                         |                         | EACH OCCURRENCE \$<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$<br>MED EXP (Any one person) \$<br>PERSONAL & ADV INJURY \$<br>GENERAL AGGREGATE \$<br>PRODUCTS - COMP/OP AGG \$<br>\$            |
|          | <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY                |                                              |                   |                         |                         | COMBINED SINGLE LIMIT (Ea accident) \$<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>\$                                               |
|          | <b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR<br><b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE<br><b>DED</b> <b>RETENTION \$</b>                                                                                                                 |                                              |                   |                         |                         | EACH OCCURRENCE \$<br>AGGREGATE \$<br>\$                                                                                                                                                            |
| A        | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                                    | Y/N<br><input checked="" type="checkbox"/> N | X<br>WLRC48767230 | 03/01/2017              | 03/01/2018              | X<br>PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/><br>E.L. EACH ACCIDENT \$ 1,000,000<br>E.L. DISEASE - EA EMPLOYEE \$ 1,000,000<br>E.L. DISEASE - POLICY LIMIT \$ 1,000,000 |

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES** (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: 2017-101

Workers' Compensation Coverage is limited to employees leased to Bloomings Landscape &amp; Turf Management, Inc. by Strategic Outsourcing, Inc.

**CERTIFICATE HOLDER**Lakeside Plantation CDD  
Attn: District Manager  
135 W. Central Blvd., Suite 320  
Orlando, FL 32801**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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*Lawsuits:*

*Bloomings Landscape and Turf Management, Inc., is currently one of two listed as a defendant involving a slip and fall incident on a public sidewalk. The claimant claims she slipped on a wet sidewalk from irrigation over-spray, slipped and fell. Bloomings and our representation are very confident that the claimant has a frivolous case at best.*

**5824 Bee Ridge Road #165 • Sarasota, FL 34233**

**Phone: (941) 927-9765 • Fax: (941) 929-9356 • [bloomingsltm@bloomingslandscape.com](mailto:bloomingsltm@bloomingslandscape.com)**





*License disciplinary actions:*

*Bloomings Landscape and Turf Management, Inc. has no disciplinary actions against any license at any time since the inception of the corporation.*

**5824 Bee Ridge Road #165 • Sarasota, FL 34233**

**Phone: (941) 927-9765 • Fax: (941) 929-9356 • [bloomingsltm@bloomingslandscape.com](mailto:bloomingsltm@bloomingslandscape.com)**





BrightView

Lakeside  
Plantation

***Presented to: George Flint VP Governmental Management Services***

***Presented By: Sam Passafiume & The BrightView Team***

***Date Presented: April 3<sup>rd</sup> 2017***

*Date: April 3<sup>rd</sup> 2017*

**Mr. George Flint**  
**C/O Governmental Mangement Services**  
**Lakeside Plantation CDD**  
**NorthPort Florida 34288**

**RE: Lakeside Plantation CDD 2017 Landscape Proposal**

**Dear Mr. Flint**

BrightView is pleased to submit a landscape proposal for Lakeside Plantation CDD. Based on our history servicing similar properties just like Lakeside Plantation, as well as BrightView's service history, we will focus on being pro-active, providing consistent, high quality service, maintaining plant material health, strong contractor capabilities, fair pricing, and constant, written communication between Lakeside Plantation, and our local **Port Charlotte Branch**.

The enclosed proposal was developed based on the RFP which is attached to this document. Our skilled team will continue to achieve your landscape goals and keep your property looking its best. Again, our service commitment will include these areas as a high priority:

- **Consistent Quality Servicing of Common Turf Areas.** BrightView feels and understands your pain when residents and visitors complain about poor attention to detail. The common grounds throughout this property have great potential and the entrance with the flowering bougainvillea has a very inviting appearance, I have seen many wedding and prom pictures taken under the canopy. The property will be mapped out to provide the least disturbance to homeowners and make it most efficient to track quality. The turf will be soil tested in several different areas and a program will be designed to get the most out of every application. The result will be strong healthy green turf that will be resistant to insects and disease.
- **Vendor Capabilities and Pricing.** Vendor Capabilities and Pricing together reflect the Ultimate Outcome of your Satisfaction. Too few hours on the job means services go missed. Inadequate training and service practices result in unsightly "curb appeal". Rest assured BrightView has extensive employee training, initial job assessment techniques, and a "value-driven" pricing program that results in a quality performance and customer satisfaction level second to none in the industry. All of this means our price and our service level is driven by your desired outcome for the property. Please note that our pricing that follows will be tied directly to your service expectations.

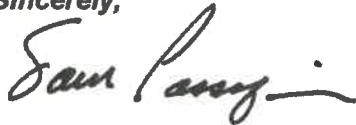
- **Communication.** Communication between the Community Liaison and your BrightView Account Manager will either make or break our contract. All the best intentions and service capabilities are useless if we do not communicate clearly with you. Our proposal will refer to specific reporting tools such as property management reports, and site specific enhancement ideas. These written reports, along with monthly property walks, will demonstrate not only our ability to keep the board informed of our services, but demonstrate our care and concern to constantly improve the professional look and landscape at Lakeside Plantation CDD.

As an experienced partner delivering both local expertise and national resources, we understand how a well-maintained landscape attracts people, adds to your property value and contributes to your success. When you partner with BrightView, you will have a team of local professionals dedicated to the careful stewardship of your landscape and its enduring beauty and value.

This proposal will be based on the RFP that was submitted prior to compiling this proposal and will consist of monthly and yearly pricing as well as optional services.

Thank you for the opportunity to submit this proposal. Feel free to contact me at 941-650-0561 or by email at [Samuel.Passafiume@BrightView.com](mailto:Samuel.Passafiume@BrightView.com).

*Sincerely,*



**Sam Passafiume**  
**NorthPort Business Developer**

## Experience the Difference in Quality

We strive to be the landscape service provider of choice in **NorthPort**. In large part, our ability to offer unmatched quality to our customers has been attributed to the tools and systems we have developed over our history. The primary systems that support our quality standards include:

### Communication Systems

Proactive communication that allows us to be highly responsive to emergencies, special requests and acts of nature

### Quality Evaluations

Management led evaluations that ensure our internal quality standards are met and our employees can achieve continuous improvement

### Customer Satisfaction

Empirically measured customer satisfaction that is taken seriously. Our goal is 100% satisfied customers

### Training Programs

Intensive skills, customer relations, and quality training ensure our team can consistently exceed your expectations

### Safety Standards

Training and incentive programs ensure your property remains hazard free and our employees can return home safely.

Details on our quality assurance programs can be found on the pages that follow.

## Exceed Your Expectations

We understand that well trained and tenured team members provide outstanding quality and customer service. Every Gardener on your team is required to complete our certification program, which prepares your crew with the skills to perform quality work, safely and to your complete satisfaction.

Gardeners are offered training to progress along a career track within BrightView. We have found that our career progression opportunities and training motivates our team members to perform at their peak and remain committed to our company and our customers.

## A Safe Community and Workplace is Our Priority

The safety and well-being of our customers, your property visitors, the general public, and our employees is of paramount importance to our operation. Below are measures we employ to maintain a safe working environment on and off your property.

### Preserving a safe environment

- Criminal background checks
- Initial and random driving record checks
- Initial and random drug/alcohol screenings
- Fully uniformed crews with safety vests
- BrightView logo clearly displayed on vehicles
- "How's my driving?" stickers on vehicles
- Required use of cones to demark safety zone

### Crew Safety

- Extensive driver safety certification program
- New hire safety orientation
- Certification required to use all power equipment
- Reward system for safety compliance
- Mandatory weekly field crew safety meetings
- Weekly management safety calls

## DEDICATED SUPERVISOR

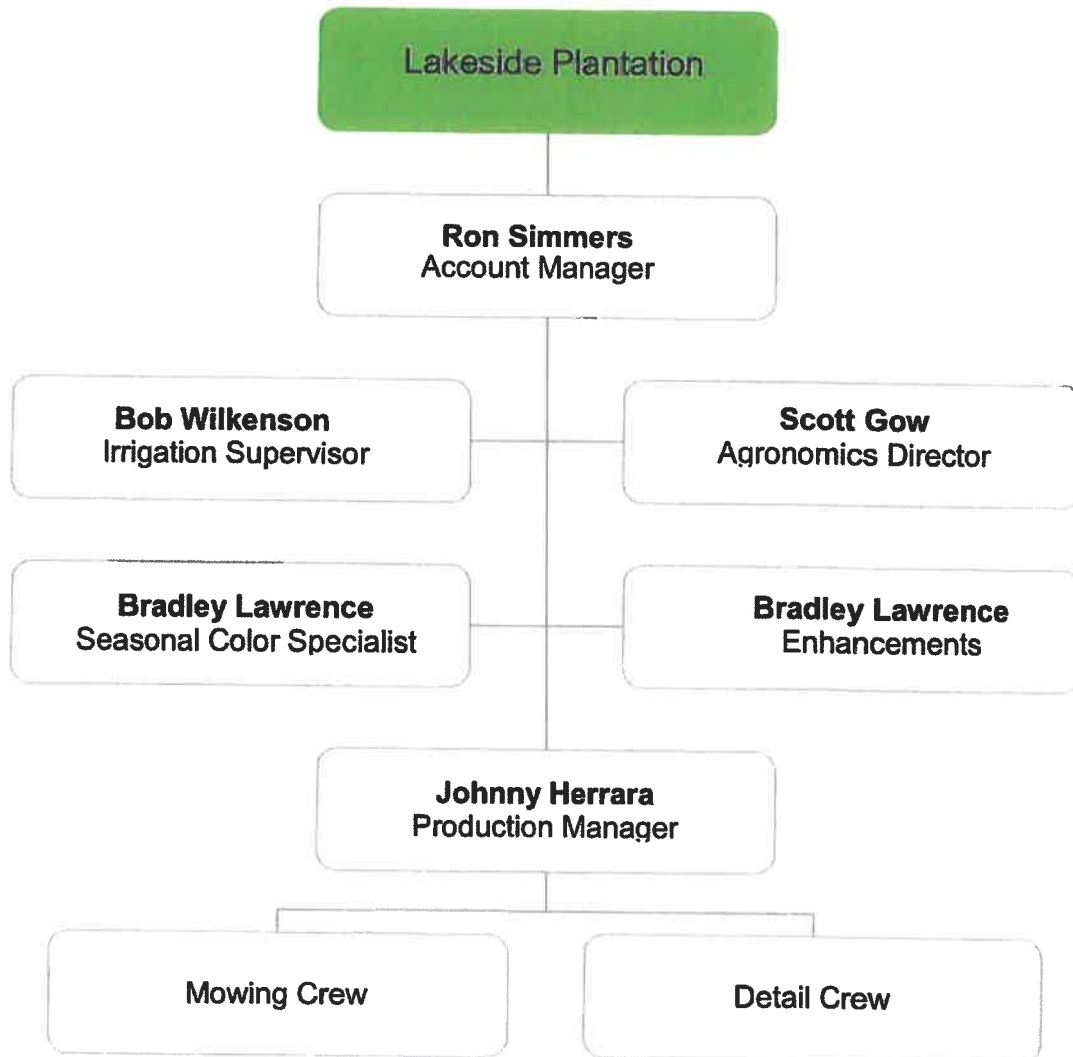
Your Single Point of Contact Supervisor is Ron Simmers. Ron currently manages landscape maintenance business in Charlotte and Sarasota Counties. Ron has been involved in maintenance, renovation, design, installation, irrigation management, and arbor care within all of his property responsibilities.



- **Safety** –Ron will be responsible for keeping the property, visitors, and BrightView workers safe while we are working. He will hold weekly meetings with his crews, and continually reinforce safety issues to all BrightView personnel that work on site.
- **Customer Service** – Being proactive, we can schedule effectively and monitor productivity so that disruptions to the residents of Lakeside Plantation are minimized, and we can gain efficiencies which impact overall performance. Submitting reports and conducting regularly scheduled walks with the Community Liaison will reduce any issue that arises.

## Your Team

The crew hand selected to maintain Lakeside Plantation has the skills and experience necessary to meet your specific needs and expectations. Meet your team:

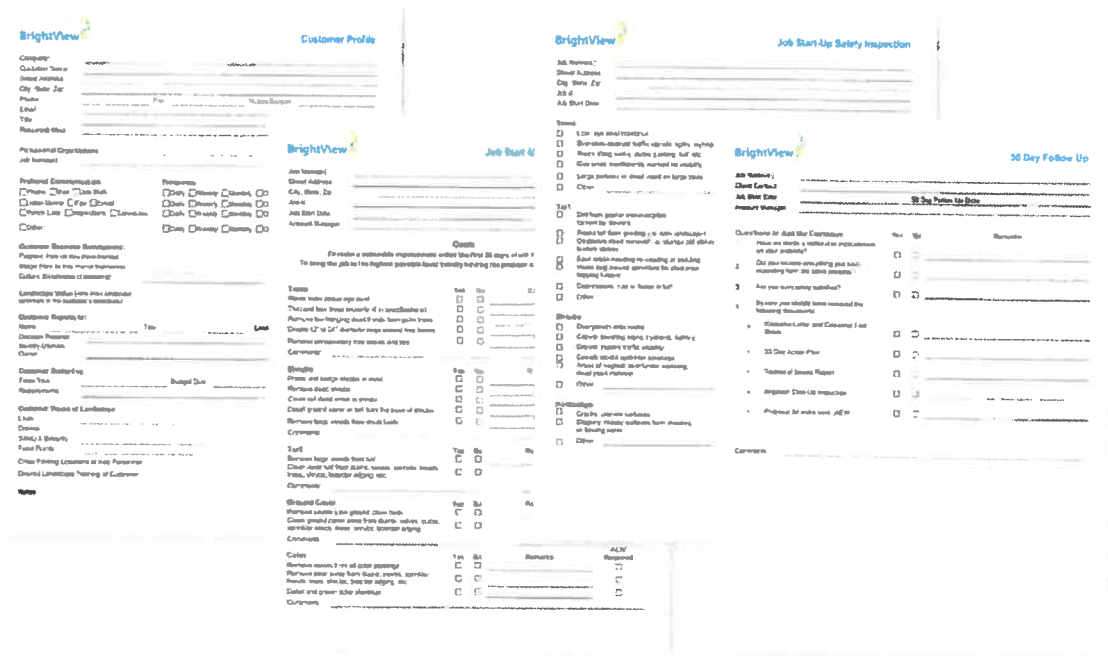


# Communication Catered to Your Style

To ensure a successful partnership, effective communication is one of our top priorities. We have found the best way to keep our customers highly satisfied is to always make sure we understand your current needs and priorities. We believe strongly in being proactive in our communication and have designed several forms and checklists our customers find valuable for staying apprised of their landscape status and maintenance activity. Additionally, we are equipped to respond quickly to new and unexpected needs as they arise.

## Proactive Communication

- Walk your property with you to continually be aware of your priorities
- Report our daily maintenance activities as often as you prefer
- Provide digital photos to verify technical issues, damage and plant and tree health



The image displays five BrightView forms used for customer communication and job management:

- Customer Profile:** A form for gathering client information, including company name, address, contact details, and a list of personnel (owner, manager, etc.) with their roles and contact info.
- Job Start-Up Safety Inspection:** A checklist for safety protocols, including verifying equipment, personnel, and site conditions before starting work.
- 30 Day Follow Up:** A form to check in with the client 30 days after the initial service, asking for feedback and identifying any issues.
- Job Start-Up (Top):** A form for documenting the initial job setup, including a list of tasks, equipment used, and a checklist for safety and quality control.
- Job Start-Up (Bottom):** A form for documenting the final job status, including a list of tasks, equipment used, and a checklist for safety and quality control.

# Property Reporting Documentation

## LANDSCAPE MANAGEMENT REPORT

Please deliver the following pages to:

Name: \_\_\_\_\_ To Fax #: \_\_\_\_\_  
 From: \_\_\_\_\_ Fax #: \_\_\_\_\_  
 Date: \_\_\_\_\_ Pages: \_\_\_\_\_  
 Message: \_\_\_\_\_

Property: \_\_\_\_\_ Date: \_\_\_\_\_

### LAWN MAINTENANCE SERVICES FOR THIS WEEK:

MOW ☐ All Turf ☐ Selected Area ☐ Pavement ☐ Plant Beds ☐ Debris Removal ☐ Blow-off ☐ Weedeat ☐ Mulch

### HORTICULTURAL SERVICES FOR THIS WEEK:

☐ Pruning Shearing ☐ Tree Lifting ☐ Weed Control

### FERTILIZE:

☐ Flowers / # of lbs \_\_\_\_\_ / \_\_\_\_\_  
☐ Ornamental / # of lbs \_\_\_\_\_ / \_\_\_\_\_  
☐ Turf / # of lbs \_\_\_\_\_ / \_\_\_\_\_

### PEST CONTROL:

☐ Herbicide: \_\_\_\_\_  
☐ Insecticide: \_\_\_\_\_

### IRRIGATION ADVISORY:

### TURF ADVISORY:

### SHRUB & TREE ADVISORY:

### NEXT WEEKS PLANS / COMMENTS:

\_\_\_\_\_  
 Account Manager

## Shrub and Ground Cover Maintenance Program



**Pruning Schedule:** Lakeside Plantation will be maintained by specific pruning crew consisting of 4 Gardeners. Lakeside Plantation will be done one time completely in every month. This program will afford our team the opportunity to adjust the weekly prune schedule if we encounter rain, or an emergency or a schedule adjustment based around a special event.

This will guarantee we maintain all shrub and ground cover beds a minimum of once per month and will minimize the variance of “long and short” shrub pruning every month. The appearance of all shrubs throughout the community will look more “uniformly pruned” over the course of every month. This schedule will be updated monthly and a copy will be provided to you for final approval.

Several preventative functions are scheduled seasonally. Please note below a general quarterly plan that will become site specific upon further evaluation.

- **Winter** - cut back shrubs needing severe thinning, limb up trees.
- **Spring** - apply pre and post emergent weed prevention chemically to all areas, and fertilize. Hard cutbacks for selective plants.
- **Summer**- regular inspections to address plant growth, weeds, and overall plant health, fertilize.
- **Fall** - fertilize at proper rates, monitor irrigation cut backs, and apply pre-emergent weed control for winter weed.



Early preventative actions are the key to a successful BMP program. Once you have determined the economic threshold of a site, the evaluation process may begin. Determining the Best practices program, we use information on:

- ⑦ Pest identification
- ⑦ Pest lifecycles
- ⑦ Available pest control methods
- ⑦ Soil tests and Fertilizer choice
- ⑦ Control methods that cause the least damage to the environment

| TASK                                 | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEPT | OCT | NOV | DEC |
|--------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|
| Ornamental                           |     |     |     |     |     |     |     |     |      |     |     |     |
| Merit Drench on Azalea, Crape Myrtle |     |     |     |     |     |     |     |     |      |     |     |     |
| Fertilization of Ornamental Beds     |     |     |     |     |     |     |     |     |      |     |     |     |
| Plant growth reduction               |     |     |     |     |     |     |     |     |      |     |     |     |
| Supplemental Fertilization of Palms  |     |     |     |     |     |     |     |     |      |     |     |     |
| Insect and Scale control             |     |     |     |     |     |     |     |     |      |     |     |     |
| Spider Mite control                  |     |     |     |     |     |     |     |     |      |     |     |     |
| General Disease control              |     |     |     |     |     |     |     |     |      |     |     |     |

*All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according Best Management Practices and University of Florida IFAS Extension guidelines*

## Tree and Palm Maintenance Program

You can count on us to preserve your trees, enhance their appearance, increase their production, improve safety and reduce liability. Our ISA Certified Arborists offer a comprehensive set of services and will be available to you for everything you may need to keep your trees healthy and beautiful. Tree Care services include:

- Tree pruning
- Soil and tissue analysis
- Cabling and bracing
- Emergency storm clearance
- Tree removal and stump grinding
- Inventory and management plans
- Insect and disease control
- Nutrient management
- Fertilization
- Transplant and relocation
- Nuisance fruit production control
- Hazard evaluation and management



The pruning of trees and palms assures the natural character which reduces potential hazards and insures stability in your urban tree canopy. Hardwood Trees can be pruned at various times of the year but our ISA Certified Arborist recommends a Winter and Summer management program

- **Winter-** Maintenance Pruning of Crape Myrtles (February-March), Hardwood elevation and deadwood removal if necessary
- **Spring-** (April-May) Pruning of all Palms to remove brown fronds and seed stalks.
- **Summer-** Maintenance Pruning of Hardwoods to remove excess foliage, building, security, vehicle and pedestrian clearance issues.
- **Fall-**(September-October) Pruning of all palms to remove brown fronds and seed stalks





## What are the BMPS? (Best Management Practices)

The BMPs are a science-based educational program for Green Industry workers (lawn-care and landscape maintenance professionals), developed by UF-IFAS Florida-Friendly Landscaping™ program. The BMPs teach environmentally safe landscaping practices that help conserve and protect Florida's ground and surface waters.

They can also save the Florida homeowner money, time, and effort, increase the beauty of the home landscape and protect the health of your family, pets, and the environment.

### **BRIGHTVIEW BEST MANAGEMENT PRACTICES (BMP) & IPM LEADER IAN RODRIGEZ - VICE PRESIDENT, TECHNICAL SERVICES**

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#### **Education**

University of Florida, Gainesville, FL  
***B.S. Environmental Horticulture***  
***M.S. Environmental Horticulture***

Clemson University, Clemson, SC  
***Ph.D. Plant Physiology***



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#### **Professional Experience**

**Technical Director**, BrightView Landscape Services 2012 – present  
Providing agronomic and horticultural support and training for landscape development and landscape maintenance.

**Professor**, Florida Gateway College 2004 - 2012  
Instruction and advisement of students in Golf Course Operations, Landscape Technology, Pest Control, and Irrigation majors.

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#### **Professional Associations**

- ***Florida Certified Pest Control Operator***, L&O
  - ***Certified Instructor***, Florida Friendly Best Management Practices For the Protection of Florida Waters by the Green Industry
  - ***Florida Limited Commercial Fertilizer Applicator***
  - ***Florida Turf Grass Association***
  - ***Florida Pest Management Association***
-

## Annuals Installation and Maintenance Program

On a per-square-foot basis, color plantings are usually the most intensively managed element of a landscape. There are

ways, however, to develop an outstanding color program that makes a strong return on the investment. Color themes may be used to complement buildings, company colors or the appropriate season of the year. We will use a specific subcontractor to propagate and develop flowers. Using a quality BrightView approved



subcontractor will provide better flowers and uniformity of plants for the community.

- Creates aesthetic excitement
- Provides an individual identity to the property
- Attracts the attention of tenants, residents, employees, guests and the general public
- Complements a well-maintained landscape
- Creates a pleasing atmosphere
- Makes an eye-catching statement about the property
- Adds value to the property



### Planting Procedure

- Remove existing plant material/mulch
- Trench beds with flat shovel
- Add soil amendments
- Thoroughly rototill entire bed area
- Use marking paint to set design
- Lay out flats near beds
- Know correct spacing of plant per species
- Fertilize beds
- Smooth out all footprints in beds



## Comprehensive Irrigation Service

- Every Irrigation clock will be checked thoroughly once per month by the full time Irrigation Technician. A report will be provided to the Director of Operations. Any irrigation heads or damaged will be repaired immediately. Any other problems will be reported immediately to Director of Operations.
- The monthly irrigation check will assure us that every zone is fully operational, and that the coverage is adequate to keep a healthy and lush landscape.
- Water management is a key element in a successful landscape Management program.
- The best preventative maintenance program is the one that consistently checks the system, keeps it up and running properly, and repairs any issues in timely manner.



## Emergency Response Team Ready When You Need Us

With hundreds of locations, we can dispatch faster than other landscape service providers in the event of a catastrophic situation, including but not limited to hurricanes, tornadoes / water spouts, and severe weather.

When a catastrophe occurs, your local **Branch Manager, Christian Ibarra**, will personally draw on resources and pull equipment from within the BrightView network to ensure your property is quickly, properly and safely serviced.

Resources from branch offices will be available in the event of an emergency to ensure our customers have access to crews and equipment quickly.



## Landscape Maintenance Pricing

| Service                                                        | Monthly          | Annual              |
|----------------------------------------------------------------|------------------|---------------------|
| Grounds Maintenance Labor for mowing and detailing             | \$5,875.00       | \$70,500.00         |
| Pest Control & Fertilization Program Turf/Shrubs/Trees         | \$766.66         | \$9,200.00          |
| Arbor Care Program – hardwood tree trimming Labor              | \$191.66         | \$2,300.00          |
| Arbor Care Program-palm trimming 1x Labor                      | \$500.00         | \$6,000.00          |
| Mulching Program (Optional 215 cubic yards) Pine bark          | \$895.83         | \$10,750.00         |
| Seasonal Color Program Supply/Install/Maintain misc. materials | \$833.33         | \$10,000.00         |
| Irrigation System Inspections*                                 | \$858.33         | \$10,300.00         |
| <b>TOTAL LANDSCAPE PROGRAM</b>                                 | <b>\$9025.00</b> | <b>\$108,300.00</b> |

*\*Includes all irrigation parts and labor from the exit side of the valve to the terminus of zone.*

### Supplemental Pricing

|                                                                |                     |
|----------------------------------------------------------------|---------------------|
| Cypress Mulch Installation per 50 cu. yds. supply and install  | \$ 2500             |
| Pine Bark Installation per 50 cu. yds. supply and install      | \$ 2500             |
| An Additional Palm Trimming                                    | \$ 6000             |
| Supervisory Labor, per hour                                    | \$ 45.00            |
| General Labor- per employee, per hour                          | \$ 34.00            |
| 4" Annual-supply, install and maintain (per unit)              | \$ 2.25             |
| Winter Rye Grass installation, per 1000 sq. ft. (8 lbs/1000sf) | \$ 15.00            |
| Irrigation Technician per hour                                 | \$ 50.00            |
| New 2" valve-labor and materials                               | \$ 227.01           |
| New 1.5" valve-labor and materials                             | \$ 174.67           |
| New 1" valve-labor and materials                               | \$ 116.00           |
| Valve solenoid –labor and materials                            | \$ 78.00            |
| Rotor head-labor and materials (if not under warranty)         | \$ 26.90            |
| 6" Spray head-labor and materials (if not under warranty)      | \$ 16.95            |
| St. Augustine sod-supply, strip and install (500 sq. ft min)   | \$ 1.05 per sq. ft. |
| Bahia sod-supply, strip and install (500 sq. ft. min)          | \$ .75 per sq. ft.  |
| 500 gallon water truck- per hour                               | \$ 90.00            |
| 1G shrub-supply, install, guarantee (must be hand-watered in)  | \$ 8.00             |
| 3G shrub-supply, install, guarantee (must be hand-watered in)  | \$ 18.00            |
| 7G shrub-supply, install, guarantee (must be hand-watered in)  | \$ 60.00            |

Lakeside Plantation Community Development District

**Addendum #1**

**RFP 2017-101  
Landscape Maintenance Services**

February 21, 2017

To: All Prospective Bidders:

The following changes, additions, clarifications, and deletions amend the Bid Documents of the above captioned Project, and shall become an integral part of the Contract Documents. Please note the contents herein and affix same to the documents you have on hand. Indicate on the Bid Form that this Addendum has been received.

**QUESTIONS/CLARIFICATIONS:**

Q1. What is the number of irrigation controllers, zone count, water source and location?

A1. **Four (4) conventional irrigation controllers each with their own well; three (3) battery irrigation controllers that use water from neighboring communities. Total zone count is approximately 90.**

Q2. What is the palm tree count?

A2. **320.**

Q3. What quantity of mulch is required?

A3. **215 yards of large pine nugget mulch. Section C.d.i of the Scope of Services has been revised to reflect this amount. Also attached is the revised pricing sheet to use in the response.**

Please sign and return by mail or fax to (407) 839-1526.

NAME OF FIRM: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

ADDENDUM #1 - RFP #2017-101  
LANDSCAPE MAINTENANCE SERVICES

135 W. Central Blvd., Suite 320, Orlando, FL 32801

## EXHIBIT A

### DESCRIPTION OF WORK AND SERVICES FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

#### A. General:

- a. The Contractor shall meet or exceed the expectations set by the Lakeside Plantation Community Development District by employing sound horticultural maintenance practices, installing high quality insect and disease free sod and plant material according to accepted industry practices per the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS).
- b. The specifications listed below should be practiced in accordance with Best Management Practices (BMP) for Florida Green Industries.
- c. Reference Material: Best Management Practices for Protection of Water Resources in Florida.

#### B. The District desires that the Contractor provide **lawn maintenance** services to the specifications further defined below:

##### a. **Mowing, Edging and Trimming:**

- i. Contractor shall mow all turf areas weekly, beginning on April 1<sup>st</sup> and ending on October 31<sup>st</sup>. (the growing season). No more than 1/3 of the leaf blades shall be removed per mowing.
- ii. Mowing shall only be performed with mulching mowers. Mower blades shall be sharp at all times to provide a quality cut. Mowing height shall be according to grass type and variety recommendations. Contractor shall leave clippings on the lawn as long as no readily visible clumps remain on the grass surface after mowing. Otherwise, contractor shall distribute large clumps of clippings by blowing or by collecting and removing them. Contractor shall make every effort to avoid blowing cut grass into planting beds, ponds and drainage ditches. All sidewalks, pool decks, building entrances, etc. shall be blown clean during maintenance visit. During the non-growing season, from November 1<sup>st</sup> through March 31<sup>st</sup>, the Contractor shall perform the lawn maintenance every other week. Mowing shall include all properties belonging to the District, according to the Association's recorded plats, as well as the map included with the specification package.
- iii. The Contractor shall police all areas as a condition of this agreement during each mowing and /or shrub trimming service. All trash, and common litter, such as but not limited to paper, cans, bottles, cups, etc. shall be removed from all turf and bed areas. The entire length of all hedge lines shall be inspected for trash and common litter during each maintenance service. All vegetative litter such as braches, piles of leaves,

etc, shall be removed as a condition of this agreement. The removal of larger, illegally dumped items may require a separate removal charge to the District.

- iv. If a mowing is missed due to inclement weather, and the Contractor is not able to perform the mowing that week, the Contractor shall provide the Association a credit for future services or add a mowing to be provided at a later date. The Contractor shall determine whether the credit or mowing at a later date shall be used.
- v. **Value of single mowing-\$\_\_\_\_\_** . *The value of a single mowing consists of the following services: mowing, line trimming, hard and soft edging and blowing clean. In the event that all of these services are not completed due to inclement weather or unforeseen circumstances, the single mowing value shall be pro-rated for the services that were actually performed if a credit is to be provided to the District.*
- vi. Contractor shall hard edge all sidewalks, curbs, valve boxes, water meters, posts, bollards, tree rings and driveways bordered by grass at every mowing as well as line trim along walls, kiosks, utility boxes, and all other similar structures, including water control structures. Hard edging shall be performed with the edger held in a vertical position, in order to avoid a beveled edge. Hard edging shall be done with the blade running along the hard surface in order to avoid a gap between the hard surface and turf. Beveled edging and gaps left by poor edging are unacceptable conditions and shall be repaired by the Contractor.
- vii. Planting beds shall be edged with a power edger and/or line trimmer at every other mowing. Herbicide or any chemical treatment shall not be used to control grass overgrowth at sidewalk, driveway, street, or decorative border edges. In order to prevent damage to irrigation pipe or similar pipe by maintenance equipment, non-selective herbicides may be used only around PVC pipes and backflow devices. Under no circumstance should non-selective herbicides be applied along grassy edges of garden beds, driveways, and sidewalks in lieu of mechanical edging.
- viii. Contractor shall clean all grass clippings and other debris from sidewalks, curbs, roadways, etc. after mowing operations have been completed. Grass clippings may be blown back on to the turf, if they are dispersed properly and not visible. Larger items such as pine needles and shrub clipping must be collected and disposed of offsite. Under no circumstances should clipping and debris be left uncollected overnight. Contractor shall not sweep, blow or otherwise dispose of clippings in streets, garden beds, waterways, or sewer drains.

- ix. The Contractor shall be required to use the properly sized mowing equipment. Any damage incurred to structures or the landscape by the use of any equipment shall result in the Contractor being assessed for necessary repairs or replacement of damaged items.
  - x. Any lawn that dies or becomes weak or unsightly due (inc. heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from environmental conditions, water restrictions, (only if automatic irrigation is completely and legally banned by the State and/ or local authorities), and nematodes. The Contractor shall also repair or replace any turf that was damaged during regular maintenance procedures.
  - xi. Any area of ¼ acre or less that is not shown on the maintenance map shall be maintained at no additional cost.
- b. Turf Insect, Weed and Disease Control:**
- i. The contractor shall inspect lawn areas each visit for indications of insect, weed and disease problems. All treatment options shall adhere to Florida pesticide usage laws as well as the standards and recommendations from the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS). Any discrepancies discovered, corrective actions recommended or completed shall, be reported in the PSA Weekly Contractor Report.
  - ii. Upon confirmation of a specific problem requiring treatment, the contractor shall apply pesticides as needed. The contractor will keep records on pest identified and treatment(s) rendered for control. Any discrepancies discovered, corrective actions recommended or completed shall, be reported in the PSA Weekly Contractor Report.
  - iii. All St. Augustine, zoysia, Bermuda or any other highly managed turf shall be maintained essentially weed free. Turf weeds shall be controlled with two applications of a pre-emergent herbicide per year, and regular spot treatments of post-emergent herbicides. Blanket treatments of post-emergent herbicides should be avoided unless absolutely necessary, in order to prevent the yellowing of desirable turf. Bahia turf weeds shall be treated when necessary with herbicides labeled for use on Bahia turf.
  - iv. The Contractor is responsible for all insect control in the St. Augustine turf, the Bahia turf, or any other turf species, including infestations of chinch bug and mole cricket.
  - v. Fire ant mounds in the turf shall be spot treated within forty-eight (48) hours of being reported. The reporting of fire ant activity along sidewalks on the clubhouse grounds or playgrounds shall be considered an

emergency, and shall be treated within the twenty-four (24) hours of being reported.

- vi. Any lawn that dies or becomes weak or unsightly (inc. heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor.
- vii. Pesticide applications shall be made in accordance with the rules and regulations governing use of pesticides in Florida. The contractor shall post placards and notify pesticide-sensitive persons (if applicable) of the pesticide application. The pest control applicator will be operating under:

License # \_\_\_\_\_ Expiration Date \_\_\_\_\_

- viii. The Contractors Pest Control Operators license(s) must be current at all times during the term of this contract. Failure to maintain a current license shall be deemed a breach of this contract, and the Contractor may be subject to termination.

**c. Turf Fertilization:**

- i. Contractor shall be responsible for determining fertilizer formulations and application rates that shall result in a healthy, green, thick turf. A minimum of four annual applications shall be applied to all St. Augustine, Bermuda and Bahia turf or any other highly managed turf. All fertilizer applications shall be in accordance with state and local ordinances.

*\* This guide is for turfgrass fertilization under circumstances where a soil test does not exist. In order to properly apply the rate of P and K required, a soil test is required.*

*2 applications of Complete fertilizer applied at 1.0 lbs N/1000 sq ft containing 50% soluble and 50% slow-release N.*

*3 applications of Slow-release N applied at 1.0 lbs N/1000 sq ft.*

*1 application of Soluble N applied at 0.5 lbs N/1000 sq ft*

*Fe = Apply Fe to provide dark green color without stimulating excessive growth. For foliar application use ferrous sulfate (2 oz /3-5 gal water/1000 sq ft). If the Fe is applied to an acidic soil, use one pound of iron sulfate per 1000 square feet. If the soil is calcareous, use the container label recommended rate of an iron chelate.*

- ii. Bahia turf shall receive: Two complete annual fertilizer applications. 1 application of slow-release nitrogen and 1 application of soluble nitrogen. Nutrient deficiencies shall be treated with supplemental applications of the specific lacking nutrient according to University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS).

- iii. Do not apply near water, storm drains or drainage ditches. Do not apply when heavy rain is expected.
  - iv. All turf fertilizer applications shall be based on the results of two yearly ph tests. Written results shall be provided to the District and PSA.
  - v. The Contractor may be required at times, to provide a copy of fertilizer or pesticide labels to the District and PSA.
- C. The District desires that the Contractor provide **landscape plant maintenance** services to the specifications further defined below:
- a. **Fertilization:**
    - i. Established shrubs, trees and groundcovers shall be fertilized three times per year. Two of the applications are scheduled for March and September. A third application shall be made during the summer.
    - ii. All ornamental shrub, trees and groundcover fertilizer applications shall be based on the results of two yearly ph tests. Written results shall be provided to the District and PSA.
    - iii. Mature palms in the landscape shall be fertilized four times per year at a rate of 5 to 8 lbs. each application, with a fertilizer specifically labeled for palms. Palms less than 8 feet tall shall receive 2-5 lbs. per application four times per year. Fertilizer applied to shrubs and trees planted in beds shall be broadcasted over the entire plant bed.
    - iv. Nutrient deficiencies shall be treated with supplemental applications of the specific lacking nutrient according to the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS) recommendations for South Florida.
    - v. The Contractor may be required at times, to provide a copy of fertilizer or pesticide labels to the District and PSA.
    - vi. Any tree, palm, shrub or groundcover, which dies or becomes weak or unsightly due to negligence or improper maintenance procedures, shall be replaced at the sole cost of the Contractor at the original installation size. This excludes damage from environmental conditions, water restrictions (only if automatic irrigation is completely and legally banned by the State and / or legal authorities), and nematodes.
  - b. **Insect, Weed and Disease Control:**
    - i. Contractor shall practice Integrated Pest Management (IPM) to control insects and diseases on and around perennials, ground covers, shrubs, vines and trees. This shall include frequent monitoring and spot treatment

as necessary. All treatment options shall adhere to Florida pesticide usage laws as well as the standards and recommendations from the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS). Any discrepancies discovered, corrective actions recommended or completed, shall be reported in the PSA Weekly Contractor Report.

- ii. The Contractor shall not be responsible for the replacement of any tree, shrub or groundcover that suffers damage from an insect or disease for which there are no effective control products, such as ganoderma, lethal yellowing and fusarium wilt, etc.
- iii. Fire ant mounds in the planting beds shall be treated within forty-eight (48) hours of being reported. The reporting of fire ant activity along sidewalks on the clubhouse grounds or playgrounds shall be considered an emergency, and shall be treated within the twenty-four (24) hours of being reported.
- iv. Weeds in beds or mulched areas shall be removed by mechanical, physical or chemical methods. Beds and mulched areas are to be maintained essentially weed free. "Essentially weed free" means that all beds should begin the contract with no weeds, and that the only acceptable amount and size of weeds would be that which could germinate and grow in a single week during the growing season and two weeks during the non-growing season. A light colored tracker dye shall be used with all Roundup (and comparable products) applications, in order to identify treated areas. Care should be taken not to get the blue tracker dye on structures.
- v. **The Contractor shall schedule the control of bed and crack weeds so that the entire property is in an essentially weed-free state at all times. It shall not be an acceptable practice to perform weed control on a different section of the property each week.**

**c. Pruning:**

- i. All Shrubs, groundcovers and vines shall be pruned with hand or power shears as needed to provide an informal shape, fullness and encourage blooming twelve times per year. **Shrubs in their flowering cycle shall not be pruned until blooming is complete, unless said shrub(s) is considered to be a safety hazard or presents an ingress/egress concern.** Shrubs, groundcovers and vines shall be trimmed on a schedule so that they always are in a neat and attractive condition. All signs and sight lighting shall be kept clear of vegetation at all times. Shrub pruning shall include all planting beds.
- ii. Palmetto within the finished landscape shall be trimmed two times a year, in early spring and fall, unless requested otherwise. They shall be trimmed back as well as thinned out.

- iii. Renewal pruning shall be performed at least once a year, when necessary, in late winter/early spring, when danger of late season frost is less, and in mid-summer if necessary. Removal of up to ½ of the plants branching shall take place during this pruning. Ornamental grasses and all pertinent perennials shall be heavily cut back in the non-growing season (and in mid-fall if necessary). This shall ensure a healthy full plant in the growing season. This type of pruning will promote healthier interior growth, and bring the shrub back to its proper proportions. The Contractor shall remove all pruning litter. Upon mutual agreement, ornamental grasses and perennials may be divided at an additional cost to the District.
- iv. Palm pruning shall be performed one time per year to remove brown fronds, seed heads and loose boots on palms over 15 feet. Palms shall be pruned at a time of the year to be determined by the District. On the palms up to fifteen feet, brown fronds, seed heads and loose boots shall be removed during regular maintenance visits. All appropriate palms shall be pruned at a 9 o'clock-3 o'clock position and loose boots shall be removed. "Hurricane" pruning is not acceptable. No pruning shall be done during or immediately following growth flushes. No herbicides shall be used for this purpose. The contractor shall remove all pruning litter and dispose of off-site.
- v. Contractor shall be responsible for the pruning of all tree branches up to a three-inch diameter, up to a height of 15 feet, to keep them off of the walls, roofs, building and gutters. All signs and sight lighting shall be kept clear of tree branches at all times. All moss hanging from trees shall be removed up to a height of 15 feet, as part of regular maintenance procedures. Branches shall be pruned just outside the branch collar and pruning paint *shall not* be applied. All sidewalks, patios, driveways and other paved surfaces must have overhead tree clearance of at least eight feet. All trees shall be maintained from the ground up, at a uniform height. Contractor shall remove all branches from the property. All sucker growth and water sprouts shall be removed from the trees on a regular basis.
- vi. Crape Myrtles shall be reshaped once a year at the start of the growing season. Sucker growth, water sprouts, and crossing and/or rubbing branches shall be removed. The tree shall be maintained in its natural vase-shaped habit. It may be tipped back for height or to remove branches that are blocking light or touching structures.
- vii. There shall be no severe shaping and/or pruning of trees such as ligustrum, bottlebrush, crape myrtles and similar ornamental trees.

**d. Mulching (optional)**

- i. The Contractor shall supply and install 600 cubic yards of pine bark

4

mulch. Planting beds and tree rings shall be replenished once a year with pine bark, between November 15th and 30th. Tree rings should be no more than five foot in diameter, unless protruding tree roots necessitate making a larger ring. Every effort shall be made to maintain a consistent diameter of the tree rings. Bark shall be maintained at a minimum depth of 2 inches and a maximum depth of 3 inches. All curb, roadway and bed edges shall be trenched to help contain the applied mulch. Mulch shall not be placed directly against the trunks of plants. The Contractor shall be responsible for measuring all of the areas to be mulched. If the Contractor does not meet the minimum depth of mulch, they will be responsible to add the additional cubic yardage at the Contractor's expense.

- ii. All light posts, bollards, street signs shall not be mulched. The Contractor is to encourage the growth of turf in these areas. Mulching shall only be done in planting beds and trees, unless otherwise noted by the District.

D. The Contractor shall provide **seasonal color maintenance** services to the specifications further defined below:

**a. Annual Flowers:**

- i. Installation and replacement of a total of 1150 annuals per change-out for a yearly total of 4,600 units flowering annuals installed four times per year, every three months. The annual beds are located in the median of Plantation Blvd, the entrance and exit monuments as well as at the fountains along Toledo Blade Blvd. and at the front entrance to the Clubhouse. Major renovation of annual beds shall be accomplished once per year, at the start of the contract year. A potting mix specifically blended for annuals shall be used at this time. The potting mix shall be replenished with each change-out during the course of the year to maintain the annual bed depth. All the annual beds shall be raised at least eight inches with potting mix in order to maximize the health and visibility of the flower display. Four inch-potted annuals shall be planted on six to nine-inch centers, depending on the variety. Contractor shall be responsible to purchase, installation, and disposal of all debris. Any annual that dies or fails to thrive shall be replaced within three (3) business days at the Contractor's expense.
- ii. Annuals and perennial bedding plants shall be fertilized monthly, at a rate of ½ pound of nitrogen per 1,000 square feet of area every 3-4 weeks. An optional fertilizer schedule would use a slow-release fertilizer such as Osmocote or Nutricote incorporated in the bed at planting, and applied thereafter according to label directions. Annuals shall be pinched and dead-headed as necessary in order to improve the density and prolong the blooming of the annuals. The Contractor shall be responsible for weed control. Beds shall be maintained essentially weed free. Pest control shall follow IPM principles.

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- iii. All annuals subject to frost damage shall be covered by frost cloth when air temperature has the potential to damage the annuals. The cloth shall be removed when the danger of frost has passed.
- E. The Contractor shall provide **irrigation maintenance** services to the specifications further defined below:
  - a. **Irrigation Systems:**
    - i. The Contractor shall inspect and test all components and zones of the irrigation system on all common areas on a monthly basis. The inspection shall be performed within the first ten (10) days of each month and the Contractor shall reset zone run times on a quarterly basis or more often if necessary, according to seasonal evapo-transpiration changes, while ensuring that each area is watered on the proper day, according to local watering restrictions. All contractually obligated repairs noted during the inspection shall be repaired as part of the irrigation inspection process. During each inspection the Contractor shall sign, date, and initial an inspection sticker that is located inside the controller cover. The rain sensors shall be inspected annually prior to the May landscape inspection. The sensors shall be adjusted at this time, and malfunctioning sensors shall be reported to the District and PSA.
    - ii. As a condition of this maintenance agreement, within sixty (60) days after the Contractor commences work, they shall furnish a color-coded "as-built" irrigation map to the District. The locations of all valves, mainlines and zones shall be designated on this map. All valve boxes shall be numbered and correspond to a number key on the map. Each timer shall have the zone number, the zone location and the zone run time posted within in. This information shall also be given to the District and PSA within the above-mentioned sixty (60) days.
    - iii. The Contractor shall provide written documentation to the District and PSA on a monthly basis, stating on what date(s) the inspection took place, the specific repairs made, and the locations. This report will be furnished within five (5) business days of the inspection being completed. The report shall include each well number, each zone, and each head type. **Adjustments and repairs such as head/emitter cleaning or replacement, filter cleaning, zone line leaks and breaks and controller adjustments shall be made at Contractor's expense. Any malfunctioning or broken spray head located within the turf shall be replaced with a 6-inch spray head. Any non-vertical head shall be straightened as a condition of this contract. The Contractor shall also raise any standpipes that are blocked by high vegetation as a condition of this contract. When applicable the vegetation may be trimmed instead.**
    - iv. The Contractor shall ensure that any drip irrigation tubing is buried under

mulch and pinned into the soil.

- v. The Contractor shall ensure that all missing or broken valve covers are replaced, and covering their respective boxes at their expense. Any broken or missing valve box shall be replaced at the District's expense when applicable.
- vi. This work shall be completed during the irrigation inspection. The Contractor shall not be financially responsible for the repair or replacement of, irrigation timers, valve replacement, mainline breaks, and rain sensors or for the tracing of wires. A cost estimate must be supplied to the District within three (3) business days of discovering a billable irrigation repair.
- vii. The Contractor shall notify the District of a malfunctioning controller, and the cost to repair or replace the controller, prior to the work being performed. All non-emergency repairs that occur outside of the irrigation inspection date shall be made within three (3) business days. All emergency irrigation repairs shall be addressed within three (3) hours of issuance of a work order. The Contractor shall also be permitted to perform an emergency pump shutdown under these conditions, and return the following day to fully complete the repair. The Contractor shall provide the District with an after-hours emergency phone number. Stuck valves and broken mainlines are considered to be emergencies. The Contractor must notify the District and PSA in writing within forty-eight (48) hours, stating that the problem was corrected. Failure to meet these deadlines shall result in the Contractor being penalized during the next monthly inspection. During weekly maintenance, the Contractor shall note and report to the District any symptoms of inadequate or excessive irrigation, drainage problems, etc.

**b. Pumping Systems:**

- i. Contractor shall inspect and maintain all pump components monthly, within the first ten (10) days of each month as part of this agreement. The District shall be responsible for the cost of any repairs. The Contractor shall be responsible for hiring and overseeing any company hired to perform work on the pumping system. Any repairs that are performed due to neglect by the Contractor shall be borne by the Contractor. The District shall be provided with a written cost estimate on pumping system repairs, before any work commences. All warranties associated with pumping components or repairs shall be assigned to the District.
- ii. The Contractors Irrigation license(s) must be current at all times during the term of this contract. Failure to maintain a current license shall be deemed a breach of this contract.

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License # \_\_\_\_\_ Expiration Date \_\_\_\_\_

- F. The Contractor shall provide **general site maintenance** services to the specifications further defined below:
- a. **The District shall be notified upon the arrival of the Contractor. This includes visits for grounds maintenance, irrigation repairs, pesticide applications, or for any other reason.**
  - b. The Contractor shall be responsible for removing all debris, litter, from the job site during each maintenance visit. In addition, all dog and large fowl excrement shall be removed from all paved surfaces such as sidewalks and parking areas. Contractor shall be responsible for the proper offsite disposal of this debris.
  - c. The Contractor shall be responsible for emptying all trash containers and dog stations on a once a week basis. New trash can and dog station liners shall be supplied by the Contractor.
  - d. Tracker dye shall be used with all Roundup (and comparable products) applications.
  - e. Contractor shall be responsible for the removal and proper disposal of any animal carcasses when the Contractor is on site or within twenty-four (24) hours of being reported if they are not on site.
  - f. Contractor shall control weeds in all paved surfaces, such as gutters, curbs, driveways, sidewalks and the like. These areas shall be maintained essentially weed free. Accumulated road and sidewalk silt shall also be removed on a regular basis.
  - g. Contractor shall be responsible for debris cleanup from typical weather conditions.
  - h. Contractor shall not be responsible for any severe weather related cleanup (hurricane, tornado, etc) outside the normal contracted scope of services. The Contractor shall provide the District with an hourly rate for supervisory and cleanup personnel. Upon mutual agreement normal contracted services may be exchanged for severe weather cleanup services.
  - i. Where natural wooded areas adjoin the finished turf area or landscape beds, a buffer zone of at least three feet shall be maintained with herbicide and/or by mechanical means. This shall prevent the encroachment of the natural areas into the finished landscape. Initial large-scale wood line cutbacks shall be done at an additional cost to the District, and then maintained at no additional cost as a condition of this agreement.

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- j. Heavy leaf or pine needle accumulation shall be removed during the non-growing season no less than once a month. Leaves and pine needles should not be blown or raked into the lawn or planting beds unless specified by the District. All leaves and pine needles shall be disposed of offsite.
  - k. Staked trees shall be re-staked and adjusted as necessary, as part of ongoing maintenance. Stakes shall be removed when approved by Contractor or PSA. This excludes re-staking as a result of adverse weather conditions.
  - l. Dead plant material shall be removed and disposed of by the Contractor. This does not include large trees, which would necessitate the services of an arborist. The Contractor shall indicate in the PSA Weekly Contractor Report any plant removals and of plants that need to be replaced. Specific locations must be included in the report.
- G. The Contractor shall comply with the following **job site considerations** to the specifications further defined below:
- a. The Contractor shall provide the District with an after-hours emergency number for irrigation repairs, fallen trees, and any other emergency requiring immediate response from the Contractor.

**AFTER-HOURS IRRIGATION EMERGENCY NUMBER** \_\_\_\_\_  
**AFTER-HOURS EMERGENCY NUMBER (if different)** \_\_\_\_\_

- b. All of the Contractor's personnel shall be fully uniformed with identifiable company name and /or logo, while they perform work at the job site. The site crew leader shall be uniformed differently in order to be easily identified. In addition, the District shall be assigned a single point of contact (an Account Manager) to address any horticultural or administrative issues.
- c. Contractor shall abide by speed limits throughout the community.
- d. Contractor shall provide the District with a calendar year schedule(s) outlining the planned Grounds Maintenance, Pest Control, Weed Control, Fertilization, and Irrigation Maintenance functions by month by \_\_\_\_\_.
- e. Contractor should use all due care to protect the property of the District, its residents, and landowners from damage. Care should be taken to not drive over any catch basins, French drains and decorative borders. The Contractor shall be responsible for the repair of all damage to walls, posts, sidewalks, backstops, and any other structure that results from the landscape maintenance operation. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.
- f. Contractor shall be responsible for the cleaning up of any fluids that drain from their trucks or equipment. They shall also be responsible to repair any damage to street or plant material. Contractor may not park work vehicles on turf areas or in planting beds.

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- g. Contractor shall provide the District and PSA a weekly summary of the status of all work orders. This information may be submitted on the PSA Weekly Contractor Report. The Contractor work-order numbers and locations shall be provided on this report.
- h. Contractor shall display a sufficient number of pesticide notification placards at the conclusion of each insecticide, herbicide, fungicide or fertilizer treatment. Placards shall indicate material applied the date of application, and any special instructions to the unit resident.

# INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST™

## George F Murphy

Having successfully completed the requirements set by the Arborist Certification  
Board of the International Society of Arboriculture,  
the above named is hereby recognized as an ISA Certified Arborist®



Jim Skiera, Executive Director  
International Society of Arboriculture

Bob Korman, Chair  
International Society of Arboriculture

|                      |          |                 |              |                 |              |
|----------------------|----------|-----------------|--------------|-----------------|--------------|
| Certification Number | FL-6160A | Certified Since | Dec 19, 2009 | Expiration Date | Dec 31, 2018 |
|----------------------|----------|-----------------|--------------|-----------------|--------------|

# Insurance Certificate



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
11/10/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

**PRODUCER**  
Aon Risk Services Northeast, Inc.  
New York, NY Office  
199 Water Street  
New York, NY 10035-3551 USA

**CONTACT NAME**  
Phone (A.C. No. Ext.) (848) 281-7122 FAX (A.C. No.) (800) 181-0105  
E-MAIL ADDRESS

**INSURED**  
ValleyCrest Landscape Maintenance, Inc.  
24151 Ventura Boulevard  
Calabasas CA 91302 USA

| INSURER(S) AFFORDING COVERAGE |                                       | NAIC # |
|-------------------------------|---------------------------------------|--------|
| INSURER A                     | ACE American Insurance Company        | 22667  |
| INSURER B                     | American Guarantee & Liability Ins Co | 26247  |
| INSURER C                     |                                       |        |
| INSURER D                     |                                       |        |
| INSURER E                     |                                       |        |
| INSURER F                     |                                       |        |

### COVERAGES

CERTIFICATE NUMBER: 570060115126

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. Limits shown are as requested.

| LINE | TYPE OF INSURANCE                                                                                                                                                                                                                                                                                                                                                                                                                | INSURER | POLICY NUMBER          | POLICY PERIOD (MM/DD/YYYY)                         | COVERAGE                                                                                                                                                         | LIMITS                                                                              |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------------------------|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| A    | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><input checked="" type="checkbox"/> PERIODIC PAYABLE APPLICABLE COVERAGE<br><br>GEN'L AGGREGATE LIMIT APPLIES PER<br><input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC<br><input type="checkbox"/> OTHER |         | 400024155676001        | 10/01/2015 - 10/01/2016                            | EACH OCCURRENCE<br>DAMAGE TO RENTED<br>PREMISES (EA OCCURRENCE)<br>MED EXP (ANY ONE PERSON)<br>PERSONAL & ADV INJURY<br>GENERAL AGGREGATE<br>PRODUCTS - COMPOUND | \$2,000,000<br>\$2,000,000<br>\$10,000<br>\$2,000,000<br>\$4,000,000<br>\$4,000,000 |
| A    | <input checked="" type="checkbox"/> AUTOMOBILE LIABILITY<br><input checked="" type="checkbox"/> ANY AUTO<br><input type="checkbox"/> ALL OWNED<br><input checked="" type="checkbox"/> AUTO<br><input checked="" type="checkbox"/> HIRE/AUTO<br><input type="checkbox"/> SCHEDULED<br><input checked="" type="checkbox"/> AUTO<br><input type="checkbox"/> NON-OWNED<br><input type="checkbox"/> AUTO                             |         | 254 H03878535          | 10/01/2015 - 10/01/2016                            | COVERED SINGLE LIMIT<br>(EA OCCURRENCE)<br>BODILY INJURY (Per person)<br>BODILY INJURY (Per accident)<br>PROPERTY DAMAGE<br>(Per accident)                       | \$2,000,000                                                                         |
| B    | <input checked="" type="checkbox"/> UMBRELLA LIAB<br><input type="checkbox"/> EXCESS LIAB<br><input type="checkbox"/> OCCUR<br><input type="checkbox"/> CLAIMS-MADE<br><input type="checkbox"/> DED <input type="checkbox"/> RETENTION                                                                                                                                                                                           |         | AUC501556811           | 10/01/2015 - 10/01/2016                            | EACH OCCURRENCE<br>AGGREGATE                                                                                                                                     | \$3,000,000<br>\$3,000,000                                                          |
| A    | <input checked="" type="checkbox"/> WORKERS COMPENSATION AND<br>EMPLOYERS' LIABILITY<br>ANY PROPRIETOR / PARTNER / EXECUTIVE<br>OFFICER MEMBER EXCLUDED?<br>(N/A) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A<br>IF YES, DESCRIBE UNDER<br>DESCRIPTION OF OPERATIONS HERE                                                                                                                            |         | C47851031<br>C47855093 | 10/01/2015 - 10/01/2016<br>10/01/2015 - 10/01/2016 | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER<br>E.L. EACH ACCIDENT<br>E.L. DISEASE-EA EMPLOYEE<br>E.L. DISEASE-POLICY LIMIT    | \$2,000,000<br>\$2,000,000<br>\$2,000,000                                           |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Evidence of Insurance

### CERTIFICATE HOLDER

ValleyCrest Landscape Maintenance, Inc.  
24151 Ventura Boulevard  
Calabasas CA 91302 USA

### CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

*Aon Risk Services Northeast Inc.*

Holder Identifier:

Certificate No.: 570060115126

**MUST BE DISPLAYED IN A CONSPICUOUS PLACE**

**MUST BE DISPLAYED IN A CONSPICUOUS PLACE**

Charlotte County Tax Collector

**Florida Department of Agriculture and Consumer  
Services**

**Division of Marketing and Development**

**Mayo Building M-38**

**Tallahassee, Florida 32308**

**70333**

**Business Mailing Address:**

BRIGHTVIEW LANDSCAPE SERVICES, INC.

DBA VALLEYCREST LANDSCAPE MAINTENANCE INC.

24151 VENTURA BLVD

CALABASAS, CA 91302-1449

**Location Address:**

VALLEYCREST LANDSCAPE MAINTENANCE INC

550 THERESA BLVD.

NORT PORT, FL 33954

Your official license appears below. This license should be detached along  
the dotted line and posted in a conspicuous area at your place of business, along  
with any other permits issued by this department.

Cut Here



**POST LICENSE  
CONSPICUOUSLY**

**State of Florida  
Department of Agriculture and Consumer Services**

**Division of Marketing and Development/Bureau of Agricultural Dealer's Licenses**

**850-617-7150**

**Tallahassee, Florida**

**Issue Date: 04/21/2016**

**Fee Amt Paid: \$3,000**

**FEIN: 95-4194223**

**Effective Date: 04/11/2016**

**License as Dealer in Agriculture Products  
GOOD FOR ONE LOCATION**

This license is issued under authority of Section 604.15-604.34, Florida Statutes, to:

**License # 70333 -**  
BRIGHTVIEW LANDSCAPE SERVICES, INC.  
DBA VALLEYCREST LANDSCAPE MAINTENANCE INC.  
550 THERESA BLVD.  
NORT PORT, FL 33954

**Commodity Code: 1**  
**Bonding Company: SAFECO INSURANCE COMPANY OF AMERICA**  
**Bond Amount: \$100,000 Bond effective from 04/11/2016 through 04/10/2017**

**Field Representatives CHRISTOPHER WILLIAMS**

**ADAM H. PUTNAM  
COMMISSIONER OF AGRICULTURE**

This is to certify that the dealer in agricultural products whose name and address are shown above, has paid the required  
fee and has made an approved surety bond to the Commissioner of Agriculture as required by Sections 604.15-604.34, Florida  
Statutes, and is hereby granted this license as Dealer in Agricultural Products as defined in Section 604.15, Florida  
Statutes. This license is for a one year period.

## Envision the Possibilities EXAMPLES

Our enhancement specialists envisioned options for improving the curb appeal of Lakeside Plantation for areas you noted have become worn and tired. The changes shown below are simple but will make a big impact



***Existing Conditions***



**Option w/ Canary Date Palms**



**Option w/ Medjool Palms**

## CUSTOMERS SOLD ON BRIGHTVIEW

In our effort to provide the best possible landscape service in town, our customers have become fans. If you wish contact information for these accounts, please just ask.

### **Sarasota National**

Venice, Florida

Full Service Maintenance

Mow, trim, irrigation, annuals, tree work, enhancements and agronomics



### **Heron Creek**

North Port, Florida

Full Service Maintenance

Mow, trim, irrigation, annuals, tree work, enhancements and agronomics

### **Island Walk**

Venice, Florida

Full Service Maintenance

Mow, trim, irrigation, annuals, tree work, enhancements and agronomics



# Lakeside Plantation CDD



Lakeside Plantation CDD  
Governmental Management Services  
Attention: George Flint , General Manager  
135 W. Central Blvd., Suite 230  
Orlando, Florida 32801

April 4, 2017

Subject: Landscape Management Proposal

Mainscape is pleased to submit its landscape management proposal in response to your RFP to provide landscape management solutions. The attached documents address the information requirements outlined in the RFP.

To develop the following proposal, we carefully reviewed the scope of work, measured the communities and conducted a detailed examination of the existing conditions on the properties. We also took into consideration the best horticultural standards and practices for the proper care and maintenance of your property. Our plan is to apply the latest technology and tools to more effectively and efficiently maintain your property.

We have provided proposals based off of the specifications. We have also provided proposals with enhanced services, notably, a more comprehensive approach to your turf care. In these proposals we added Arena, a control for chinch bugs, a Summer liquid application to carry your through your black out window, and Integrated Pest Management package for your turf throughout the year to help minimize the infiltration of weeds, and fungus.

Mainscape has considerable previous experience providing landscaping solutions for our partners. We know how to meet the unique needs of your locations, and have the confidence and ability to provide you with the highest quality landscape service in the industry. Our proven track record of forming long-term partnerships differentiates us from others.

We believe that our response meets the requirements necessary to complete the scope of work as detailed in the RFP. If for any reason you have questions or need clarifications, please do not hesitate to contact me directly so I may expedite our response. My contact information is provided below.

On behalf of Mainscape, thank you for this opportunity and your consideration. We look forward to hearing from you in the near future.

Sincerely,

*Matthew T Loboda*

Matt Loboda  
Vice President  
Mainscape Inc.  
239-580-9026

# THE MAINSCAPE STORY

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**From humble ministry project to award-winning national  
landscaping company in only a few decades. This is our story.**

# ABOUT US

Our mission, vision and values move us forward



## WHO WE ARE

Mainscape is one of the United States' largest privately owned landscaping companies with 1,100 dedicated employees. We maintain corporate campuses and commercial real estate, as well as more than 50,000 homes in HOAs and on the nation's largest military bases.



## WHAT WE DO

We provide outstanding delivery of landscape management, property enhancements, irrigation and agronomy services. Successfully managing large, complex projects with unique challenges and needs is our specialty. By creating customized site-based programs, we're able to address each customer's specific concerns.



## WHERE YOU'LL FIND US

From coast to coast and beyond, you'll find us in every growing zone and weather condition. Mainscape's rapid national growth has been driven by a unique Single-Site Mobilization Plan, which enables us to meet your portfolio needs.



## HOW WE STARTED

Mainscape started out as a humble campus ministry project in the 1980s when a couple of Ball State University students in Muncie, Indiana, got together to mow lawns over summer break. Today, after 37 years of hard work and tremendous growth, Mainscape records \$75 million in annual revenue.



## WHY WE'VE BEEN SO SUCCESSFUL

It's because we follow these four core values. ***Empowering People.*** Recruit and then develop the unique talents of our team members. ***Building Partnerships.*** Create mutually beneficial partnerships with ideal customers and employees. ***Embracing Growth.*** Continuously improving personally, organizationally and numerically. ***Promoting Stewardship.*** Conduct business in a responsible and profitable manner focused on the future.

# **MAINSCAPE SERVICES**

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**We have a solution for every challenge: landscape management, property enhancements, irrigation and agronomy.**

# SERVICES OVERVIEW

A service for every season and reason



## LANDSCAPE MANAGEMENT

Most of the property owners and managers we partner with require some level of landscape management, including everything from cutting grass to pruning, weeding, treating the turf and other basic needs.



## IRRIGATION

Mainscape's professional irrigation management services consist of routine inspections and repairs of a system's efficiency and uniformity along with long-range planning. Research has shown that our water management program can reduce irrigation consumption by up to 60%.



## AGRONOMY

Mainscape agronomy experts use sustainable practices that protect streams, lakes and ground water by customizing pesticide and fertilizer usage based on your property's unique needs. We can provide your property with the leading edge in scientific and environmental research.



## PROPERTY ENHANCEMENTS

Sometimes property owners and managers need to enhance their property with services that go beyond basic landscape management. From light arbor care to flower bed maintenance, and redesigning and refreshing entryways, we offer many solutions for property improvement. In addition, our team is able to provide special services for your community's unique needs, such as maintenance for bocce courts, rooftop gardens and even butterfly gardens.

# LANDSCAPE MANAGEMENT

Year-round planning for perennial beauty

You'll find our clients nationwide. From residential HOAs to commercial properties, military facilities and more, we work hard every day to meet their unique needs and budgets. Whether it's **turf care**, **seasonal plantings**, or **property detailing**, we develop customized programs to exceed your expectations.

First impressions are everything. And visitors form theirs when they see your landscape. That's why the **highest quality of care** is so vital to making your lawn and plants beautiful and soil healthy. Our experts use the **latest in lawn care science and technology** to keep your landscaping looking its best all year round. But we're not just about great-looking properties.

At Mainscape we believe it is our responsibility to **reduce our carbon footprint** by exploring and focusing on different equipment, technologies and energy sources. We are working to reduce our carbon footprint by converting to **alternative fuel sources**, including U.S. produced propane. It's just one more way Mainscape continues to be a leader in environmental stewardship.



# IRRIGATION

A deep dive into conservation and savings

Mainscape's professional irrigation management services consist of **routine inspections**, **repairs** and **long-range planning**. Our highly trained irrigation technicians can analyze and increase the **efficiency and uniformity** of your system's water distribution to save resources and money as well as reduce hot spots.

**Long-range planning** is imperative in irrigation management. Our irrigation team can provide you with a **cost-benefit analysis** to determine if and when the time is right to replace your system.

An aggressive **water management program** is vital to water conservation and savings. Our program has the capability to analyze weather data from the past 30 years to determine a landscape's average monthly irrigation needs. To ensure current conditions are in line with historical averages, our **Director of Agronomy monitors environmental conditions weekly**. Technicians can then be dispatched to adjust distribution levels and run times based on current conditions and your landscape's requirements.

Research has shown that Mainscape's water management program can reduce irrigation consumption by up to 60%.



# AGRONOMY

Where beauty and healthy come together

Mainscape is on the **leading edge in scientific and environmental research**, working closely with universities nationwide.

Pesticides and fertilizers can have a high environmental impact on streams, lakes and ground water. At Mainscape we take our responsibility seriously, following **Best Management Practices** maintaining your landscape.

Upon request, Mainscape can provide you with a **customized fertilization program** based on your landscape's soil samples. The soil data is analyzed to tailor the amount of pesticides, fertilizers and water applied to your landscape. With a customized program, your soil receives the **right amount of treatment** it needs to **minimize unneeded chemicals**. Testing may be continued periodically to make any necessary adjustments.

Due to the nature of Mainscape's services, an **environmental commitment is standard**. Mainscape strives to conserve, promote and enhance the present and future availability of the property's resources. We recognize the importance of sustainable practices for the environment through **water conservation, water quality and resource conservation**. To align expectations with a sustainable landscape, Mainscape embraces **employee education and training** for sound fundamental principles.



# PROPERTY ENHANCEMENTS

Special services, from unique to every day

Customers often partner with Mainscape for our core services — landscape management, irrigation and agronomy — and the solutions they provide. Often, though, they also need something more — something special. That's where the special services of Property Enhancements come in to play.

Property Enhancement is a catch-all term we use for anything outside our core services, but is still within the framework of keeping your property beautiful, healthy and safe. Typically, property enhancement involves **light arbor care, flower bed maintenance**, as well as **paver installations** walks, patios and walls. But, occasionally, property enhancement includes unique solutions.

For example, our specialists currently care for **bocce courts, butterfly gardens, rooftop gardens, lawn bowling lanes, corporate gardens** and more. You name it and we are probably mowing, tilling, watering and feeding it. For us, providing special services is a way for our enthusiastic teams to flex their skills and capabilities in unique situations. And help property managers meet and exceed the unique needs of their residents.



# MAINSCAPE APPROACH

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**In our experience, customers have experienced challenges such as communication issues, safety, planning and more. They are frustrated that issues are not proactively addressed.**

**So, we took a proactive approach and created solutions to address these challenges, which you'll find on the following pages. With our proactive solutions and procedures in hand, we're ready to help you make your property the best it can be.**

# SOLUTIONS

Where every challenge meets its solution



## COMMUNICATIONS

We believe in positive communication that keeps you up-to-date so you can answer stakeholder questions, and make your job easier. That's why we provide a **dedicated manager onsite daily, constant connectivity** through web and phone, **continual reporting**, and an online **customer service request (CSR) system**.



## SOLUTION PROVIDER

Being proactive and not reactive is one of our strengths as a company. With **key personnel onsite daily** we're able to provide quicker response times and not miss issues when they arise. And with **flexible contracting** your contract is treated as a guide not a mandate, giving everyone the flexibility to adapt to what's needed.



## TEAM BUILDING

Companies are only as good as the people they employ. That's why as a **People First™ company** we recruit and retain the best talent possible. In order for an employee to join our team, they must first pass **thorough drug screening and monitoring**. They must also pass background checks and verification through E-verify, certifying that they can work legally in the U.S. Then to stay on the team, they must take part in **recurring equipment and safety training**, including OSHA, Smith Systems, and, for key personnel, CPR.



## EXPERIENCE

To provide you and your stakeholders with the proper solutions and excellent outcomes you deserve, we rely on outstanding leaders. So we **extensively train our crews** and **promote senior staff from within**. Nationwide we have **dozens of certified specialists** contributing to a **network of shared knowledge and experience**. That means you have the full expertise of Mainscape behind you, offering the best long-term solutions available.

# SOLUTIONS

(Continued from previous page)



## SAFETY

Safety is foremost in every property manager's mind — and ours. From thorough **screening and monitoring** to **background checks**, **OSHA and Smith System** driver training, and **E-verify** to determine if an applicant is eligible to legally work here, we put safety first. And we even go further by continually **monitoring employee behavior** to help them if and when we can.



## TRANSPARENCY

Knowing and understanding what you are paying for is not only important to you, but your stakeholders as well. Which is why our estimates are **based on actual metrics** and an **extensive database stretching back at least 15 years**. When we work with you to create a budget, we utilize our data to calculate **real-time costs**, such as products and manpower. With the right information at the right time, we then collaborate to craft a contract best for you.



## PLANNING

Every long-lasting partnership starts early with proper upfront planning when it's important for us to understand your needs, goals and expectations. After developing a customized program, we kick off our **"Start It Right" Mobilization Plan**. This begins a countdown clock with a checklist of specific milestones for appropriate personnel. Then after work starts, we begin an **intensive client site review process** with planned check-ins and corrections **every 30, 60 and 90 days**. Our goal is that after 90 days, everything is moving forward smoothly.



## PARTNERSHIPS

Ultimately, The Mainscape Way is about forming long-lasting partnerships built on **site-based projects** and **aligned values**, such as **loyalty, honesty and trust**.

# ENVIRONMENTAL SUSTAINABILITY

## Alternative solutions to daily challenges

In 2014, according to the EPA, U.S. carbon dioxide emissions from fossil fuels topped more than 5.5 million metric tons or 1.2 trillion pounds. At Mainscape, we believe that it is our responsibility to reduce our carbon footprint and contribute to a better environment.

That's why we are working to convert to alternative fuel sources, including U.S.-produced propane, as well as continuing to explore new and improved equipment, technologies and energy sources. Another way to reduce our carbon footprint is by simply mowing fewer acres. In some cases, our sustainability plans might recommend that a property implement "nature areas." These areas enhance the appearance of the property, conserve fuel, and reduce noise, hydrocarbon emissions, and annual maintenance expenses.

Did you know that the average mowing crew powered by gasoline will consume an average of 35 gallons per work day and emit 833 pounds of CO<sub>2</sub>? But the same Mainscape mowing crew powered by propane and other alternative fuels consuming the same number of gallons will emit 300 fewer pounds of CO<sub>2</sub>.

We strive daily to keep your property and the environment healthy and beautiful at the same time. It's just one more way Mainscape continues to be a leader in environmental stewardship.



# **SAFETY & BEST PRACTICES**

A commitment to your stakeholders and our employees

At Mainscape, we are passionate about safety and following best safety practices. In every Mainscape employee, we instill the 4 Keys to Safety, which we expect them to not only practice but live daily.

- |                                      |                                     |
|--------------------------------------|-------------------------------------|
| <b>1. Personal accountability</b>    | <b>3. Know your equipment</b>       |
| <b>2. Watch out for crew members</b> | <b>4. Monitor your surroundings</b> |

## **DRIVING**

Before any of our employees may get behind the wheel of a company vehicle, they receive safety instruction and training through Smith System®, the leading provider of collision avoidance driver training.

## **UP-TO-DATE INFORMATION**

Each week, we send a detailed "Safety News" newsletter to our teams. We discuss current operations, any safety topics we feel need to be covered and keep a running total of days without an injury.

## **LS TRAINING SYSTEM®**

Each new employee starts with this program, designed specifically for landscape professionals. This video- and quiz-based program teaches landscaping best practices in proper equipment care and use as well as how to reduce injuries and improve quality. We believe the LS System provides our employees with a strong foundation on which we can continually build.

## **HANDS-ON TRAINING**

New employees are also given a training guide. Branch Managers or Operations Managers then use the guide for hands-on training with the employees. Only after they work through the guide and prove they know how to operate the equipment safely, does a manager sign off on their ability. This allows us to make sure that all employees have been properly trained prior to using the equipment on your property.

## **SAFETY RODEO**

It sounds like a lot more fun than it is. Each spring, we hold a large training event for all the employees, which we call "Mower Rodeo." This hands-on training brings new and seasoned team members together, creating an open environment where they can interact in the field, work together, mentor, learn and grow as landscaping professionals.

# CUSTOMER SERVICE

It's what sets us apart



We value your time. Keeping the customer informed during the service process helps set Mainscape apart from the competition. The communication process may include emails, text messages, phone calls, property inspection reports, site meetings, and photo documentation. Mainscape's efficient customer service process provides industry-leading service:

## CUSTOMER SERVICE REQUESTS (CSR)

Our customer service staff is available to process all your service requests. Whether it's an online request or a phone call, a CSR is entered into the system to begin the process.

## PROMPT ACTION

Within a few minutes of the CSR being entered, an alert is sent to the appropriate Mainscape representative. The Mainscape representative will resolve the issue in a timely fashion. High-priority requests will be handled within 1-2 business days. General requests will be handled within 3-5 business days, unless other arrangements are made with you.

## SWIFT RESOLUTION

Once the request has been completed, you'll be notified of the resolution. All service records are then stored electronically, allowing for accurate tracking and documentation of your service requests. Providing you with the most up-to-date information about the status of your property is paramount.

## KEEPING YOU UPDATED

At Mainscape, we like to keep our customers, potential customers, family and friends informed about what's going on here. Through our Mainscape social media networks, we work hard to provide you with relevant information.

- Join us on **Facebook** to see what's happening at Mainscape
- Connect with the Mainscape team via our company **LinkedIn** Page

# **E-VERIFY & BACKGROUND CHECKS**

Never worry about who's on your property again

We understand that your primary concern is the safety and security of your organization and the people you represent. To settle for anything less is out of the question. That's why we put every potential employee through a rigorous background check and E-verify certification process.

## **BACKGROUND CHECKS**

We perform drug screening and criminal background checks on all prospective employees. Only after they clear our in-depth process do they join the Mainscape team and gain permission to enter your property. We also continually monitor employee behavior making sure issues such as substance abuse don't arise. If we can help an employee, we do. If we can't, they are no longer employed with us.



## **WHAT IS E-VERIFY?**

E-Verify is an internet-based service provided by the Department of Homeland Security. This service allows businesses to log on and electronically verify if a potential employee is eligible to legally work in the United States. This service is the fastest and best way a company can check eligibility.



## **WHAT ARE THE RESULTS?**

Your property is safe and secure! Mainscape expects the best from their employees and knows that by adopting this set of strict hiring practices, we've separated ourselves from the competition. Mainscape has these strict standards in place so that each property is safe and secure. And you can rest assured we have your best interests at heart.

# PROPOSED SOLUTIONS

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**We believe that our response meets the requirements necessary to complete the scope of work as detailed in the RFP. If for any reason you have questions or need clarification, please do not hesitate to contact me directly so I may expedite our response.**

# THE MAINSCAPE TRANSITION PLAN

With “Start it Right” we do it right

The Mainscape “Start it Right Transition Plan” is a proven and time-tested system we’ve successfully implemented at sites across the country. Our system ensures that your site will be set up, licensed and stocked. And that every employee assigned to the site is ready to work with all necessary equipment on day one.

Our Transition Plan works like this. As soon as the contract is signed, we kick off our 60-day countdown with a checklist of action items. Once we hit 30 days, we begin ramping up our operation by giving employees specific checklists to accomplish, making sure personnel have the proper certifications, and matching up specialized employee skills with your property’s needs.

On the official start date, we start a new clock. This begins our 30-, 60- and 90-day intensive client reviews. These mandatory check-ins are used to determine if we’re meeting your expectations and that everything is proceeding as planned. This allows us to make changes as needed. The Mainscape goal is that after 90 days, everything is moving forward smoothly and you’re happy with the results.

Our transition plan works. We’ve successfully launched large site-based projects in the most challenging and remote environments in America, including Alaska and Hawaii, the desert conditions in California and Utah, snow regions in upstate New York and Michigan, and several large site-based projects in sub-tropical Florida.



# **THE MAINSCAPE OPERATIONAL PLAN**

Proposed staffing and structure for your property

Lakeside Plantation is a classic fit for Mainscape's portfolio.

We would set Lakeside Plantation up as premier client just miles away from our North Port Branch location with a Branch Manager and full staff. In addition, Lakeside Plantation has access to our Fort Myers Branch location and our Tampa location.

In the event of storm damage or other large scale projects that require immediate resources, our Fort Myers Branch and Tampa Branches are within an hour's drive from Lakeside Plantation.

If the need arises, Lakeside Plantation will have access to our Central Florida region of more than 220 team members and \$4.2MM capital equipment.

Our proposed branch operations and staffing structure is on the following pages. We've designed it for your peak season. Staffing levels will vary with seasonal workload.

# MEET THE BRANCH TEAM

Managing your landscape and exceeding your expectations begins by placing the right people in the right positions. For your property, we've assembled a team of highly qualified individuals ready to begin work immediately.

Of course, you'll also want a "go-to" person as your main point of contact for everyday operations. This person should be a great fit for you and your organization. That's why when the time comes to determine the role of on-site Manager, we would like for you or your representative to be involved in the decision. It's our way of making sure your project starts the right way.

## **Matt Loboda** **Vice President**



**Experience:** Matt joined Mainscape over 12 years ago. He holds broad-scope management and leadership responsibilities in day-to-day operations. His many responsibilities include defining operating strategies to achieve target growth as well as developing and implementing ongoing initiatives to shape company culture and deliver exceptional quality and customer experiences. **Skills:** Initiating and implementing cultural and professional development projects that emphasize the personal growth of every Mainscape employee. **Motivation:** Helping customers discover solutions that make their lives easier and providing rewarding careers for our employees and their families. **Interests:** "My wife and I enjoy being Youth Ministers at our church very much. We have five children, so I'm busy as a volunteer coach on their basketball and football teams."

## **Paul Richau** **Central Florida Regional Manager**



**Experience:** Paul recently joins our team as Central Florida's Regional Manager, over the past several years he was the General Manager for a large commercial landscape maintenance and installation company in S.W. Florida. Paul served in the, U.S. Navy, where he successfully completed B.U.D.S training, aviation school and eventually served as a rescue swimmer for 5 years. Returning home to Sarasota, Florida he successfully passed the Florida contractors exam. Acting as a licensed contractor for 20+ years with Aloha Custom Pools, he designed and coordinated several large scale custom residential, and commercial projects. He became actively involved in the community on various committees, and was recognized for his community service of 14 years as a youth basketball coach. In 2010, he was surprisingly diagnosed with lymphoma cancer and a large tumor was detected above his heart. Treatments along with a long recovery time forced him to change career paths. **Skills:** Studying horticulture, and discovering a passion for working with water conservation. He started a career in Landscaping. **Motivation:** My personal mission statement is, "Impact others in a positive way daily, balance all things in life, and find something beautiful in all things." **Interests:** "Spending time with family actively engaged in outdoor activities."

# MEET THE BRANCH TEAM

(Continued from previous page)



## **Brandon Myers** **Sarasota Branch Manager**

**Experience:** Brandon has been with Mainscape nearly 4 years. He began his career in Florida with Mainscape and became a mowing crew member quickly promoted to a crew leader position within 6 months. He was then promoted to an Operations Manager role. He happily spent the next years in this position with Mainscape before leaving to pursue an Account Management position with another national landscape company for 3 years. He thrived in that position and Mainscape recognized his continued success and asked him to rejoin the team. **Skills:** He is skilled and experienced in all areas of landscape maintenance and installation. In addition, has an extensive knowledge of pest and plant identification, as well as, practical knowledge that allows him to solve specific issues that arise within our communities. Brandon holds many certifications: Best Management Practices by the University of Florida and County of Sarasota, OSHA 40 certified in Health and Safety, First Aid Certified by the American Red Cross, Peoples First Leadership and Countless internal Mainscape leadership, safety, pest identification/prevention, and landscape design classes. **Motivation:** Brandon has superior communication skills. He prides himself on always being prompt and courteous when dealing with customers. He has demonstrated a genuine care about his customers' concerns. **Interests:** Brandon has a deep curiosity for psychology and studies it in his spare time.



## **Stephanie Bledsoe, Ph.D.** **Regional Director of Agronomy**

**Experience:** Dr. Stephanie Bledsoe joined Mainscape in 2014 but brings 27 years' experience in the industry with her. She is responsible for developing fertilizer and pest management programs, educational programs and training personnel in all aspects of plant health care. **Education:** B.S. in microbiology and Doctor of Plant Medicine (DPM) from University of Florida. **Skills:** In addition to her academic credentials, Dr. Bledsoe is an ISA Certified Arborist with extensive knowledge of plant biology, abiotic and biotic plant problems and solutions, and more. She is instrumental in developing custom nutrient and pest management programs that promote plant health and minimize environmental impact. **Motivation:** Helping colleagues and clients understand and develop lasting solutions to plant and turf grass problems using accurate diagnostics and sound agronomics. **Interests:** "I enjoy spending time with my family and friends, being outdoors enjoying nature whether at the beach, hiking, boating or camping, and music.

# MEET THE BRANCH TEAM

(Continued from previous page)



## **Jeffrey Snyder** **Director of Irrigation and Agronomy**

**Experience:** Jeff has 29 years' experience in the landscaping industry with nine of those at Mainscape. An Ohio State University graduate, Jeff owned his own landscape company for 15 years. **Skills:** Under Jeff's leadership, Mainscape has adopted the Irrigation Association's Best Management Practices assuring that Mainscape's clients benefit from a researched, science-based approach to irrigation maintenance. **Certifications:** Certified Irrigation Contractor, Certified Landscape Irrigation Auditor, EPA Water Sense Partner, Florida Water Star Accredited Professional, Florida Certified Horticultural Professional. **Motivation:** Striving to be the best company possible and mentoring team leaders to also be their best for our clients. **Interests:** "I'm blessed to be married to my best friend, have two grown children, one grandchild and two playful golden retrievers."



## **Jay Arthurs** **Regional Agronomy Manager**

**Experience:** 12 years of industry experience with 10 of those at Mainscape. Jay is responsible for training and holding personnel accountable for safe handling of equipment and application of fertilizers and pesticides. **Certifications:** Certified Pest Control Operator, FNGLA Certified Horticultural Professional, FNGLA Certified Landscape Maintenance Technician, NALP Landscape Industry Certified Lawn Care Manager, Florida Water Star Accredited Professional, BMP Certified. **Motivation:** Creating opportunities for team members to grow and further their education. **Skills:** Jay's ability to effectively lead, problem solve and focus on the details helps his teams improve and maintain the health and performance of the landscape throughout the State of Florida. **Interests:** "In my spare time I enjoy playing golf and fishing as well as spending quality time with my wife and three daughters."



## **Loren Garner** **Vice President Florida**

**Experience:** 28 years, all with Mainscape. Loren started as a fertilization tech, later earning a Certified Pest Control Operator license. Currently, he oversees all aspects of the delivery team from safety, staffing, execution of work, quality control and profitability. **Skills:** Over the years, Loren has been instrumental in opening new offices in new markets, giving him insight into a client's daily and long-term operational needs. **Motivation:** Helping employees craft a career path to reach their goals and along the way provide our clients exceptional service that reflects our core values. **Interests:** "I've been married for 25 years and have three wonderful children. I enjoy being involved in their sporting activities."

# MEET THE BRANCH TEAM

(Continued from previous page)

## **Catherine Roth** **Customer Service Manager**



**Experience:** Three years on the Customer Service team at Mainscape, and two years in a leadership role. B.S. Sport Management with a Business Certificate from Indiana University. **Skills:** Catherine's organization, honest communication and team-oriented leadership style have helped create a reliable & focused department. **Motivation:** Helping the team grow as a whole and individually so we can positively represent the company on a personal level. **Interests:** "I love being a wife and mother. Most of my free time is spent with my family and friends. I also enjoy cooking, walking, playing sand volleyball and being involved in our church."

## **Tina Miller** **Director of Human Resources**



**Experience:** Over 26 years of human resource experience, 18 of which have been in a leadership role. Tina is an accomplished human resources professional and is committed to building strong relationships and empowering people. She has extensive knowledge in recruitment, employee relations, employee development, training, compensation, diversity, ethics, HR compliance, benefits and claims. Tina is also responsible for HR Compliance and has successfully managed a 60% growth in employee count over the past 8 years. **Motivation:** Working with new and tenured employees and coaching them towards success. Simply stated, "people." **Interests:** "I love spending time with family and friends, traveling to tropical places and shopping."

## **Nick Starnes** **Director of IT**



**Experience:** Nick began working with Mainscape 15 years ago. He earned his Bachelor's degree in Business with a minor in Economics from Indiana University. **Motivation:** Throughout his entire 18 years in IT, Nick has dedicated himself to developing easy-to-use systems that address the needs of customers. From basic project consulting to the development of a complex systems infrastructure for a national service company, Nick is committed to providing technology services that are detailed and relatable. **Skills:** His first-hand experience with the ever-changing world of technology and the consequent challenges for a growing business are evident in the ease with which he recognizes needs, addresses concerns and develops the necessary solutions to promote the success of his customers. **Interests:** When Nick is not immersed in the world of technology, he is typically enjoying time with his wife, coaching his son's travel baseball team or taking on the challenges of the golf course.

# MEET THE BRANCH TEAM

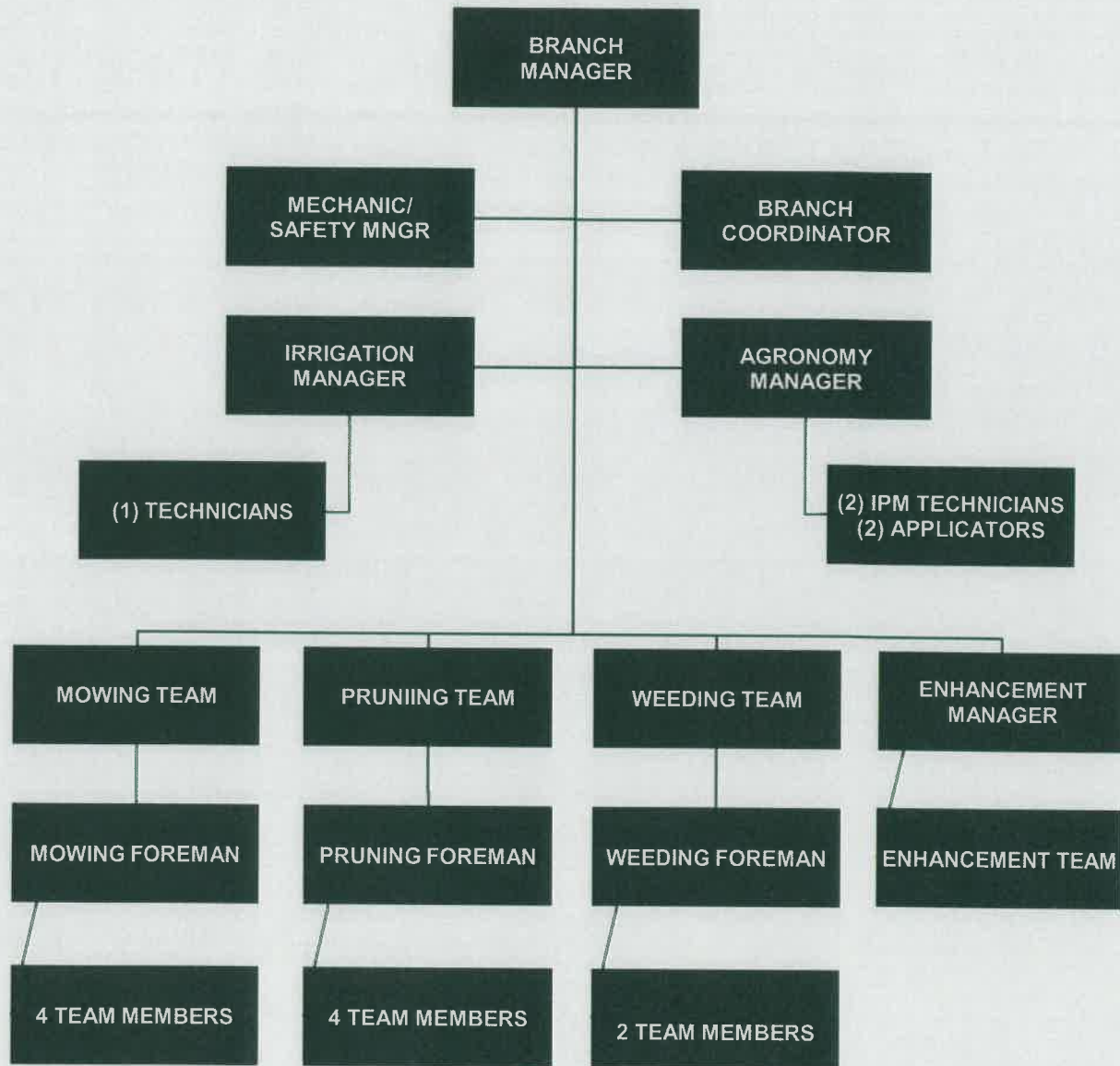
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## **Zane Stoneman** **Regional Irrigation Manager**



**Experience:** Zane has 21 years of experience in the irrigation industry, with six of those coming at Mainscape. He is currently responsible for all aspects of Mainscape's Irrigation Department in Florida. Zane was instrumental in promoting the Irrigation Association program to bring the most certified irrigation professionals under one company in Florida. **Certifications:** Certified Irrigation Contractor, Certified Irrigation Technician, EPA WaterSense Partner, Florida Water Star<sup>SM</sup> Accredited Professional, Florida Certified Horticultural Professional, Certified Backflow Tester and Repair. **Motivations:** Providing the best possible solutions with the most talented technicians possible. To make that happen, Zane believes in training people and giving them the skills to succeed. **Interests:** "We're busy with an infant and a young son. But we like to go to the beach and spend time with friends and family when we can."

# ORGANIZATIONAL CHART



# EQUIPMENT LIST

| <b>CLASS</b> | <b>DESCRIPTION</b>                    | <b>QUANTITY</b> |
|--------------|---------------------------------------|-----------------|
| Capital      | 2500 Pick-up Truck                    | 3               |
| Capital      | 3500 CC Stake Bed                     | 2               |
| Capital      | Isuzu CC Dump Bed                     | 2               |
| Capital      | Cargo Van-Irrigation Set up           | 1               |
| Capital      | Covered Trailers                      | 1               |
| Capital      | Stand on Mowers                       | 1               |
| Capital      | Gators – ATV                          | 1               |
| Capital      | Z-Carts (spray)                       | 1               |
| Capital      | Tractor w/ attachments                | 1               |
| Capital      | Reel mower and Roller (bowling green) | 1               |
| Capital      | Leaf/Debris Vacuum                    | 1               |
| Small Tools  | Edger                                 | 1               |
| Small Tools  | Backpack Sprayer                      | 1               |
| Small Tools  | Trimmer (ext)                         | 14              |
| Small Tools  | Trimmer (22")                         | 14              |

# SERVICE REPORTING



## WEEKLY CONTRACTOR REPORT

Project Name:

Building:

Supervisor Name:

Service Date 1:

Start Time:

Completion Time:

Service Date 2:

Weather Conditions:

Temperature:

TURF (includes trimming, edging, cleanup)

Mowing - Completed?

Insects:

Weeds:

Disease:

Nutrient Deficiency:

Control Measures Taken:

Notes:

Note problems and locations below:

TREE AND SHRUB

Tree and Shrub Maintenance Performed?

Pruning Sections:

Insects:

Disease:

Nutrient Deficiency:

Control Measures Taken:

Trees Lifted to 10':

Leaf Control:

Notes:

Note problems and locations below:

BED MAINTENANCE

Amount of Visible Weeds:

Treatment of Weeds:

Problem Areas-Buildings:

Notes:

Leaf Removal:

Annual/Perennial Maintenance Performed?

Notes:

Note problems and locations below:

IRRIGATION

Inspection Completed?

Irrigation Section:

Problems:

Other Repairs Made:

Submitted?

Notes:

EXTRA WORK PERFORMED

Task:

Location:

Notes:

EXTRA WORK RECOMMENDED

Task:

Proposal Submitted?

Location:

Upcoming Events:

Proposal Signed/Completed?

Notes:

# QUALITY ASSURANCE

## Best Practices for the Best Care Possible

Creating and nourishing the health and beauty of your property is only half the battle. Taking a proactive approach to maintaining and managing its quality is the other half. **That's why we've created** stringent Quality Assurance procedures. When we focus on quality, you can turn your attention to long-term plans and goals with peace of mind, knowing that your stakeholders can expect a high level of satisfaction and security.

The following four steps below illustrate our approach to QA. This top-down process begins with your Branch Manager, followed by the Operations Manager and Crew Leader. Each has a specific set of responsibilities and action steps they must complete weekly and monthly to provide you with the highest quality care possible.

1. Each Crew Leader is trained to conduct daily inspections of his/her crew's work.
2. The Operations Manager will review neighborhoods weekly and provide feedback to the Crew Leaders.
3. The Operations Manager/Account Manager will inspect the entire property weekly for overall quality as well as look for opportunities to improve or enhance areas, then provide feedback to the client and operations team.
4. The Branch Manager will review the weekly Customer Service Report to identify trends, as well as review agronomy and irrigation reports. The manager will also inspect the site monthly and provide feedback to the client and operations team.

# **CREDENTIALS & Letters of Recommendation**

**Over the years, our good works have amassed a lot of good will.  
The following pages should back that up. If you would like to see  
or hear more, let us know. Because there's more.**

# CASE STUDY

## SunRiver St. George

Active Adult Retirement Community  
St. George, Utah



### OVERVIEW

SunRiver St. George is an award-winning, master-planned, high-end retirement community. Its 405 acres are located on the southwestern edge of St. George, Utah and includes 2,000 housing units, an 18-hole championship golf course, walking paths and dog park, as well as numerous other amenities. Full landscape management is included for the front and sides of each home, with an option for backyard care as well.

### CHALLENGES

SunRiver is the size of a small city, but with limited resources. This alone was a substantial challenge to overcome. But the two major challenges SunRiver and Mainscape immediately faced were:

1. Conserving water in an arid, desert-like climate while also maintaining the beauty and health of the community's grounds.
2. Developing lines of open communication with rapid response times to keep management and residents happy.

### SOLUTIONS

Occasionally, finding a solution to a property manager's challenge takes us outside the community's property line. That's exactly what happened in this case. SunRiver and Mainscape partnered to work with the local water authority to receive grant money to help upgrade SunRiver's outdated irrigation system. Then our irrigation and maintenance specialists provided xeriscaping solutions to positively impact SunRiver's conservation efforts like never before.

To open lines of communication and increase response times, SunRiver rolled out our online Customer Service Request (CSR) process to the residents. This technology, new for SunRiver, enables residents to send requests to us as well as property management. Not only does this process free up management's time to focus on other issues, but it also tracks and logs each request to a database for reference.

### RESULTS

Water conservation was greatly improved without affecting the grounds or the resident's activities. And, of course, SunRiver saved money, which every property manager would agree is a positive result. In addition, customer calls and complaints to management were dramatically reduced due to the new CSR process and our rapid responses. Now, residents and stakeholders feel that they have a better idea of what's happening on the property and, if issues do arise, they will be taken care of immediately.

# CASE STUDY

## Palmira Golf and Country Club

Master-Planned Community  
Bonita Springs, Florida



### OVERVIEW

Palmira is a gated, master-planned community in Bonita Springs, Florida with lush natural surroundings. Within the grounds there are 821 residences and approximately 1,000 acres of land, with 13 separate neighborhoods. The Palmira Golf Club features 27 holes of championship golf. The entire community also includes a dog park, bocce areas, bougainvillea trellises, 250 zones of irrigation and nearly 25,000 annuals.

### CHALLENGES

Mainscape and several key HOA members were tasked with overcoming one big challenge: Create a collaborative relationship built on transparency and trust so stakeholders and residents understood exactly what they were paying for and the services they could expect moving forward.

### SOLUTIONS

As is often the case in our industry, the answer can be found in sitting down side-by-side and collaborating to discover the best solution. That's exactly what Palmira and Mainscape did. Together, we followed our transparent estimating process that uses fact-based metrics as well as an extensive database stretching back more than 15 years. Plus, we were able to calculate real-time costs for products and manpower so our partners at Palmira could see the actual costs and make adjustments on the fly.

### RESULTS

Through collaboration we were able to save Palmira quite a bit of money while also deploying more than seven personnel, including management, crew and the equivalent of 1.5 full-time Irrigation Techs. But we saved them more than money. We saved the key HOA board members and stakeholders future headaches, giving them more time to stop and smell the roses — or a few of the 25,000 annuals we care for.

# CASE STUDY

## Eli Lilly

Global Headquarters | Pharmaceuticals  
Indianapolis, Indiana



### OVERVIEW

Founded in 1876, Eli Lilly stands today as one of the largest pharmaceutical companies in the world, with nearly 40,000 employees located throughout 17 countries. The incredible growth of Lilly is reflected in their massive corporate headquarters in Indianapolis. Here you'll find 723 irrigation zones, 169 acres of parking, and 422 acres of corporate, industrial and office space. And every acre of turf, every lineal foot of sidewalk, and every square foot of bed space must live up to a brand that's saving lives worldwide every day.

### CHALLENGES

There are a lot of moving parts at a company as large as Lilly. Things like trust, response times, transparency, problem solving, and safety are very real daily concerns for the property managers. And like a well-oiled machine, these moving parts should work together to move goals forward. In this case, CBRE, the worldwide leader in real estate services, was the new property manager at Lilly and as such was looking for new ideas and innovation. Most importantly, they were looking for a landscape management company not only committed to growing healthy turf, but a healthy relationship as well. In essence, they wanted to get things moving in the right direction.

### SOLUTIONS

To get things moving, we concentrated on a few of the most elemental moving parts first. It was imperative that we not bring in a large number of new employees, due to the complexity of the project and the high expectations. So we turned inward and built a team from our best and brightest. Then we designated on-site supervision and site-based crews to provide timely responses and a proactive approach, tackling issues before they became issues.

We also adapted our communication process so that it worked seamlessly with CBRE's established process. The collaborative approach continued when we partnered with all the stakeholders to create transparent pricing that helped plan future project costs.

### RESULTS

After being awarded the contract in 2013, our partnership with Lilly and CBRE has only grown. Today, in addition to our original duties, we also provide green roof management, daily trash receptacle pickup, raking rubber on the corporate running track, numerous courtyard maintenance duties, day care guidelines, and management of heavy industrial zones with unique requirements. And like a well-oiled machine, we anticipate a long, fruitful partnership that runs well into the future.

# 2016 NATIONAL & REGIONAL RANKINGS

Every year, **Landscape Management** — a leading landscaping publication — releases its annual “LM150” listing of the industry’s Top 150 revenue-generating companies. We’re excited to share a few of these rankings below.

Of course, our rankings only paint part of the picture. The other part includes the customers we serve. Without their long-standing loyalty and trust, the rankings below would not have been possible.

## NATIONAL RANKINGS

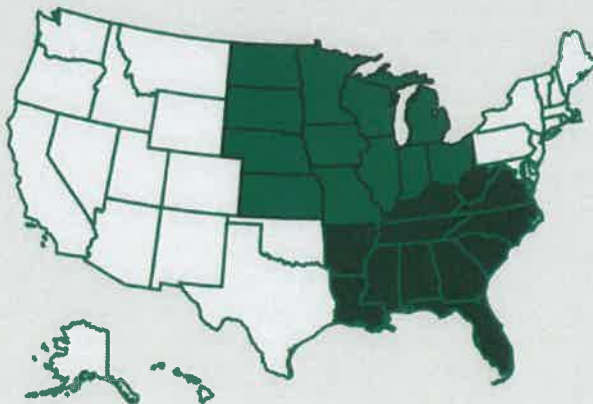
**# 4** **MOWING & LANDSCAPE MAINTENANCE**  
commercial, military and residential lawns

**# 10** **COMMERCIAL**  
landscape management for businesses across the country

**# 5** **IRRIGATION & WATER MANAGEMENT**  
professional irrigation and water management services

**# 18** **TURF & ORNAMENTAL CARE**  
turf installation and maintenance for businesses of all sizes

## REGIONAL RANKINGS



**# 7**  
**IN THE SOUTHEAST**

**# 20**  
**IN THE MIDWEST**

# LETTER OF RECOMMENDATION

VASARI COUNTRY CLUB, BONITA SPRINGS, FLORIDA



November 4, 2016

**To Whom It May Concern:**

It is with great pleasure that I offer this letter of recommendation for Mainscape. My role is that of Golf Course Superintendent at Vasari Country Club in Bonita Springs, Florida for the past 9 years. Prior to this I spent several years as a golf course construction superintendent and earned a degree in Horticulture. I hope this qualifies my following statements regarding Mainscape.

Vasari hired Mainscape in 2008 to repair the communities' landscape. The previous company was doing a poor job and the community was overrun with weeds, dead and drying plants and turf. Mainscape was able to turn the property around within 6 months. The community steadily improved for the following year and is still improving to this day.

Their superintendent had considerable job knowledge and is one of the best, if not the best, I have ever been around. I had been around some of the industries best until I had the opportunity to work with Mainscape. He along with Matt Loboda (Vice President) made me very comfortable, and both have been instrumental in completing projects on time and working with the clubs budget restraints.

Their entire crew has shown great resolve and professionalism throughout their tenure. They all work hard to meet and exceed the member's satisfaction. As a golf course superintendent this is one of the most important aspects of our job and Mainscape does this better than any other landscape company I have worked with.

Mainscape has all the qualities that ensure success with any project or maintenance contract. They have strong communication skills, are well organized, exhibit high integrity, and care greatly for their customers and staff. Their staff in turn works tirelessly to meet the needs of their customers. They are team players who understand landscape maintenance, design, and installation. All of these attributes should ensure continued success for Mainscape and their customers.

I am always available to discuss Mainscape with interested parties. You may contact me at 239-707-0464 or by email at [smueller@vasaricc.com](mailto:smueller@vasaricc.com).

**Respectfully submitted,**

Sam Mueller GCS

# LETTER OF RECOMMENDATION

KINGS POINT- SUN CITY, FLORIDA



Rick Dowswell  
1904 Clubhouse Dr  
Sun City Center, Florida 33573  
March 11, 2016

To Whom It May Concern:

I'm writing in regards to Mainscape Inc. and their professionalism and integrity in the industry.

Kings Point Federation has 114 Associations included in the Federation and is a bulk contract for all of those Associations. Mainscape demonstrated great professionalism in starting up our contract with them and continues to do so. There was a 60 day window from the signing of the contract and their start date. It was an impressive demonstration of organization and mobilization to start the contract so quickly. The contract is valued over 4 million dollars.

Through cooperation of all their divisions in their company they were able to procure the equipment, hire over 100 individuals for the property, establish an irrigation team and agronomy team for our property in that short amount of time. This was not an easy task to accomplish in such a short amount of time.

This is not a passing note but one of great importance; we asked them to start their contract with us in the most inopportune time- the growing season of June. The seasonal timing was certainly not ideal, but, we were in a situation that needed a vendor who could capitalize and mobilize quickly to take care of our needs.

Mainscape has now been on our property for 2 years and we have seen incredible increase in quality of product delivered and a high level of communication. Their Customer Service Department makes it rather easy for us to take care of resident concerns and document the progress of those requests. I receive a report every month of every Customer Service Request entered, their progression, and the closure/resolution to each situation ranging from general maintenance concerns, irrigation issues to agronomy and simply put questions that residents have about their landscaping. It's a tremendous tool for tracking and accountability.

Lastly, the dynamics involved at Kings Point is a very involved scenario. With over 5,500 homes Mainscape has been able to very professionally manage through all the changing aspects that come with such a large property. It is for these reasons I give my highest recommendation for Mainscape Inc.

Sincerely,

Rick Dowswell  
Regional Director, LCAM, CMCA, PCAM  
813-751-5173

**Summary of  
Management Fees  
Based off of  
Lakeside  
Plantation  
RFP**



54792

LANDSCAPE MAINTENANCE SERVICES

LORDON, MATTHEW

**2017 - 2018 LANDSCAPE MAINTENANCE SERVICE AGREEMENT**

**CONTRACT LOCATION**

LAKEVIEW PLANTATION HOMEOWNERS ASSOCIATION  
2205 PLANTATION BLVD  
NORTH PORT, FL 34289

**CUSTOMER**

LAKEVIEW PLANTATION HOMEOWNERS ASSOCIATION  
2205 PLANTATION BLVD  
NORTH PORT, FL 34289

|                                                                                                               | Unit Price | Qty   | Subtotal  | Tax  | Total     |
|---------------------------------------------------------------------------------------------------------------|------------|-------|-----------|------|-----------|
| <b>LAWN CUTTING AND EDGING</b>                                                                                |            |       |           |      |           |
| WEEKLY MOWING- ST. AUGUSTINE                                                                                  | 506.52     | 30.00 | 15,195.64 | 0.00 | 15,195.64 |
| BAHA MOWING                                                                                                   | 400.00     | 30.00 | 12,194.54 | 0.00 | 12,194.54 |
| BAHA MOWING                                                                                                   | 400.00     | 8.00  | 3,494.00  | 0.00 | 3,494.00  |
| BI-WEEKLY MOWING- ST. AUGUSTINE                                                                               | 506.52     | 10.00 | 5,165.68  | 0.00 | 5,165.68  |
| <b>LAWN TREATMENT PROGRAM</b>                                                                                 |            |       |           |      |           |
| CUSTOMIZED LAWN TREATMENT- LATE SPRING                                                                        | 3,891.95   | 1.00  | 3,891.95  | 0.00 | 3,891.95  |
| CUSTOMIZED LAWN TREATMENT- SUMMER                                                                             | 1,839.35   | 1.00  | 1,839.35  | 0.00 | 1,839.35  |
| CUSTOMIZED LAWN TREATMENT- FALL                                                                               | 1,561.84   | 1.00  | 1,561.84  | 0.00 | 1,561.84  |
| CUSTOMIZED LAWN TREATMENT- WINTER                                                                             | 1,561.84   | 1.00  | 1,561.84  | 0.00 | 1,561.84  |
| LAWN SURFACE INSECTICIDE                                                                                      | 495.30     | 1.00  | 495.30    | 0.00 | 495.30    |
| <b>SMALL TREE/SHRUB CARE (&lt;15')</b>                                                                        |            |       |           |      |           |
| TREE AND SHRUB PRUNING<br><small>200 palms all together - Does not include palm care<br/>10 feet high</small> | 8,941.00   | 1.00  | 8,941.00  | 0.00 | 8,941.00  |
| CUSTOMIZED TIS FERTILIZER                                                                                     | 880.50     | 4.00  | 3,522.13  | 0.00 | 3,522.13  |
| CUSTOMIZED TIS PEST CONTROL                                                                                   | 405.86     | 8.00  | 3,246.88  | 0.00 | 3,246.88  |
| <b>LARGE TREE/SHRUB CARE (&gt;15')</b>                                                                        |            |       |           |      |           |
| LARGE TREE PRUNING<br><small>per hour</small>                                                                 | 491.36     | 4.00  | 1,965.43  | 0.00 | 1,965.43  |
| <b>BED CARE</b>                                                                                               |            |       |           |      |           |
| MULCH INSTALLATION<br><small>217 yards (per 2000 bags)</small>                                                | 11,575.00  | 1.00  | 11,575.00 | 0.00 | 11,575.00 |
| PREMIUM WEED CONTROL                                                                                          | 567.13     | 24.00 | 13,611.08 | 0.00 | 13,611.08 |
| PRUNING                                                                                                       | 1,419.65   | 13.00 | 17,026.44 | 0.00 | 17,026.44 |

7450 Clark Rd - Sarasota, FL 34231 Phone: (941) 927-6308 Fax: (941) 927-4358



54193

LANDSCAPE MAINTENANCE SERVICES

LOBODA, MATTHEW

**2017 - 2018 LANDSCAPE MAINTENANCE SERVICE AGREEMENT**

**CONTRACT LOCATION**

LAKEVIEW PLANTATION HOMEOWNERS ASSOCIATION  
2000 PLANTATION BLVD  
NORTH PORT, FL 34289

**CUSTOMER**

LAKEVIEW PLANTATION HOMEOWNERS ASSOCIATION  
2000 PLANTATION BLVD  
NORTH PORT, FL 34289

**FLORAL PROGRAM**

**ANNUAL FLOWERS**

1150 units per change out @ lowest price listed below

|          |      |           |      |           |
|----------|------|-----------|------|-----------|
| 3,494.30 | 4.00 | 13,857.20 | 0.00 | 13,857.20 |
|----------|------|-----------|------|-----------|

**MISC FLOWER CARE**

Flat rate fee for 100 plants per site for flower care

|          |      |          |      |          |
|----------|------|----------|------|----------|
| 1,000.00 | 3.00 | 3,700.00 | 0.00 | 3,700.00 |
|----------|------|----------|------|----------|

**IRRIGATION SYSTEM MAINTENANCE**

**BOILER / LTR SERVICES - PART II**

07/2016

|        |       |          |      |          |
|--------|-------|----------|------|----------|
| 170.00 | 10.00 | 1,700.00 | 0.00 | 1,700.00 |
|--------|-------|----------|------|----------|

**IRRIGATION CHECK - MONTHLY**

07/2016

|        |       |          |      |          |
|--------|-------|----------|------|----------|
| 100.00 | 10.00 | 1,000.00 | 0.00 | 1,000.00 |
|--------|-------|----------|------|----------|

**IRRIGATION SERVICES - REPAIR**

07/2016

|        |       |          |      |          |
|--------|-------|----------|------|----------|
| 100.00 | 10.00 | 1,000.00 | 0.00 | 1,000.00 |
|--------|-------|----------|------|----------|

**OTHER SERVICES**

**GENERAL MAINTENANCE**

Monthly Cleaning 2 x a year

|        |      |        |      |        |
|--------|------|--------|------|--------|
| 100.00 | 5.00 | 500.00 | 0.00 | 500.00 |
|--------|------|--------|------|--------|

**GENERAL MAINTENANCE**

Monthly Cleaning 2 x a year

|        |       |          |      |          |
|--------|-------|----------|------|----------|
| 100.00 | 20.00 | 2,000.00 | 0.00 | 2,000.00 |
|--------|-------|----------|------|----------|

Please refer to last page for service specifications.

Job Totable

Non-Taxable Sales

141,027.20

Taxable Sales

0.00

Tax Amount

0.00

Contract Amount

\$ 141,027.20



54790

LANDSCAPE MAINTENANCE SERVICES

LOBODA, MATTHEW

## 2017 - 2018 LANDSCAPE MAINTENANCE SERVICE AGREEMENT

### CONTRACT LOCATION

LAKEVIEW PLANTATION HOMEOWNERS ASSOCIATION  
2000 PLANTATION BLVD  
NORTH PORT, FL 34289

### CUSTOMER

LAKEVIEW PLANTATION HOMEOWNERS ASSOCIATION  
2000 PLANTATION BLVD  
NORTH PORT, FL 34289

Method of Billing: 12 Equal monthly installments of \$11,120.58 beginning 5/1/2017.

Conditions: All material is assumed to be as specified. All work is to be completed in a professional manner according to standard practices. All agreements are contingent upon strikes, accidents, Acts of God, force majeure, or other delays beyond Mainscape's control. The scope of this contract does not include any installations, maintenance, or other products or services, the need for which is caused by an Act of God or force majeure. Purchaser agrees not to employ any Mainscape employees for the duration of this agreement and for a period of twelve (12) months after agreement expiration, unless otherwise specified in writing by Mainscape. Purchaser is to carry all risk property coverage. Mainscape, Inc. is insured for workman's compensation, general liability, and automobile liability. Certificates of insurance are available upon request.

Terms: Net 10 Days, a 2% per month penalty fee on past due accounts. Any costs incurred in collection of this agreement, including reasonable attorney's fees, will be paid by the Customer.

Acceptance of Proposal: The above prices, specifications, method of payment, conditions and terms of payment are satisfactory and hereby accepted. Mainscape, Inc. is authorized to do the work as specified. This agreement is valid from 5/1/2017 through 4/30/2018 and will thereafter renew annually unless a written notification is sent by either party to the other 30-days prior to the aforementioned expiration date. If Purchaser cancels this agreement at any time other than the aforementioned date, Purchaser agrees to pay the balance due for the work completed. Mainscape or Purchaser may cancel this agreement at any time by giving a 30 day notice, or Mainscape may cancel immediately if Purchaser defaults on agreed upon payment terms. Mainscape reserves the right to increase the unit prices contained in the agreement by a maximum of 3% per year.

I have received a copy of Mainscape's service specifications. (Please initial) \_\_\_\_\_

Purchaser's Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_ Subject For \_\_\_\_\_

Contractor's Signature Matthew T Loboda Title Vice President Date 4/5/17

Printed Name Matthew T. Loboda Company Mainscape Inc.

Note: Proposal may be withdrawn if not accepted within 45 days of \_\_\_\_\_ Signed \_\_\_\_\_

Please check the following information and make any necessary corrections. Thank You!

### Service Location

LAKEVIEW PLANTATION HOMEOWNERS ASSOCIATION  
2000 PLANTATION BLVD  
NORTH PORT, FL 34289

### Billing Address

LAKEVIEW PLANTATION HOMEOWNERS ASSOCIATION  
2000 PLANTATION BLVD  
NORTH PORT, FL 34289

# **Landscape Maintenance Pricing Sheet**

## Landscape Maintenance Pricing

|                                                                |                     |                      |
|----------------------------------------------------------------|---------------------|----------------------|
| Grounds Maintenance Labor for mowing and detailing             | \$ 5,286.80         | \$ 63,442.77         |
| Pest Control & Fertilization Program Turf/Shrubs/Trees         | \$ 1,801.31         | \$ 19,416.11         |
| Arbor Care Program - hardwood tree trimming Labor              | \$ 153.28           | \$ 1,845.92          |
| Arbor Care Program-palm trimming 1x Labor                      | \$ 570.00           | \$ 6,841.00          |
| Mulching Program (Optional 215 cubic yards) Pine bark          | \$ 764.16           | \$ 11,570.00         |
| Seasonal Color Program Supply/Install/Maintain misc. materials | \$ 1,468.25         | \$ 17,619.33         |
| Irrigation System Inspections*                                 | \$ 2,107.53         | \$ 25,290.58         |
| <b>TOTAL LANDSCAPE PROGRAM</b>                                 | <b>\$ 11,752.85</b> | <b>\$ 141,027.09</b> |

\*Includes all irrigation parts and labor from the exit side of the valve to the terminus of zone.

### Supplemental Pricing

|                                                                            |                      |
|----------------------------------------------------------------------------|----------------------|
| Cypress Mulch installation per 50 cu. yds. supply and install              | \$ 2,300.00          |
| Pine Bark installation per 50 cu. yds. supply and install                  | \$ 2,640.00          |
| An Additional Palm Trimming                                                | \$ 5,841.00          |
| Supervisory Labor, per hour                                                | \$ 45.00             |
| General Labor- per employee, per hour                                      | \$ 30.00             |
| 4" Annual-supply, install and maintain (per inch)                          | \$ 2.40              |
| Winter Rye Grass installation, per 1000 sq. ft. (\$ 3.00/1000sf)           | \$ 3.00              |
| Irrigation Technician per hour                                             | \$ 45.00             |
| New 3" valve-labor and materials \$ each-1/2" AOS                          | \$ 40.00             |
| New 1.5" valve-labor and materials "                                       | \$ 31.50             |
| New 1" valve-labor and materials "                                         | \$ 22.50             |
| Valve solenoid-labor and materials \$ each-1/2" AOS                        | \$ 25.00             |
| Rotor head-labor and materials (if not under warranty) \$ each-1/2" AOS    | \$ 25.00             |
| 6" Spray head-labor and materials (if not under warranty) \$ each-1/2" AOS | \$ 20.00             |
| - St. Augustine sod-supply, strip and install (500 sq. ft. min)            | \$ 40.00 per sq. ft. |
| - Bahia sod-supply, strip and install (500 sq. ft. min)                    | \$ 35.00 per sq. ft. |
| 500 gallon water truck- per hour                                           | \$ 50.00             |
| 1G shrub-supply, install, guarantee (must be hand-watered in)              | \$ 10.00             |
| 3G shrub-supply, install, guarantee (must be hand-watered in)              | \$ 15.00             |
| 7G shrub-supply, install, guarantee (must be hand-watered in)              | \$ 20.00             |

# **Insurance Document**

4/4/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURERS, AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|                                |          |          |
|--------------------------------|----------|----------|
| PRODUCER                       | NAME     | DATE     |
| INDIANNA INSURANCE GROUP, INC. | INDIANNA | 12/17/88 |
| 1111 INDIANA AVENUE            | INDIANNA | 12/17/88 |
| INDIANNA 300                   | INDIANNA | 12/17/88 |
| INDIANAPOLIS IN 46204          | INDIANNA | 12/17/88 |
| INDIANNA                       | INDIANNA | 12/17/88 |
| INDIANNA, INC.                 | INDIANNA | 12/17/88 |
| 11111111111111111111           | INDIANNA | 12/17/88 |
| INDIANNA IN 46204              | INDIANNA | 12/17/88 |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                       |                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|------------------|
| OVERAGES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | CERTIFICATE NUMBER: 2016-17 FL MARKET | REVISION NUMBER: |
| <p>THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY ENDORSEMENTS.</p> |                                       |                  |

[illegible]

the following apply when required by written contract: Personal liability additional covered on a primary and non-contributory basis and Waiver of subrogation for cover of additional insured per form #101 (07/03); Automobile liability additional covered per form #2040 (02/99) and Waiver of subrogation per form #20-000 (05/11); Workers compensation includes etc. This certificate is subject to the terms and conditions of the scheduled policies.

| CERTIFICATE HOLDER                                                                                 | CANCELLATION                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Lakeside Plantation<br/>Development District<br/>3434 Columbia Ave #300<br/>Tampa, FL 33634</p> | <p>SHOULD ANY OF THE ABOVE DISCLOSED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p> <hr/> <p>ATTACHED REPRESENTATIVE</p> <p>Kathy Meyer/KUMA <i>Kathy D. Meyer</i></p> |

**ORDER 25 (2014-01)**  
**INVEST-000-000**

The ADDR name and loop are a signed copy of ADDR.

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# THANK YOU

We look forward to hearing from you

With Mainscape, you get more than landscaping services. You get a company that truly cares about building a strong professional partnership that provides you with unparalleled services.

For nearly 40 years, we've been a trusted advisor to our clients nationwide. Our steadfast mission of empowering people, building partnerships, embracing growth and promoting stewardship has guided us.

We would like to apply these same principles and dedication, which our clients have relied on rely for years, to your property requirements as stated in this proposal. We look forward to working with you and hope to hear from you soon.

Thank you for your consideration.

Sincerely,

*Matthew T Loboda*

Matt Loboda  
Vice President  
Mainscape Inc.  
239-580-9026



**MAINSCAPE®**

**THE LEADER IN LANDSCAPE SOLUTIONS**



Outstanding delivery of landscape maintenance services.

---

George Flint  
Governmental Management Services  
135 W. Central Blvd., Suite 320  
Orlando, Florida 32801

April 7, 2017

Mr. Flint,

Thank you for allowing Amazing Service Group to provide you with a proposal for landscape maintenance services at Lakeside Plantation CDD, located at 2200 Plantation Blvd., North Port, FL 34289.

ASG's staff has considerable experience providing the highest quality of services required for This project. We combine the latest technology and tools, the best horticultural standards and accurate/timely communication to deliver the very best product for our clients. Our team has had the pleasure of building partnerships with premier property management companies, HOA and CDD Communities, Commercial Sites and Homebuilders throughout the United States.

On behalf of Amazing Services Group, thank you for the opportunity.

Sincerely,  
Mike

Michael Wood, President  
Amazing Service Group  
813-449-1037  
Mikewood@landscapeamazing.com

---

# SERVICES OVERVIEW

Discover dependable, proven and professional landscape maintenance services.

## **Landscape Maintenance**

First Impressions are everything. With a consistent delivery of services and a collaborative approach to providing solutions, our experience team will keep your landscape investment looking it's best.

## **Fertilization, pest and turf weed management**

A proactive approach can save money and your landscape. Using environmentally minded products and techniques, our licensed and certified professional staff will keep your lawns, trees and shrubs healthy and vigorous.

## **Tree Care**

Our certified and experienced local crews can safely provide tree trimming and removal, keeping your landscape safe and your trees healthy.

## **IRRIGATION SYSTEMS AND WATER MANAGEMENT**

Our licensed professional irrigation management services consist of routine inspections and repairs of the system's efficiency and uniformity, along with long-range planning. Research has shown that a proper water management program can reduce irrigation consumption by up to 60%.

## **Landscape Enhancements**

Your landscape is your first greeting to all arriving guest; let us make sure it makes a great first impression. From our custom floral displays and planting to outdoor living spaces, our teams mind every detail so you can relax and enjoy your property.

---

# How we do it

## **Safety**

Ensuring that every employee goes home the same way they arrived to work is very important to us. Our commitment to safety is accomplished through:

- New hire safety orientation.
- Extensive equipment operation training.
- Driver safety program.
- Morning safety tailgate meetings.
- Background checks.
- Fully uniformed crews with safety vests.
- Weekly management safety calls.
- Reward system for safety compliance.

## **Quality Assurance**

Quality begins with extensive training and education of our crew members, we invest considerable time and resources to ensure that are team members are properly prepared to perform their assigned tasks. This is followed up by daily quality inspections and reporting from our crew leaders. Our operations managers and regional managers perform and report to you on their monthly site inspections to ensure quality is meet.

## **Communication**

Proper communication is essential in any good relationship. We ensure that you are informed timely and accurately through our dedicated operations managers, constant connectivity via phone and email, and our customer support staff.

## **Transparency**

Our pricing is based on the data gathered from carefully measuring your project and reviewing, and understanding the scope of work. We then will work with you to prepare a proposal that will best fit your needs.

## **Schedule adherence**

Once we have taken the time to understand your goals, needs and expectations, our team will develop a project plan to ensure a successful delivery of services. The customer will be updated through continual reporting on the project's progress.

---

## Organizational Structure:

### **Zygmunt Mazanowski – Founder, CEO**

Zig is the founder of a National top 25 landscape company with over 44 million in annual revenue. He retired in 2012 to do mission work and spend time with his wife, 7 children and 12 grandchildren. In 2017, Zig saw a real need for a dependable, proven and professional maintenance company and was called back into the landscape industry, creating Amazing Service Group. Zig's business philosophy is "The triple win", where the customer, employees and the company can all share in the success of a project.

### **Michael Wood – President**

Bringing his 26 years of industry experience, Mike joined Zig in creating Amazing Service Group. Mike's primary focus is to ensure that the company's vision and values are integrated into its daily operations. **Skills:** A strong client focus, a creative and collaborative style when helping clients achieve their goals. FNGLA and BMP certified. **Motivation:** Coaching and training, being part of our employee's growth as people and professionals. **Interests:** My family, crossfit, sporting events, fishing.

### **Danny Hutcheson – VP Southeast Region**

Danny has 30 years of landscape industry experience and a wealth of knowledge in both the landscape maintenance and installation fields. Danny is responsible for the delivery of services throughout Florida. He brings his excitement and passion for the industry into every project. **Skills:** Florida Irrigation License holder, Florida certified pest control license holder, Florida certified arborist, Storm water management inspector, Certified AMOT, OSHA 30. **Interests:** Spending time with his two sons and grandchildren, and spending time on the water fishing.

### **Addison Wood – Branch Manager**

Addison has been involved in the landscape industry from a young age and his enjoyment for the industry continues. Addison is focused on helping to build strong relationships with his customers and ensuring his team is delivering consistent, quality services. **Skills:** FNGLA certified, BMP certified, team builder, creative nature, and goal oriented. **Interests:** Family, cars, his dog Bella, traveling and being with friends.

---

**Staffing Levels:****Weekly services staff:**

- (1) Ops Manager
- (2) Crew leaders
- (3) Crew Members

**Fertilization applications:**

- (2) Technicians

**Irrigation Inspections and repair:**

- (2) Technicians

Beyond the team members mentioned above, Lakeside Plantation will have access to our full staff including, our certified arborist, enhancement teams and safety manager.

---

## THANK YOU

We look forward to hearing from you

Amazing Services Group has built professional partnerships through transparency, proactive communication, integrity and unparalleled services.

In order for us to offer a consistent and quality product, we have created an environment where the customer, our employees and the company can all share in the success of our projects, "The Triple Win".

- The Customer gets a fair price, safe/quality work, good communication and everything they contracted for.
- The Employee gets a safe work place, fair wages and a career path.
- The Company gets a fair price, safe/hard working employees, and customers that care about the company they choose to work with.

We look forward to working with you soon.

Sincerely,  
Mike Wood

Michael Wood, President  
Amazing Service Group  
813-449-1037  
[Mikewood@landscapeamazing.com](mailto:Mikewood@landscapeamazing.com)

---



# CERTIFICATE OF LIABILITY INSURANCE

AMAZS-1

OP ID: CB

DATE (MM/DD/YYYY)

02/10/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER  
Fairchild, Addison & McKone  
P.O. Box 1030  
Brandon, FL 33509-1030  
Fairchild, Addison & McKone

CONTACT NAME: Fairchild, Addison &amp; McKone

PHONE (A/C No. Ext.): 813-681-4893

FAX (A/C No.): 813-685-8610

E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURED: Amazing Services Group FL, LLC  
9509 E. US Highway 92  
Tampa, FL 33610

INSURER A: Southern-Owners Ins

10190

INSURER B: Auto-Owners Insurance

18989

INSURER C:

INSURER D:

INSURER E:

INSURER F:

## COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| TYPE | TYPE OF INSURANCE                                                                | MODIFIER (ISO, WVD) | POLICY NUMBER | POLICY EFF. (MM/DD/YYYY) | POLICY EXP. (MM/DD/YYYY) | LIMITS                                                                                                                                                                                                                                     |
|------|----------------------------------------------------------------------------------|---------------------|---------------|--------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A    | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY                 |                     |               |                          |                          |                                                                                                                                                                                                                                            |
|      | CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR                            | X X                 | 20430614      | 01/16/2017               | 01/16/2018               | EACH OCCURRENCE \$ 1,000,000<br>DAMAGE TO RENTED PREMISES (Per occurrence) \$ 300,000<br>MED EXP (Any one person) \$ 10,000<br>PERSONAL & ADV INJURY \$ 1,000,000<br>GENERAL AGGREGATE \$ 3,000,000<br>PRODUCTS - COMPROP AGG \$ 3,000,000 |
|      | GEN'L AGGREGATE LIMIT APPLIES PER:                                               |                     |               |                          |                          |                                                                                                                                                                                                                                            |
|      | POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC |                     |               |                          |                          |                                                                                                                                                                                                                                            |
|      | OTHER:                                                                           |                     |               |                          |                          |                                                                                                                                                                                                                                            |
| B    | <input checked="" type="checkbox"/> AUTOMOBILE LIABILITY                         |                     | 5043061400    | 07/27/2016               | 07/27/2017               | COMBINED SINGLE LIMIT (Per accident) \$ 1,000,000<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>PIP \$ 10,000                                                                |
|      | UMBRELLA LIAB                                                                    |                     |               |                          |                          |                                                                                                                                                                                                                                            |
|      | EXCESS LIAB                                                                      |                     |               |                          |                          |                                                                                                                                                                                                                                            |
|      | DED RETENTION \$                                                                 |                     |               |                          |                          |                                                                                                                                                                                                                                            |
| A    | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY                                    |                     | 20274925      | 01/16/2017               | 01/16/2018               | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER<br>EL EACH ACCIDENT \$ 1,000,000<br>EL DISEASE - EA EMPLOYEE \$ 1,000,000<br>EL DISEASE - POLICY LIMIT \$ 1,000,000                                         |
| B    | L & P Bond                                                                       |                     | 96242133      | 01/19/2017               | 01/19/2018               | L & P 5,000                                                                                                                                                                                                                                |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate Holders and their affiliates, and each of their respective partners, affiliates, shareholders, officers, directors, agents, employees, successors and assigns are Additional Insured including Products and Completed Operations in regards to General Liability coverage as required by written contract.

## CERTIFICATE HOLDER

HILCO-9

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE  
Fairchild, Addison & McKone

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

BASIC ORGANIZATION INFORMATION

DATE SUBMITTED April 7, 2017

1. Proposer Amazing Service Group  
[Company Name]
- ☐ An Individual  
☒ A Limited Liability Company  
☐ A Limited Liability Partnership  
☐ A Partnership  
☐ A Corporation  
☐ A Subsidiary Corporation

2. Proposer Company Address:

Street Address 809 E. US Hwy. 92

P.O. Box (if any) \_\_\_\_\_

City Tampa State FL Zip Code 33610

Telephone 813-449-1037 Fax no. \_\_\_\_\_

1<sup>st</sup> Contact Name Michael Wood Title President

2<sup>nd</sup> Contact Name Dany Hutcheson Title VP

3. Parent Company Name (if applicable) \_\_\_\_\_

4. Parent Company Address (if different):

Street Address \_\_\_\_\_

P.O. Box (if any) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Fax no. \_\_\_\_\_

1<sup>st</sup> Contact Name \_\_\_\_\_ Title \_\_\_\_\_

2nd Contact Name \_\_\_\_\_ Title \_\_\_\_\_

5. List the location of the Proposer's office which would perform LSPCDD work.

Street Address 9509 E US Hwy. 92

P.O. Box (if any) \_\_\_\_\_

City Tampa State FL Zip Code 33610

Telephone \_\_\_\_\_ Fax no. \_\_\_\_\_

1<sup>st</sup> Contact Name Michael Wood Title President

6. If the Proposer is a corporation, is it incorporated in the State of Florida?

yes (X) (Proceed to Question 6.1) no ( ) (Proceed to Question 6.2)

- 6.1 If yes, provide the following:

Is the Company in good standing with the Florida Secretary of State Division  
of Corporations? yes (X) no ( )

If no, please explain

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date incorporated \_\_\_\_\_ Charter No. \_\_\_\_\_

- 6.2 If no, provide the following:

The State in which Proposer is incorporated? \_\_\_\_\_

Is the Company in good standing with that State? yes ( ) no ( )

If no, please explain

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Date incorporated \_\_\_\_\_ Charter No \_\_\_\_\_

Is the applicant registered with the State of Florida? yes ( ) no ( )

7. If the Proposer is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the State of Florida?

Yes ☒ (Proceed to Question 7.1) No ( ) (Proceed to Question 7.2)

- 7.1 If yes, is the Proposer registered with the Florida Department of State, Division of Corporations? yes ☒ no ( )

If no, please explain

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is the Proposer in good standing with the State of Florida? yes ( ) no ( )

If no, please explain

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date Proposer was organized: \_\_\_\_\_

- 7.2 If no, provide the following:

The State in which Proposer is organized: \_\_\_\_\_

Is the Proposer in good standing with that State? yes ( ) no ( )

If no, please explain \_\_\_\_\_

Date Proposer was organized: \_\_\_\_\_

Is the Proposer registered as a foreign partnership or limited company with the State of Florida? yes ( ) no ( ) If no, please explain \_\_\_\_\_

8. Does Proposer hold any registrations or licenses with the State of Florida applicable to the contract? yes (X) no ( )

- 8.1 If yes, provide the following information and attach one (1) photocopy of each listed license (attach additional sheets if necessary):

Type of registration Fertilization + Irrigation  
License No JB255911 Expiration Date 2/28/2018  
Qualifying individual Danny Hutcherson Title Vice President  
List company(s) currently qualified under this license \_\_\_\_\_  
Amazing Service Group

- 8.2 Does the Proposer hold any registrations or licenses with Sarasota County applicable to the contract? yes ( ) no ( )

If yes, please list and provide a photocopy of each listed license or registration: \_\_\_\_\_

9. List the Proposer's total annual dollar value of work completed for each of the last three (3) years starting with the latest year and ending with the most current year

(2014) N/A, (2015) N/A, (2016) N/A

10. List the Proposer's Sarasota/North Port area annual dollar value of work completed for the most current year (2016) N/A

11. Does your company propose to subcontract any of the required work?  
yes ( ) no ☒

If yes, please explain

10. What is the total number of personnel servicing the Sarasota/North Port area? 10

11. What is the total number of trucks servicing the Sarasota/North Port area? 4

12. Does your company have a certified arborist on staff? yes ☒ no ( )

13. Does your company employ formal training and certification procedures for employees?  
yes ☒ no ( )

If yes, briefly explain

We provide safety training as part of our onboarding. We offer  
FA/SLA+AMP certification.

17. What are the Proposer's current insurance limits? (Provide a copy of applicant's Certificate of Insurance)

|                      |                     |
|----------------------|---------------------|
| General Liability    | \$ <u>3,000,000</u> |
| Automobile Liability | \$ <u>1,000,000</u> |
| Workers Compensation | \$ <u>1,000,000</u> |
| Expiration Date      | <u>1/16/2018</u>    |

18. Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past two years? yes ( ) no ☒

If yes, please describe each violation, fine, and resolution

18.1 What is the Proposer's current worker compensation rating?   /  

18.2 Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past two years?

yes ( ) no ☒

If yes, please describe each incident \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Lakeside Plantation Community Development District, or their authorized agents, deemed necessary to verify the statements made in this application or attachments hereto, or regarding the ability, standing and general reputation of the applicant.

Amelia Service Group By: [Signature]  
Name of Proposer

This 7 day of April, 2017 By: Michael H. Wood Resident  
[Type Name and Title of Person Signing]

(Apply Corporate Seal, if  
filing as a corporation)

State of Florida  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2017, by \_\_\_\_\_, of the \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

\_\_\_\_\_  
Signature of Notary taking acknowledgment

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

AFFIDAVIT OF NON-COLLUSION

STATE OF Florida  
COUNTY OF \_\_\_\_\_

I Michael H. Wood, do hereby certify that I have not, either directly or indirectly, participated in collusion or proposal rigging. Affiant is a Owner in the firm of Maritz Service Group, and authorized to make this affidavit on behalf of the same. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

Dated this 7 day of April, 2017.

[Signature]  
Signature by authorized representative of Proposer

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2017, by \_\_\_\_\_, of the \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

\_\_\_\_\_  
Signature of Notary taking acknowledgment

## Landscape Maintenance Pricing

| Service                                                        | Monthly          | Annual            |
|----------------------------------------------------------------|------------------|-------------------|
| Grounds Maintenance Labor for mowing and detailing             | 7,422.83         | 91,474.00         |
| Pest Control & Fertilization Program Turf/Shrubs/Trees         | 4,337.83         | 52,054.00         |
| Arbor Care Program - hardwood tree trimming Labor              | 162.33           | 1,948.00          |
| Arbor Care Program-palm trimming 1x Labor                      | 1,250.00         | 15,000.00         |
| Mulching Program (Optional 215 cubic yards) Pine bark          | 806.25           | 9,675.00          |
| Seasonal Color Program Supply/Install/Maintain misc. materials | 632.50           | 7,590.00          |
| Irrigation System Inspections*                                 | 1,700.42         | 20,405.00         |
| <b>TOTAL LANDSCAPE PROGRAM</b>                                 | <b>16,512.17</b> | <b>198,146.00</b> |

\*Includes all irrigation parts and labor from the exit side of the valve to the terminus of zone.

### Supplemental Pricing

|                                                                |                    |
|----------------------------------------------------------------|--------------------|
| Cypress Mulch Installation per 50 cu. yds. supply and install  | \$2,250.00         |
| Pine Bark Installation per 50 cu. yds. supply and install      | \$2,250.00         |
| An Additional Palm Trimming                                    | \$15,000.00        |
| Supervisory Labor, per hour                                    | \$65.00            |
| General Labor- per employee, per hour                          | \$25.00            |
| 4" Annual-supply, install and maintain (per unit)              | \$1.65             |
| Winter Rye Grass installation, per 1000 sq. ft. (8 lbs/1000sf) | \$140.00           |
| Irrigation Technician per hour                                 | \$45.00            |
| New 2" valve-labor and materials                               | \$210.50           |
| New 1.5" valve-labor and materials                             | \$97.50            |
| New 1" valve-labor and materials                               | \$48.50            |
| Valve solenoid -labor and materials                            | \$42.50            |
| Rotor head-labor and materials (if not under warranty)         | \$50.00            |
| 6" Spray head-labor and materials (if not under warranty)      | \$22.50            |
| St. Augustine sod-supply, strip and install (500 sq. ft min)   | \$ .95 per sq. ft. |
| Bahia sod-supply, strip and install (500 sq. ft. min)          | \$ .55 per sq. ft. |
| 500 gallon water truck- per hour                               | \$75.00            |
| 1G shrub-supply, install, guarantee (must be hand-watered in)  | \$5.00             |
| 3G shrub-supply, install, guarantee (must be hand-watered in)  | \$15.50            |
| 7G shrub-supply, install, guarantee (must be hand-watered in)  | \$42.50            |

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

**ACKNOWLEDGMENT OF RECEIPT OF DOCUMENTS  
AND PROPOSAL SIGNATURE FORM**

This Proposal for landscape maintenance services has been submitted on this 7 day of April, 2017 by Anthony Eric Corda [company] whose business address is 8509 FUSHER, 92 Tampa, FL 33610, telephone number is 813-449-1037, and fax number is \_\_\_\_\_.

The undersigned acknowledges, by the below execution of this proposal, that all information provided herein has been provided in full and that such information is truthful and accurate. Proposer agrees through submission of this Proposal to honor all pricing information sixty (60) days from the date of the Proposal opening, and if awarded the contract on the basis of this Proposal to enter into and execute the services contract in substantially the form included in the proposal documents.

Proposer understands that inclusion of false, deceptive or fraudulent statements on this proposal constitutes fraud; and, that the District consider such action on the part of the Proposer to constitute good cause for denial, suspension or revocation of a proposal for work for the Lakeside Plantation Community Development District.

Furthermore, the undersigned acknowledges receipt of the following addenda, the provisions of which have been included in this Request for Proposal.

Addendum No. 1 dated February 21, 2017  
Addendum No. \_\_\_\_\_ dated \_\_\_\_\_  
Addendum No. \_\_\_\_\_ dated \_\_\_\_\_  
Addendum No. \_\_\_\_\_ dated \_\_\_\_\_  
Addendum No. \_\_\_\_\_ dated \_\_\_\_\_

Amazing Service Group By: [Signature]  
Name of Proposer

This 7 day of April, 2017 By: Michael H. [Signature]  
[Type Name and Title of Person Signing]

(Apply Corporate Seal, if  
filing as a corporation)

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_  
2017, by \_\_\_\_\_ of the \_\_\_\_\_ who is personally  
known to me or who has produced \_\_\_\_\_ as identification  
and who did (did not) take an oath.

\_\_\_\_\_  
Signature of Notary taking acknowledgment

Lakeside Plantation Community Development District

Addendum #1

RFP 2017-101  
Landscape Maintenance Services

February 21, 2017

To: All Prospective Bidders:

The following changes, additions, clarifications, and deletions amend the Bid Documents of the above captioned Project, and shall become an integral part of the Contract Documents. Please note the contents herein and affix same to the documents you have on hand. Indicate on the Bid Form that this Addendum has been received.

QUESTIONS/CLARIFICATIONS:

Q1. What is the number of irrigation controllers, zone count, water source and location?

A1. Four (4) conventional irrigation controllers each with their own well; three (3) battery irrigation controllers that use water from neighboring communities. Total zone count is approximately 90.

Q2. What is the palm tree count?

A2. 320.

Q3. What quantity of mulch is required?

A3. 215 yards of large pine nugget mulch. Section C.d.i of the Scope of Services has been revised to reflect this amount. Also attached is the revised pricing sheet to use in the response.

Please sign and return by mail or fax to (407) 839-1526.

NAME OF FIRM: Amorino Service Group  
SIGNATURE: [Signature]  
DATE: 3/31/2017

ADDENDUM #1 - RFP #2017-101  
LANDSCAPE MAINTENANCE SERVICES

135 W. Central Blvd., Suite 320, Orlando, FL 32801

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## SECTION V

A

**LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT  
CITY OF NORTH PORT, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2016**

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

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# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

## 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, 2016, 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, 2016, 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.

## **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 March 31, 2017, 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 March 31, 2017, 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.

March 31, 2017

## 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, 2016. 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 liabilities of the District exceeded its assets plus deferred outflows of resources at the close of the most recent fiscal year resulting in a net position deficit balance of \$3,873,893.
- The change in the District's total net position in comparison with the prior fiscal year was (\$56,527), 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, 2016, the District's governmental funds reported combined ending fund balances of \$687,175, an increase of \$33,734 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 the remainder is unassigned fund balance which is available for spending at the District's discretion.
- During fiscal year 2016, the District implemented Governmental Accounting Standards Board ("GASB") Statement No. 72, *Fair Value Measurement and Application*, GASB Statement No. 76, *The Hierarchy of Generally Accepted Accounting Principles for State and Local Governments*, and GASB Statement No. 79, *Certain External Investment Pools and Pool Participants*. Please see New Accounting Standards Adopted in Note 2 of the financial statements for additional information.

### 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.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### 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.

### 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<br>SEPTEMBER 30,       |              |              |
|-------------------------------------|--------------|--------------|
|                                     | 2016         | 2015         |
| Current and other assets            | \$ 701,942   | \$ 685,680   |
| Capital assets, net of depreciation | 4,915,368    | 5,067,367    |
| Total assets                        | 5,617,310    | 5,753,047    |
| Current liabilities                 | 63,417       | 142,627      |
| Long-term liabilities               | 1,680,000    | 1,680,000    |
| Total liabilities                   | 1,743,417    | 1,822,627    |
| Net position                        |              |              |
| Net investment in capital assets    | 3,235,368    | 3,335,365    |
| Restricted                          | 60,003       | 40,405       |
| Unrestricted                        | 578,522      | 554,650      |
| Total net position                  | \$ 3,873,893 | \$ 3,930,420 |

## 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<br>FOR THE FISCAL YEAR ENDED SEPTEMBER 30, |              |              |
|--------------------------------------------------------------------|--------------|--------------|
|                                                                    | 2016         | 2015         |
| Revenues:                                                          |              |              |
| Program revenues                                                   |              |              |
| Charges for services                                               | \$ 899,748   | \$ 838,471   |
| Operating grants and contributions                                 | 7            | 7            |
| General revenues                                                   |              |              |
| Investment earnings                                                | 31           | 106          |
| Miscellaneous                                                      | 1,307        | 2,262        |
| Total revenues                                                     | 901,093      | 840,846      |
| Expenses:                                                          |              |              |
| General government                                                 | 112,744      | 106,899      |
| Maintenance and operations                                         | 515,609      | 756,492      |
| Clubhouse and recreation                                           | 210,075      | -            |
| Interest                                                           | 119,192      | 123,392      |
| Total expenses                                                     | 957,620      | 986,783      |
| Change in net position                                             | (56,527)     | (145,937)    |
| Net position - beginning                                           | 3,930,420    | 4,076,357    |
| Net position - ending                                              | \$ 3,873,893 | \$ 3,930,420 |

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2016 was \$957,620. The majority of the costs of the District's activities were paid by program revenues. Program revenues, comprised primarily of assessments for both the prior and current fiscal years, increased during the fiscal year as a result of an increase in the levy. The District also received funds from investment earnings and miscellaneous revenues for clubhouse functions. Expenses decreased from the prior fiscal year as there were higher maintenance costs incurred in the prior fiscal year.

## 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, 2016 was amended to increase revenues by \$900 and decrease appropriations by (\$3,066). Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2016.

The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2016, the District had \$8,330,867 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$3,415,499 has been taken, which resulted in a net book value of \$4,915,368. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2016, the District had \$1,680,000 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, 2016**

|                                  | Governmental<br>Activities |
|----------------------------------|----------------------------|
| <b>ASSETS</b>                    |                            |
| Cash                             | \$ 576,160                 |
| Due from other                   | 950                        |
| Prepaid items                    | 16,179                     |
| Deferred charges                 |                            |
| Restricted assets:               |                            |
| Investments                      | 108,653                    |
| Capital assets:                  |                            |
| Nondepreciable                   | 3,266,092                  |
| Depreciable, net                 | 1,649,276                  |
| Total assets                     | <u>5,617,310</u>           |
| <b>LIABILITIES</b>               |                            |
| Accounts payable                 | 13,392                     |
| Accrued interest payable         | 48,650                     |
| Deposits                         | 1,375                      |
| Non-current liabilities:         |                            |
| Due within one year              | 65,000                     |
| Due in more than one year        | 1,615,000                  |
| Total liabilities                | <u>1,743,417</u>           |
| <b>NET POSITION</b>              |                            |
| Net investment in capital assets | 3,235,368                  |
| Restricted for debt service      | 60,003                     |
| Unrestricted                     | 578,522                    |
| Total net position               | <u>\$ 3,873,893</u>        |

See notes to the financial statements

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
CITY OF NORTH PORT, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2016**

| <u>Functions/Programs</u>     | <u>Expenses</u> | <u>Program Revenues</u>  |                      | <u>Net (Expense)</u>  |
|-------------------------------|-----------------|--------------------------|----------------------|-----------------------|
|                               |                 | <u>Charges</u>           | <u>Operating</u>     | <u>Revenue and</u>    |
|                               |                 | <u>for</u>               | <u>Grants and</u>    | <u>Changes in Net</u> |
|                               |                 | <u>Services</u>          | <u>Contributions</u> | <u>Position</u>       |
|                               |                 |                          |                      | <u>Governmental</u>   |
|                               |                 |                          |                      | <u>Activities</u>     |
| Primary government:           |                 |                          |                      |                       |
| Governmental activities:      |                 |                          |                      |                       |
| General government            | \$ 112,744      | \$ 112,744               | \$ -                 | \$ -                  |
| Maintenance and operations    | 515,609         | 567,809                  | -                    | 52,200                |
| Clubhouse and recreation      | 210,075         | 28,410                   | -                    | (181,665)             |
| Interest on long-term debt    | 119,192         | 190,785                  | 7                    | 71,600                |
| Total governmental activities | 957,620         | 899,748                  | 7                    | (57,865)              |
|                               |                 |                          |                      |                       |
|                               |                 | General revenues:        |                      |                       |
|                               |                 | Miscellaneous            |                      | 1,307                 |
|                               |                 | Investment earnings      |                      | 31                    |
|                               |                 | Total general revenues   |                      | 1,338                 |
|                               |                 | Change in net position   |                      | (56,527)              |
|                               |                 | Net position - beginning |                      | 3,930,420             |
|                               |                 | Net position - ending    |                      | \$ 3,873,893          |

See notes to the financial statements

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
CITY OF NORTH PORT, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2016**

|                                      | Major Funds       |                   |                     | Total                 |
|--------------------------------------|-------------------|-------------------|---------------------|-----------------------|
|                                      | General           | Debt<br>Service   | Capital<br>Projects | Governmental<br>Funds |
| <b>ASSETS</b>                        |                   |                   |                     |                       |
| Cash                                 | \$ 176,622        | \$ -              | \$ 399,538          | \$ 576,160            |
| Investments                          | -                 | 108,653           | -                   | 108,653               |
| Due from other                       | 950               | -                 | -                   | 950                   |
| Prepaid items                        | 16,179            | -                 | -                   | 16,179                |
| Total assets                         | <u>\$ 193,751</u> | <u>\$ 108,653</u> | <u>\$ 399,538</u>   | <u>\$ 701,942</u>     |
| <b>LIABILITIES AND FUND BALANCES</b> |                   |                   |                     |                       |
| Liabilities:                         |                   |                   |                     |                       |
| Accounts payable                     | \$ 9,792          | \$ -              | \$ 3,600            | \$ 13,392             |
| Deposits                             | 1,375             | -                 | -                   | 1,375                 |
| Total liabilities                    | <u>11,167</u>     | <u>-</u>          | <u>3,600</u>        | <u>14,767</u>         |
| Fund balances:                       |                   |                   |                     |                       |
| Nonspendable:                        |                   |                   |                     |                       |
| Prepaid items                        | 16,179            | -                 | -                   | 16,179                |
| Restricted for:                      |                   |                   |                     |                       |
| Debt service                         | -                 | 108,653           | -                   | 108,653               |
| Assigned to:                         |                   |                   |                     |                       |
| Renewal and replacement              | -                 | -                 | 395,938             | 395,938               |
| Unassigned                           | 166,405           | -                 | -                   | 166,405               |
| Total fund balances                  | <u>182,584</u>    | <u>108,653</u>    | <u>395,938</u>      | <u>687,175</u>        |
| Total liabilities and fund balances  | <u>\$ 193,751</u> | <u>\$ 108,653</u> | <u>\$ 399,538</u>   | <u>\$ 701,942</u>     |

See notes to the financial statements

**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, 2016**

Fund balance - governmental funds \$ 687,175

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   | 8,330,867   |           |
| Accumulated depreciation | (3,415,499) | 4,915,368 |
|                          |             |           |

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                | (48,650)    |              |
| Bonds payable                           | (1,680,000) | (1,728,650)  |
|                                         |             |              |
| Net position of governmental activities |             | \$ 3,873,893 |

See notes to the financial statements

**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, 2016**

|                                                              | Major Funds |                 |                     | Total<br>Governmental<br>Funds |
|--------------------------------------------------------------|-------------|-----------------|---------------------|--------------------------------|
|                                                              | General     | Debt<br>Service | Capital<br>Projects |                                |
| <b>REVENUES</b>                                              |             |                 |                     |                                |
| Assessments                                                  | \$ 680,553  | \$ 190,785      | \$ -                | \$ 871,338                     |
| Activities, clubs and rentals                                | 28,410      | -               | -                   | 28,410                         |
| Miscellaneous                                                | 1,307       | -               | -                   | 1,307                          |
| Interest earnings                                            | 31          | 7               | -                   | 38                             |
| Total revenues                                               | 710,301     | 190,792         | -                   | 901,093                        |
| <b>EXPENDITURES</b>                                          |             |                 |                     |                                |
| Current:                                                     |             |                 |                     |                                |
| General government                                           | 112,744     | -               | -                   | 112,744                        |
| Maintenance and operations                                   | 314,792     | -               | -                   | 314,792                        |
| Clubhouse and recreation                                     | 104,551     | -               | 65,657              | 170,208                        |
| Debt service:                                                |             |                 |                     |                                |
| Principal                                                    | -           | 60,000          | -                   | 60,000                         |
| Interest                                                     | -           | 120,930         | -                   | 120,930                        |
| Capital outlay                                               | -           | -               | 88,685              | 88,685                         |
| Total expenditures                                           | 532,087     | 180,930         | 154,342             | 867,359                        |
| Excess (deficiency) of revenues<br>over (under) expenditures | 178,214     | 9,862           | (154,342)           | 33,734                         |
| <b>OTHER FINANCING SOURCES (USES)</b>                        |             |                 |                     |                                |
| Transfers in                                                 | -           | -               | 255,000             | 255,000                        |
| Transfers out                                                | (255,000)   | -               | -                   | (255,000)                      |
| Total other financing sources (uses)                         | (255,000)   | -               | 255,000             | -                              |
| Net change in fund balances                                  | (76,786)    | 9,862           | 100,658             | 33,734                         |
| Fund balances - beginning                                    | 259,370     | 98,791          | 295,280             | 653,441                        |
| Fund balances - ending                                       | \$ 182,584  | \$ 108,653      | \$ 395,938          | \$ 687,175                     |

See notes to the financial statements

**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, 2016**

|                                                        |    |        |
|--------------------------------------------------------|----|--------|
| Net change in fund balances - total governmental funds | \$ | 33,734 |
|--------------------------------------------------------|----|--------|

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. |  | 88,685 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------|

|                                                                                                                                                                                                                                           |  |        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------|
| 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. |  | 60,000 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------|

|                                                                                                                                                                                                       |  |       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------|
| 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. |  | 1,738 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------|

|                                                                                                                                                               |  |           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------|
| Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities. |  | (240,684) |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------|

|                                                   |    |          |
|---------------------------------------------------|----|----------|
| Change in net position of governmental activities | \$ | (56,527) |
|---------------------------------------------------|----|----------|

See notes to the financial statements

**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)**

### **New Accounting Standards Adopted**

During fiscal year 2016, the District adopted three new accounting standards as follows:

#### *GASB 72, Fair Value Measurement and Application*

The Statement improves financial reporting by clarifying the definition of fair value for financial reporting purposes, establishing general principles for measuring fair value, providing additional fair value application guidance, and enhancing disclosures about fair value measurements. These improvements are based in part on the concepts and definitions established in Concepts Statement No. 6, *Measurement of Elements of Financial Statements*, and other relevant literature.

#### *GASB 76 - The Hierarchy of Generally Accepted Accounting Principles for State and Local Governments*

The Statement identifies—in the context of the current governmental financial reporting environment—the sources of accounting principles used to prepare financial statements of state and local governmental entities in conformity with generally accepted accounting principles (GAAP) and the framework for selecting those principles.

#### *GASB 79 - Certain External Investment Pools and Pool Participants*

This Statement establishes accounting and financial reporting standards for qualifying external investment pools that elect to measure for financial reporting purposes all of their investments at amortized cost. This Statement also establishes accounting and financial reporting standards for state and local governments that participate in a qualifying external investment pool that measures for financial reporting purposes all of its investments at amortized cost.

### **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.

## NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### 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           |

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).

## **NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### **Deferred Outflows/Inflows of Resources (Continued)**

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.

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.

#### Investments

The District's investments were held as follows at September 30, 2016:

|                                                   | Fair Value        | Credit Risk | Maturities |
|---------------------------------------------------|-------------------|-------------|------------|
| First American Government Obligation<br>Fund Cl Y | <u>\$ 108,653</u> | S&P AAAM    | 25 Days    |

*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.

#### NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

##### Investments (Continued)

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, 2016 were as follows:

| Fund             | Transfer in       | Transfer out      |
|------------------|-------------------|-------------------|
| General          | \$ -              | \$ 255,000        |
| Capital projects | 255,000           | -                 |
| Total            | <u>\$ 255,000</u> | <u>\$ 255,000</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, 2016 was as follows:

|                                             | Beginning<br>Balance | Additions           | Reductions  | Ending<br>Balance   |
|---------------------------------------------|----------------------|---------------------|-------------|---------------------|
| <u>Governmental activities</u>              |                      |                     |             |                     |
| Capital assets, not being depreciated       |                      |                     |             |                     |
| Land                                        | \$ 3,244,899         | \$ -                | \$ -        | \$ 3,244,899        |
| Land improvements                           | 21,193               | -                   | -           | 21,193              |
| Total capital assets, not being depreciated | <u>3,266,092</u>     | <u>-</u>            | <u>-</u>    | <u>3,266,092</u>    |
| Capital assets, being depreciated           |                      |                     |             |                     |
| Buildings                                   | 696,497              | -                   | -           | 696,497             |
| Furniture and fixtures                      | 141,152              | -                   | -           | 141,152             |
| Recreational facilities                     | 591,206              | 74,820              | -           | 666,026             |
| Landscaping and entrance features           | 1,237,355            | 13,865              | -           | 1,251,220           |
| Infrastructure                              | 2,309,880            | -                   | -           | 2,309,880           |
| Total capital assets, being depreciated     | <u>4,976,090</u>     | <u>88,685</u>       | <u>-</u>    | <u>5,064,775</u>    |
| Less accumulated depreciation for:          |                      |                     |             |                     |
| Buildings                                   | (313,098)            | (23,217)            | -           | (336,315)           |
| Furniture and fixtures                      | (138,687)            | (2,465)             | -           | (141,152)           |
| Recreational facilities                     | (443,586)            | (39,867)            | -           | (483,453)           |
| Landscaping and entrance features           | (1,072,840)          | (82,740)            | -           | (1,155,580)         |
| Infrastructure                              | (1,206,604)          | (92,395)            | -           | (1,298,999)         |
| Total accumulated depreciation              | <u>(3,174,815)</u>   | <u>(240,684)</u>    | <u>-</u>    | <u>(3,415,499)</u>  |
| Total capital assets being depreciated      | <u>1,801,275</u>     | <u>(151,999)</u>    | <u>-</u>    | <u>1,649,276</u>    |
| Governmental activities capital assets, net | <u>\$ 5,067,367</u>  | <u>\$ (151,999)</u> | <u>\$ -</u> | <u>\$ 4,915,368</u> |

Depreciation was charged to the following functions:

|                            |                   |
|----------------------------|-------------------|
| Maintenance and operations | \$ 200,817        |
| Clubhouse and recreation   | 39,867            |
| Total depreciation expense | <u>\$ 240,684</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, 2016.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2016 were as follows:

|                                | Beginning<br>Balance | Additions | Reductions | Ending<br>Balance | Due Within<br>One Year |
|--------------------------------|----------------------|-----------|------------|-------------------|------------------------|
| <u>Governmental activities</u> |                      |           |            |                   |                        |
| Bonds payable:                 |                      |           |            |                   |                        |
| Series 1999                    | \$ 1,740,000         | \$ -      | \$ 60,000  | \$ 1,680,000      | \$ 65,000              |
| Total                          | \$ 1,740,000         | \$ -      | \$ 60,000  | \$ 1,680,000      | \$ 65,000              |

At September 30, 2016, the scheduled debt service requirements on the long-term debt were as follows:

| Governmental Activities      |                     |                     |                     |
|------------------------------|---------------------|---------------------|---------------------|
| Year ending<br>September 30: | Principal           | Interest            | Total               |
| 2017                         | \$ 65,000           | \$ 116,760          | \$ 181,760          |
| 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             |
| 2022-2026                    | 540,000             | 383,640             | 923,640             |
| 2027-2031                    | 765,000             | 166,800             | 931,800             |
|                              | <u>\$ 1,680,000</u> | <u>\$ 1,085,591</u> | <u>\$ 2,765,591</u> |

## 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, 2016**

|                                                              | Budgeted Amounts |            | Actual     | Variance with                            |
|--------------------------------------------------------------|------------------|------------|------------|------------------------------------------|
|                                                              | Original         | Final      | Amounts    | Final Budget -<br>Positive<br>(Negative) |
| <b>REVENUES</b>                                              |                  |            |            |                                          |
| Assessments                                                  | \$ 656,520       | \$ 656,520 | \$ 680,553 | \$ 24,033                                |
| Activities, clubs and rentals                                | 29,000           | 30,000     | 28,410     | (1,590)                                  |
| Miscellaneous                                                | 1,500            | 1,500      | 1,307      | (193)                                    |
| Interest earnings                                            | 150              | 50         | 31         | (19)                                     |
| Total revenues                                               | 687,170          | 688,070    | 710,301    | 22,231                                   |
| <b>EXPENDITURES</b>                                          |                  |            |            |                                          |
| Current:                                                     |                  |            |            |                                          |
| General government                                           | 108,225          | 118,817    | 112,744    | 6,073                                    |
| Maintenance and operations                                   | 335,570          | 323,262    | 314,792    | 8,470                                    |
| Clubhouse and recreation                                     | 113,375          | 112,025    | 104,551    | 7,474                                    |
| Total expenditures                                           | 557,170          | 554,104    | 532,087    | 22,017                                   |
| Excess (deficiency) of revenues<br>over (under) expenditures | 130,000          | 133,966    | 178,214    | 44,248                                   |
| <b>OTHER FINANCING SOURCES</b>                               |                  |            |            |                                          |
| Carry forward                                                | -                | 121,034    | -          | (121,034)                                |
| Transfer out                                                 | (130,000)        | (255,000)  | (255,000)  | -                                        |
| Total other financing sources                                | (130,000)        | (133,966)  | (255,000)  | (121,034)                                |
| Net change in fund balances                                  | \$ -             | \$ -       | (76,786)   | \$ (76,786)                              |
| Fund balance - beginning                                     |                  |            | 259,370    |                                          |
| Fund balance - ending                                        |                  |            | \$ 182,584 |                                          |

See notes to required supplementary information

**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, 2016 was amended to increase revenues by \$900 and decrease appropriations by (\$3,066). Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2016.

The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.



**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, 2016, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 31, 2017.

**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 March 31, 2017

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.

**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.

March 31, 2017



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

2700 North Military Trail • Suite 350  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

**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, 2016. 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 and, accordingly, included examining, on a test basis, evidence about District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on 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, 2016.

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.

March 31, 2017



**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, 2016, and have issued our report thereon dated March 31, 2017.

**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 Reports and Schedule**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and 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*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 31, 2017, 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.

March 31, 2017

## 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, 2016.

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. 2016-01 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, 2015, 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, 2016, 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, 2016, 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, 2016 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, 2016. 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.



B


**QUOTE:**

1934759

03/10/2017  
Page 1 of 1

| Salesperson        | Store | Quote Dt   | ACCOUNT ID | CUSTOMER NAME       |
|--------------------|-------|------------|------------|---------------------|
| Garrett Gilbertson | 026   | 03/10/2017 | 26-302301  | LAKESIDE PLANTATION |

**Bill To**

LAKESIDE PLANTATION  
ATTN: ALICIA BELDEN  
2200 PLANTATION BLVD  
NORTH PORT FL 34289

**Ship To**

LAKESIDE PLANTATION  
ATTN: ALICIA BELDEN  
2200 PLANTATION BLVD  
NORTH PORT FL 34289

| LN                                  | Product         | Description                             | List            | Price            | Qty | Total            |
|-------------------------------------|-----------------|-----------------------------------------|-----------------|------------------|-----|------------------|
| 1                                   |                 | QUOTE 1: ALL STRENGTH APPLES-APPLES     |                 |                  |     |                  |
| 2                                   | HOIST-HD-3200   | DUAL LAT PULL/MID ROW V-PLATINUM        | 2999.00         | 2,095.00         | 1   | 2,095.00         |
| 3                                   | HOIST-HD-3300   | DUAL MULTI PRESS V-PLATINUM             | 2999.00         | 2,095.00         | 1   | 2,095.00         |
| 4                                   | HOIST-HD-3100   | DUAL BICEPS/TRICEPS V-PLATINUM          | 2999.00         | 2,095.00         | 1   | 2,095.00         |
| 5                                   | HOIST-HD-3400   | DUAL LEG EXT/LEG CURL V-PLATINUM        | 2999.00         | 2,095.00         | 1   | 2,095.00         |
| 6                                   | HOIST-HD-3403   | DUAL LEG PRESS/CALF RAISE V-PLATINUM    | 3999.00         | 2,795.00         | 1   | 2,795.00         |
| 7                                   | HOIST-HD-3600   | DUAL AB/LOW BACK V-PLATINUM             | 2999.00         | 2,095.00         | 1   | 2,095.00         |
| 8                                   | HOIST-HD-3000   | FUNCTIONAL TRAINER W/200# WEIGHT STACKS | 4499.00         | 3,150.00         | 1   | 3,150.00         |
| 9                                   | PICK-UP-DISCARD | ALL PARAMOUNT/PRECOR STRENGTH:          |                 | .00              | 1   | .00              |
| 10                                  |                 | LAT/ROW, LEG PRESS/CALF, LEG EXT/CURL   |                 |                  |     |                  |
| 11                                  |                 | AB/BACK, CHEST PRESS/FLY                |                 |                  |     |                  |
| 12                                  |                 | BI/TRI, HI-LOW PULLEY, PRECOR SHOULDER  |                 |                  |     |                  |
| 14                                  | DEL-INST        | FREIGHT/DELIVERY/INSTALLATION           | 1806.20         | 1,806.20         | 1   | 1,806.20         |
| <b>QUOTE IS VALID FOR 30 DAYS</b>   |                 |                                         | <b>Subtotal</b> | <b>25,299.20</b> |     | <b>18,226.20</b> |
| <b>TOTAL SAVINGS = \$7568.11 !!</b> |                 |                                         | <b>Tax</b>      | <b>1,770.94</b>  |     | <b>1,275.83</b>  |
|                                     |                 |                                         | <b>TOTAL</b>    | <b>27,070.14</b> |     | <b>19,502.03</b> |

GYM SOURCE RESERVES THE RIGHT TO ASSESS A 3% PROCESSING FEE FOR PAYMENTS MADE BY CREDIT CARD IN EXCESS OF \$15,000


**QUOTE:**

1934769

03/10/2017  
Page 1 of 1

| Salesperson        | Store | Quote Dt   | ACCOUNT ID | CUSTOMER NAME       |
|--------------------|-------|------------|------------|---------------------|
| Garrett Gilbertson | 026   | 03/10/2017 | 26-302301  | LAKESIDE PLANTATION |

**Bill To**

LAKESIDE PLANTATION  
ATTN: ALICIA BELDEN  
2200 PLANTATION BLVD  
NORTH PORT FL 34289

**Ship To**

LAKESIDE PLANTATION  
ATTN: ALICIA BELDEN  
2200 PLANTATION BLVD  
NORTH PORT FL 34289

| LN                                  | Product            | Description                             | List            | Price            | Qty | Total           |
|-------------------------------------|--------------------|-----------------------------------------|-----------------|------------------|-----|-----------------|
| 1                                   |                    | QUOTE 2: ALL CARDIO                     |                 |                  |     |                 |
| 2                                   | TRU-CS400E/BASE    | ELLIP-CS400E ELLIPTICAL BASE            | 3899.00         | 2,650.00         | 2   | 5,300.00        |
| 3                                   | TRU-CSELLI-CON/STD | EMERGE CONSOLE FOR CS ELLIPTICALS       | 500.00          | .00              | 2   | .00             |
| 4                                   | TRU-CS400R/BASE    | BIKE-CS400R RECUMBENT                   | 2399.00         | 1,750.00         | 1   | 1,750.00        |
| 5                                   | TRU-CSBIKE-CON/STD | EMERGE CONSOLE FOR CS BIKES             | 500.00          | .00              | 1   | .00             |
| 6                                   | PICK-UP-DISCARD    | REMOVE: LIFEFITNESS & PRECOR ELLIPTICAL |                 | .00              | 1   | .00             |
| 7                                   |                    | REMOVE: TRUE RECUMBENT BIKE             |                 |                  |     |                 |
| 8                                   | DEL-INST           | FREIGHT/DELIVERY/INSTALLATION           | 634.50          | 634.50           | 1   | 634.50          |
| <b>QUOTE IS VALID FOR 30 DAYS</b>   |                    |                                         | <b>Subtotal</b> | <b>12,331.50</b> |     | <b>7,684.50</b> |
| <b>TOTAL SAVINGS = \$4972.29 !!</b> |                    |                                         | <b>Tax</b>      | <b>863.21</b>    |     | <b>537.92</b>   |
|                                     |                    |                                         | <b>TOTAL</b>    | <b>13,194.71</b> |     | <b>8,222.42</b> |

GYM SOURCE RESERVES THE RIGHT TO ASSESS A 3% PROCESSING FEE FOR PAYMENTS MADE BY CREDIT CARD IN EXCESS OF \$15,000


**QUOTE:**

1934777

03/10/2017  
Page 1 of 1

| Salesperson        | Store | Quote Dt   | ACCOUNT ID | CUSTOMER NAME       |
|--------------------|-------|------------|------------|---------------------|
| Garrett Gilbertson | 026   | 03/10/2017 | 26-302301  | LAKESIDE PLANTATION |

**Bill To**

LAKESIDE PLANTATION  
ATTN: ALICIA BELDEN  
2200 PLANTATION BLVD  
NORTH PORT FL 34289

**Ship To**

LAKESIDE PLANTATION  
ATTN: ALICIA BELDEN  
2200 PLANTATION BLVD  
NORTH PORT FL 34289

| LN                                   | Product            | Description                              | List            | Price            | Qty | Total            |
|--------------------------------------|--------------------|------------------------------------------|-----------------|------------------|-----|------------------|
| 1                                    |                    | QUOTE 3: STRENGTH & CARDIO               |                 |                  |     |                  |
| 2                                    | HOIST-HD-3200      | DUAL LAT PULL/MID ROW V-PLATINUM         | 2999.00         | 2,095.00         | 1   | 2,095.00         |
| 3                                    | HOIST-HD-3300      | DUAL MULTI PRESS V-PLATINUM              | 2999.00         | 2,095.00         | 1   | 2,095.00         |
| 4                                    | HOIST-HD-3100      | DUAL BICEPS/TRICEPS V-PLATINUM           | 2999.00         | 2,095.00         | 1   | 2,095.00         |
| 5                                    | HOIST-HD-3400      | DUAL LEG EXT/LEG CURL V-PLATINUM         | 2999.00         | 2,095.00         | 1   | 2,095.00         |
| 6                                    | HOIST-HD-3403      | DUAL LEG PRESS/CALF RAISE V-PLATINUM     | 3999.00         | 2,795.00         | 1   | 2,795.00         |
| 7                                    | HOIST-HD-3600      | DUAL AB/LOW BACK V-PLATINUM              | 2999.00         | 2,095.00         | 1   | 2,095.00         |
| 8                                    | HOIST-HD-3000      | FUNCTIONAL TRAINER W/200# WEIGHT STACKS  | 4499.00         | 3,150.00         | 1   | 3,150.00         |
| 9                                    |                    | CARDIO:                                  |                 |                  |     |                  |
| 10                                   | TRU-CS400E/BASE    | ELLIP-CS400E ELLIPTICAL BASE             | 3899.00         | 2,650.00         | 2   | 5,300.00         |
| 11                                   | TRU-CSELLI-CON/STD | EMERGE CONSOLE FOR CS ELLIPTICALS        | 500.00          | .00              | 2   | .00              |
| 12                                   | TRU-CS400R/BASE    | BIKE-CS400R RECUMBENT                    | 2399.00         | 1,750.00         | 1   | 1,750.00         |
| 13                                   | TRU-CSBIKE-CON/STD | EMERGE CONSOLE FOR CS BIKES              | 500.00          | .00              | 1   | .00              |
| 14                                   | PICK-UP-DISCARD    | STRENGTH & CARDIO PIECES BELOW:          |                 | .00              | 1   | .00              |
| 15                                   |                    | LAT/ROW, LEG PRESS/CALF, LEG EXT/CURL    |                 |                  |     |                  |
| 16                                   |                    | AB/BACK, CHEST PRESS/FLY, BI/TRI         |                 |                  |     |                  |
| 17                                   |                    | HI-LOW PULLEY, PRECOR SHOULDER           |                 |                  |     |                  |
| 19                                   |                    | CARDIO: LIFE FITNESS & PRECOR ELLIPTICAL |                 |                  |     |                  |
| 20                                   |                    | TRUE RECUMBENT BIKE                      |                 |                  |     |                  |
| 21                                   | DEL-INST           | FREIGHT/DELIVERY/INSTALLATION            | 2112.30         | 2,112.30         | 1   | 2,112.30         |
| <b>QUOTE IS VALID FOR 30 DAYS</b>    |                    |                                          | <b>Subtotal</b> | <b>37,302.30</b> |     | <b>25,582.30</b> |
| <b>TOTAL SAVINGS = \$12540.40 !!</b> |                    |                                          | <b>Tax</b>      | <b>2,611.16</b>  |     | <b>1,790.76</b>  |
|                                      |                    |                                          | <b>TOTAL</b>    | <b>39,913.46</b> |     | <b>27,373.06</b> |

GYM SOURCE RESERVES THE RIGHT TO ASSESS A 3% PROCESSING FEE FOR PAYMENTS MADE BY CREDIT CARD IN EXCESS OF \$15,000

## HD-3000 FUNCTIONAL TRAINER

The HOIST® HD-3000 Functional Trainer integrates innovative design with increased flexibility for a unique functional trainer perfect for any commercial or light commercial fitness facility. A space-efficient corner design allows for optimum placement to maximize space. The HD-3000 features five different pull-up grips with HOIST's patented Flip N Grip® handles, convenient integrated step-up assist, 27 pulley positions and a variety of accessory storage locations. A dedicated suspension trainer attachment hook allows for even more exercise options with suspension straps and bands.

### FEATURES

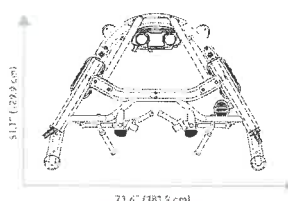
- Five pull-up/ chin-up grip options including patented Flip N Grip® handles and rock grips
- Integrated step-up assist for easy access to pull-up grips
- Suspension trainer attachment for TRX and suspension trainer exercises
- 27 pulley positions placed at 2.5" increments
- Comes standard with 2 (two) 200 lb Silent Steel® weight stacks
- Weight stacks provide a 2:1 ratio (50% resistance)
- Steel weight shields surround sides and back of weight stacks
- Integrated accessory racks with water bottle and tablet holder
- Two exercise placards with upper and lower body workouts
- Space-efficient corner design

### INCLUDED ACCESSORIES

- Two strap handles
- Padded ankle strap
- Curl bar
- Long bar
- Long assist strap

### SPECS

- Length: 51.1" / 129.9 cm
- Width: 71.6" / 181.9 cm
- Height: 91.7" / 233 cm
- Weight: 708 lbs / 321 kg

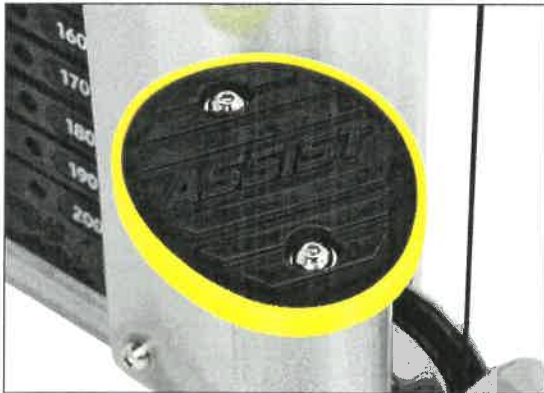


\*TRX Strap not included. TRX is a registered trademark of Fitness Anywhere LLC (TRX).

# HD-3000

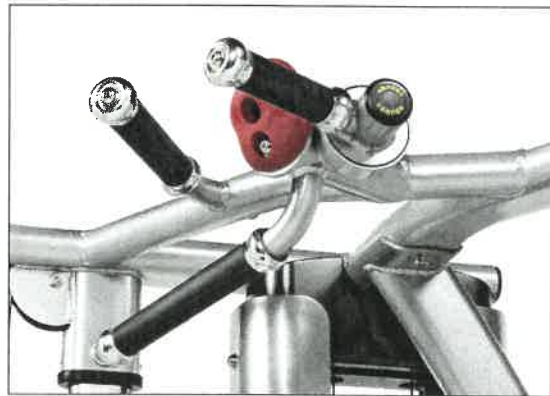
## FUNCTIONAL TRAINER

When designing the HD-3000 Functional Trainer, HOIST focused on optimizing versatility while still offering a convenient product that can easily fit in any fitness center. Therefore the HD-3000 provides users with 5 (five) different pull-up / chin-up grip options – wide, neutral, narrow, opposing (chin-up) and rock grips – along with a convenient step-up assist to accommodate all user heights.



### STEP-UP ASSIST

Step-up assist for easy access to pull-up and chin-up grips



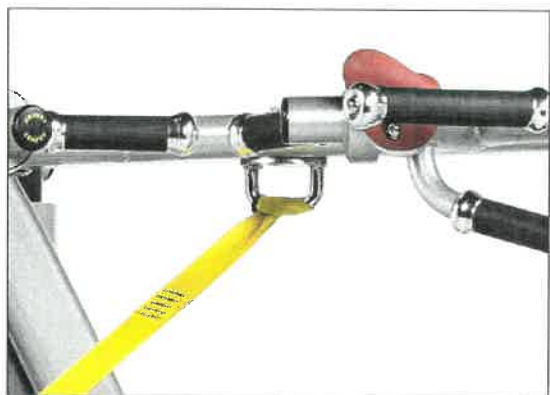
### PULL-UP & CHIN-UP GRIPS

Five pull-up/chin-up grips including patented Flip N Grip® and rock climbing grips



### ACCESSORY HOLDER

Integrated accessory holder with water bottle and tablet storage



### SUSPENSION TRAINER ATTACHMENT HOOK

Integrated attachment hook for suspension trainers, straps and bands (Unit must be secured to floor – 350 lb max user weight)

# LAT PULLDOWN/MID ROW

HD-3200

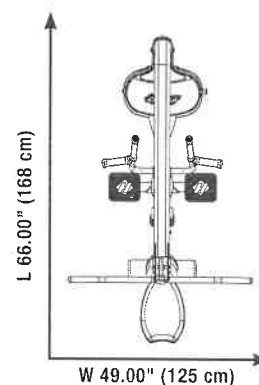


## FEATURES

- Telescoping chest pad with integrated thigh hold-down provides proper positioning and support for pulldown and mid row exercises
- Dual position hand grips for mid-row exercises
- Includes ultra lite aluminum lat bar for lat pulldown exercises
- Seven seat pad adjustments for varying user heights
- Integrated storage for lat bar during mid row exercises

## SPECS

- Product Dimensions L x W x H  
66" x 49" x 87"  
(168 cm x 125 cm x 221 cm)
- Product Weight: 492 lbs.
- Weight Stack:  
215 lbs. (98 kg)



HOIST® offers one of the best warranty policies in the industry, reaffirming our commitment to quality and customer satisfaction. HOIST warrants this product to the original purchaser only. HOIST guarantees this product to be free from defects in workmanship and/or materials under normal use or service.

**For complete Warranty Information, visit [www.hoistfitness.com](http://www.hoistfitness.com) and click on the "Support" link.**

Warranty policy applies to defects from the manufacturer only. HOIST reserves the right to change product specifications, design, and function at any time.

**GSA** GSA Contract # GS-07F-0322K  
Gene Bruton 866.488.6853

# CHEST PRESS/SHOULDER RAISE

HD-3300

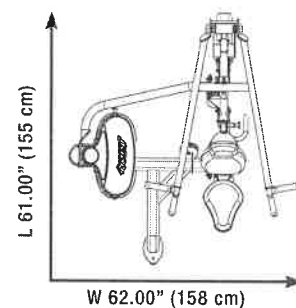


## FEATURES

- Multiple seat and press arm positions
- One handed rotational angle adjustment for vertical chest, incline, and shoulder press exercises
- Dual position hand grips

## SPECS

- Product Dimensions L x W x H  
61" x 62" x 59"  
(155 cm x 158 cm x 150 cm)
- Product Weight: 522 lbs.
- Weight Stack:  
215 lbs. (98 kg)



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GSA Contract # GS-07F-0322K  
Gene Bruton 866.488.6853

## LEG EXTENSION/LEG CURL

HD-3400

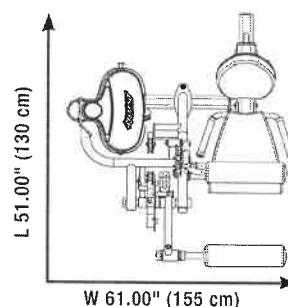


### FEATURES

- Eight back pad adjustments for varying leg lengths
- Multiple range-of-motion adjustments for both exercises
- Self-aligning roller pad automatically adjusts to reduce potential stress of the ankle joints

### SPECS

- Product Dimensions L x W x H  
51" x 61" x 55"  
(130 cm x 155 cm x 140 cm)
- Product Weight: 529 lbs.
- Weight Stack:  
215 lbs. (98 kg)



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GSA Contract # GS-07F-0322K  
Gene Bruton 866.488.6853

# LEG PRESS/CALF RAISE

HD-3403

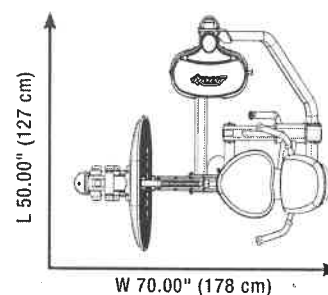


## FEATURES

- Eleven linear seat adjustments to accommodate varying leg lengths
- Large oval foot plate provides multiple foot placements for both leg press and calf exercises
- Step through design

## SPECS

- Product Dimensions L x W x H  
50" x 70" x 63"  
(127 cm x 178 cm x 161 cm)
- Product Weight: 623 lbs.
- Weight Stack:  
280 lbs. (127 kg)



HOIST® offers one of the best warranty policies in the industry, reaffirming our commitment to quality and customer satisfaction. HOIST warrants this product to the original purchaser only. HOIST guarantees this product to be free from defects in workmanship and/or materials under normal use or service.

**For complete Warranty Information, visit [www.hoistfitness.com](http://www.hoistfitness.com) and click on the "Support" link.**

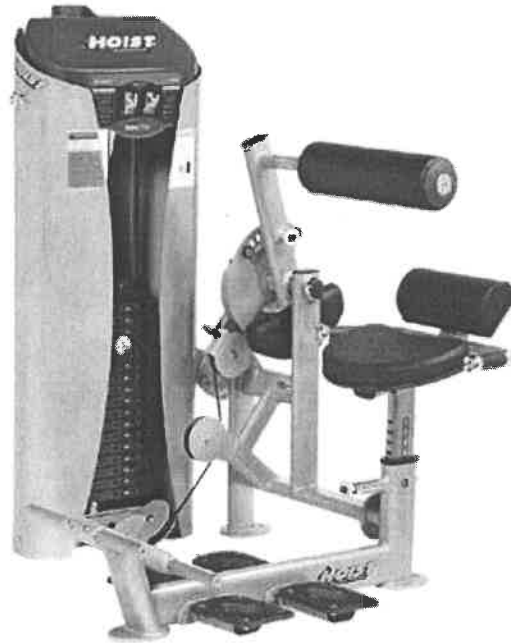
Warranty policy applies to defects from the manufacturer only. HOIST reserves the right to change product specifications, design, and function at any time.



GSA Contract # GS-07F-0322K  
Gene Bruton 866.488.6853

## AB CRUNCH/LOW BACK

HD-3600

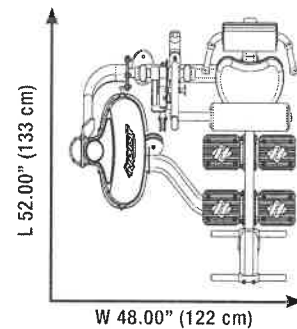


### FEATURES

- Allows performance of back and ab exercises in one machine
- Multiple range-of-motion adjustments for both exercises
- Seven seat pad adjustments for varying user heights
- Angled foot pegs and horizontal foot pads provide multiple foot placements

### SPECS

- Product Dimensions L x W x H  
52" x 48" x 55"  
(133 cm x 122 cm x 140 cm)
- Product Weight: 477 lbs.
- Weight Stack:  
180 lbs. (82 kg)



HOIST® offers one of the best warranty policies in the industry, reaffirming our commitment to quality and customer satisfaction. HOIST warrants this product to the original purchaser only. HOIST guarantees this product to be free from defects in workmanship and/or materials under normal use or service.

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**GSA** GSA Contract # GS-07F-0322K  
Gene Bruton 866.488.6853

**TRUE** COMMERCIAL



## Premium Fitness Equipment Since 1981

The all-new CS400 Elliptical from TRUE combines the durability and performance expected all over the world from a TRUE product, in a new, sleek and sexy design that is sure to have your users looking twice. The small and compact footprint of the CS400 allows you to place this elliptical machine in tight spaces where a traditional front- or rear-drive elliptical might not work. Plus, your users will love the unique Cardio 360 programming that acts like their own personal trainer in the machine, walking them through a 20-minute total-body workout that no other elliptical on the market can deliver. See what's new with TRUE.



# CS400



C O M M E R C I A L

CS400  
ELLIPTICAL

|                          |                                |                                                                                                          |
|--------------------------|--------------------------------|----------------------------------------------------------------------------------------------------------|
| TECHNICAL SPECIFICATIONS | Power Source                   | 110V, Self-Generating option available, 220V Option Available                                            |
|                          | Cord Length                    | 10' (3.0M)                                                                                               |
|                          | Drive System                   | Core Drive™                                                                                              |
|                          | Total Body Workout             | Cardio 360™                                                                                              |
|                          | Resistance Source              | Hybrid Self-Generating Brake                                                                             |
|                          | Maximum Workload               | 450 Watts                                                                                                |
|                          | Frame Construction             | Robotically Welded Heavy-Gauge Steel                                                                     |
|                          | Stride Length                  | 21" (53 cm)                                                                                              |
|                          | Footpad                        | Soft Step Cushioned Anti-Fatigue Material                                                                |
|                          | Exercise Arms                  | Ergonomic Handles with Moisture Resistant Sleeves                                                        |
|                          | Handrail Design                | Extended Handrails with Molded Rubber, Moisture Resistant Grips                                          |
|                          | Side Step Design               | Non-Slip Rubber with Textured Pattern                                                                    |
|                          | Contact Heart Rate Monitoring  | Yes                                                                                                      |
| AVAILABLE CONSOLES       | Wireless Heart Rate Monitoring | Polar® Compatible                                                                                        |
|                          |                                | Transcend <sup>®</sup> , Transcend <sup>®</sup> , Escalate <sup>®</sup> , Escalate <sup>®</sup> , Emerge |
| Cardio 360™              | Upper Body Isolation           | Yes                                                                                                      |
|                          | Lower Body Isolation           | Yes                                                                                                      |
|                          | Total Body                     | Yes                                                                                                      |
| SAFETY                   | Side Steps                     | Standard                                                                                                 |
|                          | Extended Handrails             | Standard                                                                                                 |
|                          | Activity Guard (removable)     | Standard                                                                                                 |
| REGULATORY APPROVALS     |                                | ETL UL1647, CSA, CE, EN957, FCC                                                                          |
| EXTRAS                   | Accessories                    | Water Bottle Holder, Accessory Tray, Over Molded Reading Rack/Tablet Holder                              |
| PHYSICAL SPECIFICATIONS  | Footprint                      | 62.5" L x 32" W x (159 cm x 81 cm)                                                                       |
|                          | Active Footprint               | 74" L x 32" W x (188 cm x 81 cm)                                                                         |
|                          | Q-Factor                       | 2" (5 cm)                                                                                                |
|                          | Machine Weight                 | 340 lbs. (154 kg)                                                                                        |
|                          | Shipping Weight                | 409 lbs. (186 kg)                                                                                        |
|                          | Maximum User Weight            | 400 lbs. (181 kg)                                                                                        |
|                          | Step-Up Height                 | 7.5" (19 cm)                                                                                             |
| WARRANTY                 | Portability                    | 2 Front Transport Wheels & Removable Handles                                                             |
|                          | Warranty Classification        | Commercial (non-dues paying facilities with less than 8 hours of usage per day)                          |
|                          | Frame                          | Lifetime                                                                                                 |
|                          | Parts                          | 5 Years (Transcend <sup>®</sup> , Transcend <sup>®</sup> , Escalate <sup>®</sup> Consoles are 3 years)   |
|                          | Labor                          | 2 Years                                                                                                  |

Warranties outside the U.S. and Canada may vary - Please contact your dealer for details. Specifications subject to change without notice.



iPod is a trademark of Apple Inc., registered in the U.S. and other countries.

"Made for iPod" means that an electronic accessory has been designed to connect specifically to iPod and has been certified by the developer to meet Apple performance standards. Apple is not responsible for the operation of this device or its compliance with safety and regulatory standards.

CS2914  
BROCH4606

# TRUE

# CONSOLES



## EMERGE<sup>LED</sup>

The TRUE EMERGE console has a simplistic design that is inviting and offers easy navigation.

EMERGE appeals to those users who want to walk up to a TRUE machine and quickly start their workout. Emerge offers advanced simplicity to meet the needs of all levels of users.





# CONSOLES

| CONSOLES                        | Display Type                                                | Emerge<br>Orange LED             |
|---------------------------------|-------------------------------------------------------------|----------------------------------|
| ENTERTAINMENT                   | Over Molded Reading Rack/Tablet Holder                      | •                                |
|                                 | USB Charging                                                | •                                |
| PROGRAMMING<br>TREADMILLS       | Total Workouts                                              | 11                               |
|                                 | Heart Rate Control Programs                                 | •                                |
|                                 | HRC Cruise Control                                          | •                                |
| PROGRAMMING<br>ELLIPTICALS      | Total Workouts                                              | 16                               |
|                                 | Heart Rate Control Programs                                 | •                                |
|                                 | HRC Cruise Control                                          | •                                |
|                                 | Cardio 360 Total Body Workout                               | •                                |
| PROGRAMMING<br>STATIONARY BIKES | Total Workouts                                              | 11                               |
|                                 | Heart Rate Control Programs                                 | •                                |
|                                 | HRC Cruise Control                                          | •                                |
| WORKOUT SUMMARY                 | USB Download                                                | •                                |
| SERVICE                         | Software Update via USB                                     | •                                |
|                                 | Self Diagnostics                                            | •                                |
| POWER<br>CONSERVATION           | Sleep Mode                                                  | •                                |
|                                 | CSAFE Power                                                 | •                                |
|                                 | Self-Generating<br>(on applicable elliptical & bike models) | •                                |
| LANGUAGES                       |                                                             | English, German                  |
| PRODUCT<br>AVAILABILITY         |                                                             | All CS Models but the CS200 Line |
| WARRANTY                        |                                                             | 3 Years (CS400 5 Years)          |

Warranties outside the U.S. and Canada may vary - Please contact your dealer for details. Specifications subject to change without notice.





## Premium Fitness Equipment Since 1981

The TRUE CS400 Recumbent bike combines quality materials with smart design for an overall package that is unbeatable in performance and durability. The CS400 Recumbent Bike reduces back stress and offers simple programming, making exercise an easy and enjoyable process for users at all fitness levels. The CS400 walk-through recumbent bike is built on a custom-designed, racetrack-inspired steel frame, and is self-generating and therefore can be placed anywhere in your facility. Take a new look at TRUE today.



# CS400

COMMERCIAL  
COMMERCIALCS400  
RECUMBENT

|                          |                                |                                                                                 |
|--------------------------|--------------------------------|---------------------------------------------------------------------------------|
| TECHNICAL SPECIFICATIONS | Power Source                   | 110V, Self-Generating option available, 220V Option Available                   |
|                          | Cord Length                    | 10' (3.0M)                                                                      |
|                          | Drive System                   | Dual Stage Drive System with Poly-V Belts                                       |
|                          | Crank                          | 1-Piece Forged Steel Crank System with Sealed Bearings                          |
|                          | Resistance Source              | Hybrid Self-Generating Brake                                                    |
|                          | Resistance Levels              | 30                                                                              |
|                          | Workload Range                 | 20-450 Watts                                                                    |
|                          | Frame Construction             | Robotically Welded Heavy-Gauge Steel                                            |
|                          | Pedals                         | Dual Sided and Weighted with Integrated Ratcheting Strap                        |
|                          | Seat                           | Ergonomic Seat with 25 Position Settings and Infinite Reclining Positions       |
| AVAILABLE CONSOLES       | Handlebar Design               | Multi Position with Moisture Resistant Sleeves                                  |
|                          | Contact Heart Rate Monitoring  | Yes                                                                             |
|                          | Wireless Heart Rate Monitoring | Polar® Compatible                                                               |
|                          |                                | Transcend®, Transcend®, Escalate®, Escalate®, Emerge                            |
| SAFETY                   |                                | Reinforced Walk-Through Design                                                  |
| REGULATORY APPROVALS     |                                | ETL UL1647, CSA, CE, EN957, FCC, AS4092, C-TICK                                 |
| EXTRAS                   | Accessories                    | Water Bottle Holder, Over Molded Reading Rack/Tablet Holder                     |
| PHYSICAL SPECIFICATIONS  | Footprint                      | 65"L x 30"W (165 cm x 76 cm)                                                    |
|                          | Machine Weight                 | 165 lbs. (76 kg)                                                                |
|                          | Shipping Weight                | 185 lbs. (84 kg)                                                                |
|                          | Maximum User Weight            | 400 lbs. (181 kg)                                                               |
|                          | Portability                    | 2 Front Transport Wheels                                                        |
| WARRANTY                 | Warranty Type                  | Commercial (non-dues paying facilities with less than 8 hours of usage per day) |
|                          | Frame                          | Lifetime                                                                        |
|                          | Parts                          | 5 Years (Transcend®, Transcend®, Escalate® Consoles are 3 years)                |
|                          | Labor                          | 2 Years                                                                         |

Warranties outside the U.S. and Canada may vary - Please contact your dealer for details. Specifications subject to change without notice.



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"Made for iPod" means that an electronic accessory has been designed to connect specifically to iPod and has been certified by the developer to meet Apple performance standards. Apple is not responsible for the operation of this device or its compliance with safety and regulatory standards.

052911  
BR06M4C01



**Warranty Information:**

**TRUE Cardiovascular:**

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**TRUE-CS400 Treadmills**

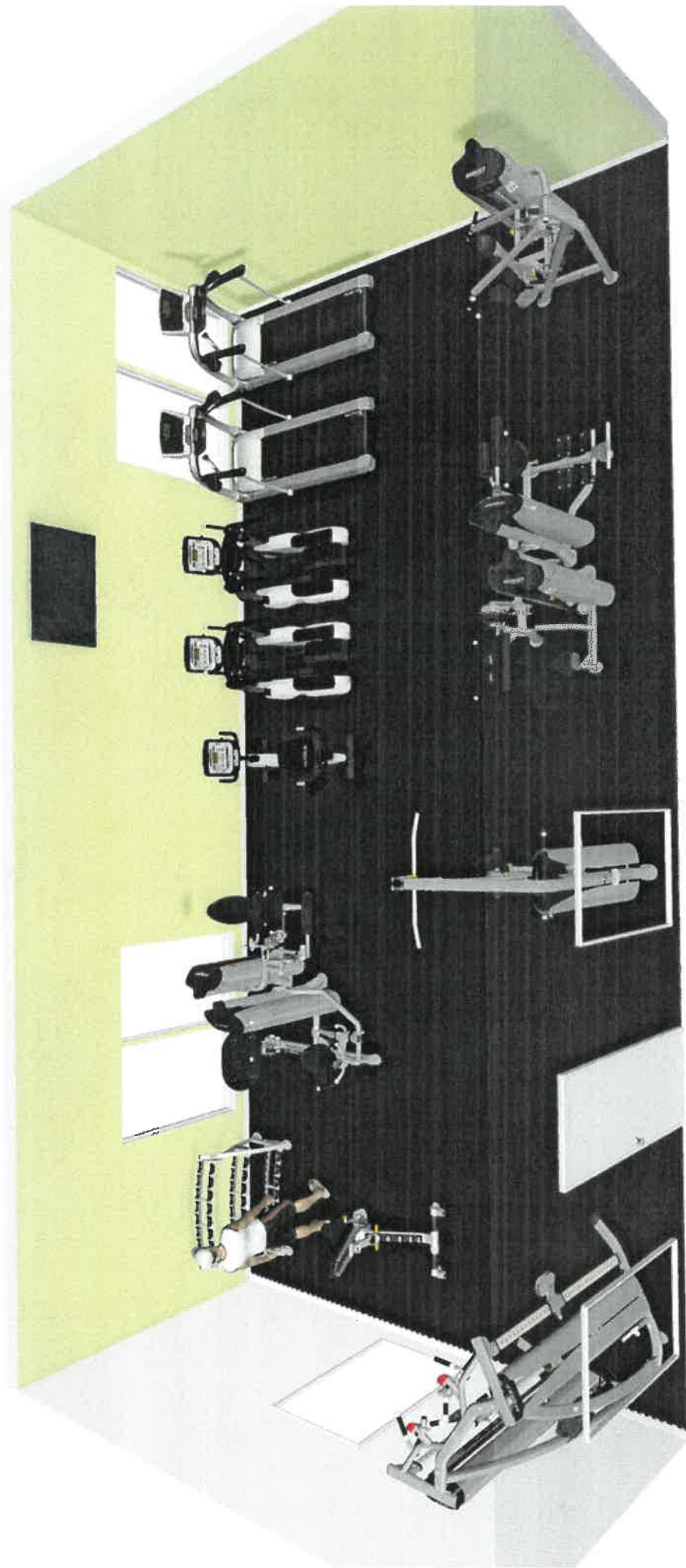
|                          |                                                                                     |
|--------------------------|-------------------------------------------------------------------------------------|
| Frame:                   | Lifetime Structure                                                                  |
| Motor & Controller       | (5) Years <i>Motor &amp; Controller</i>                                             |
| Parts:                   | (5) Years <i>Parts</i>                                                              |
| Labor:                   | (3) Years <i>Labor</i>                                                              |
| Electrical Requirements: | 115 Volt / 20 AMP Dedicated NEMA Receptacle / <i>Plug Configuration: NEMA #5-20</i> |

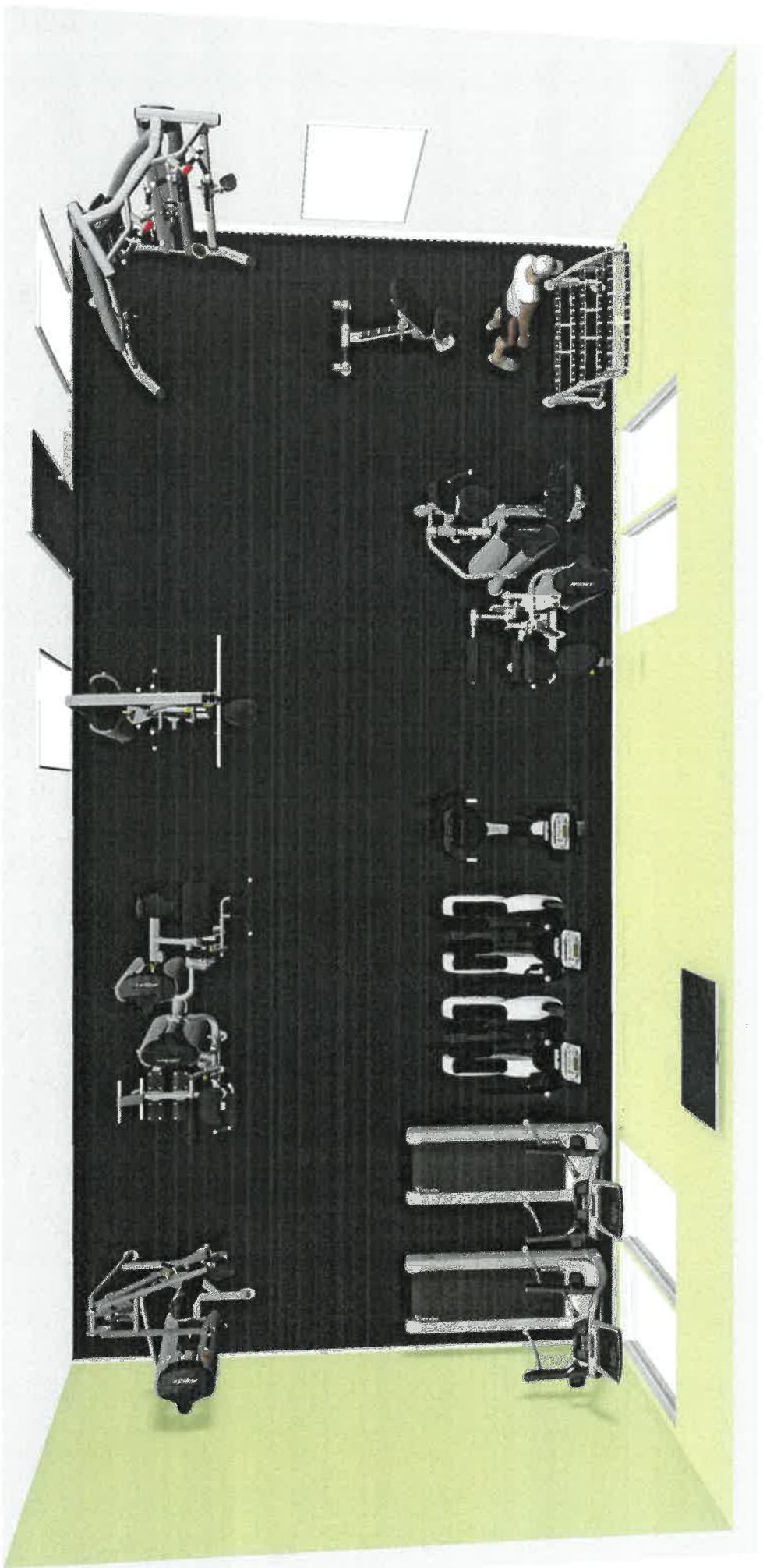
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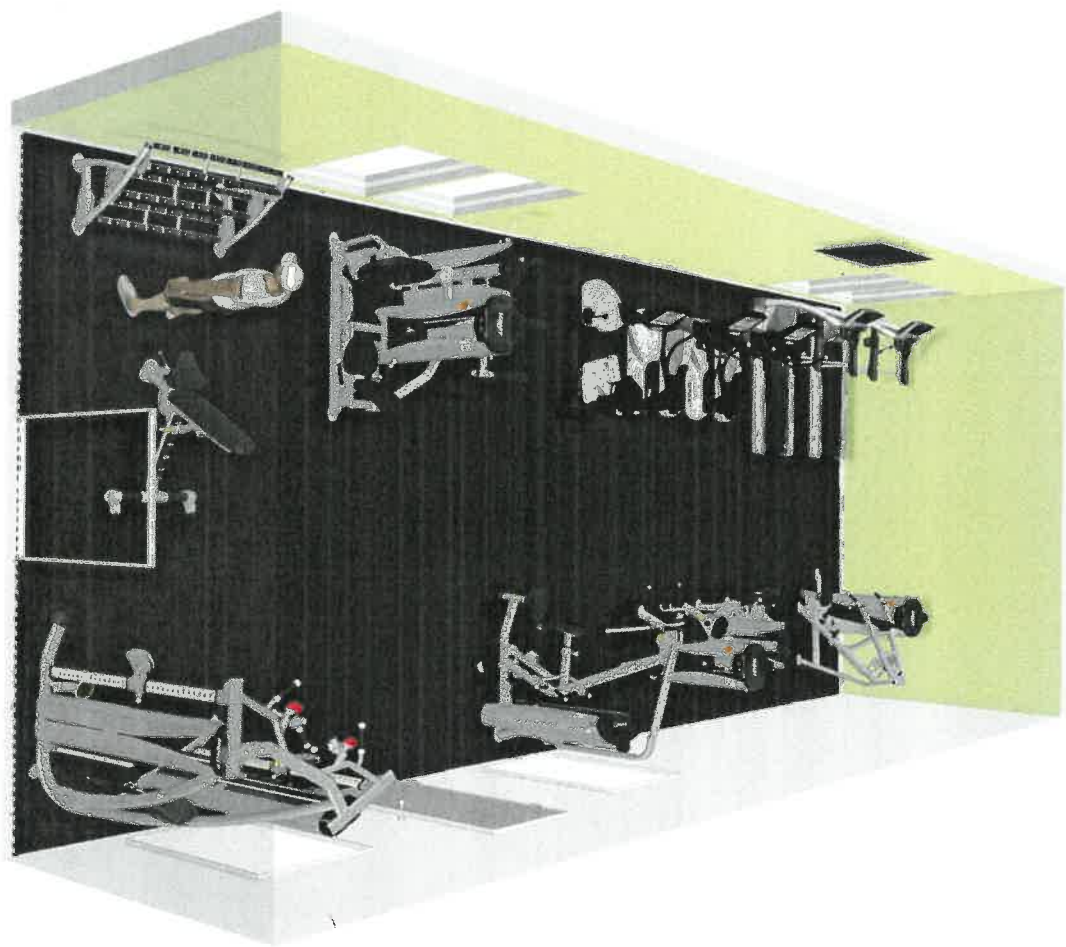
**TRUE-CS400E/R/U Ellipticals and Bikes**

|                          |                                                                                           |
|--------------------------|-------------------------------------------------------------------------------------------|
| Frame:                   | Lifetime Structure                                                                        |
| Parts:                   | (5) Years <i>Parts</i>                                                                    |
| Labor:                   | (2) Year <i>Labor</i>                                                                     |
| Electrical Requirements: | 115 Volt Receptacle - Minimal Amps, For TS units ON <i>Plug Configuration: NEMA #5-20</i> |

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## SECTION VI

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 Wednesday, March 15, 2017 at 7:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

|                  |                     |
|------------------|---------------------|
| Joe Szewczyk     | Assistant Secretary |
| Camille Stephens | Assistant Secretary |
| Sharon Moore     | Assistant Secretary |

Also present:

|                   |                           |
|-------------------|---------------------------|
| George Flint      | District Manager          |
| Lindsay Whelan    | District Counsel by phone |
| David Robson      | District Engineer         |
| Alicia Belden     | Amenities Manager         |
| Joe Montagna      | Vesta                     |
| Several Residents |                           |

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order at 7:00 p.m., called roll, and lead the pledge of allegiance.

**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)*

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**District Engineer Report**

**A. Presentation of Public Facilities Report**

Mr. Flint: Mr. Dave Robson is here to present the Public Facilities Report.

Mr. Robson: Good evening! The Public Facilities Report will be posted on the website, so everyone will get a chance to read it. I will cover it in general terms, just to give everyone background. The State of Florida wants to make sure that the assets and infrastructure built in a Special District like Lakeside Plantation CDD, is being maintained by those who own it, basically what the CDD owns and operates. They ask, specifically that a report be prepared that describes the project. It talks about the facilities that are in place, future facilities, proposed facilities, expansion in seven years and what you may do in 10 years. It is a picture of where you are today, your plans and further out plans. Your existing facilities is your lake system that you see all around you, the water collection system that takes runoff from your yards and roads and puts them into the lakes and the road system that is in here. When the roads were built and as part of the roads being built, there were improvements on Toledo Blade Boulevard that consisted of making the intersection safer and work better, the water and sewer systems that serve each one of your houses in here, the landscaping and street lighting, particularly at the intersections and medians, not all of the landscaping and drainage with lots and this facility that we have right here. Those are the existing facilities. As have been discussed many times in preceding meetings, there was a Reserve Study. The Reserve Study specifically had the cost to maintain and operate what you have, and even to propose additional activities in the future. As an example, you have been going through the review of your pool, playground and surrounding area improvements with a Landscape Architect. That is part of what you are doing to maintain. We didn't consider an expansion because the facility is pre-existing. You are making minor changes to it. This report is supposed to be available to the City of North Port so that they know that infrastructure within their boundaries is being taken care of. I don't think there's anything particular that we need to discuss in here, unless one of the Board Members have a particular question about the contents.

Mr. Szewczyk: I don't.

Mr. Robson: It's been reviewed. It was working in collaboration with District Counsel and the District Manager. I did the first draft, it was edited and we all agreed on the outcome, so I think it represents your CDD fairly.

Mr. Flint: This is one of those statutory requirements that we need to comply with. Basically, we need to check the box to provide the information. It is either from the Reserve

Study, the original Engineer's Report or other documents. Dave was able to pull that information together. He did give a quote but I think he indicated that it would come well under.

Mr. Robson: I think I'm 40% under.

Mr. Flint: Under what you had approved as a not-to-exceed for this report, so once he got into the report, he realized that he could do it more efficiently.

Mr. Robson: Part of that was in collaboration with District Counsel. I reviewed how I expected to look at the capability of some of your Reserve Study items. They said that was way beyond the expectations of the State of Florida Statutes. That caused me to simplify, which reduced the price. Simpler is cheaper.

Mr. Flint: We have District Counsel on the phone. Are there any questions for Dave? Not hearing any, is there anything else?

Mr. Robson: Unless something comes out later in this meeting or during the next month, I would suggest, with the typical report, I would do like District Counsel and call in and try to make it work for you but cheaper.

#### **FOURTH ORDER OF BUSINESS**

##### **Unfinished Business Items**

Mr. Flint: We didn't have any specific items. We will cover some issues under the Action Items Report later in the meeting. Was there anything that was not on the Action Items List that was unfinished?

Ms. Moore: We talked about hiring some Police Officers to do some speed enforcement.

Mr. Flint: Yeah, I have a report on that. I thought that was on the Action Items List. I intended to bring that up under Staff Reports.

#### **FIFTH ORDER OF BUSINESS**

##### **New Business Items**

##### **A. Review and Ranking of Proposals and Selection of a Contractor to Provide Landscape Maintenance Services**

Mr. Flint: The Board previously authorized us to bid out landscaping services. We prepared a Request for Proposals (RFP) that you authorized. We issued that RFP. We advertised it in the local newspaper. We also mailed it to probably half a dozen contractors. We had 10 companies request copies of the RFP. Seven companies attended the pre-bid conference. It was a voluntary pre-bid conference. When they had the sealed bid opening, unfortunately we only had one company actually provide a bid. Bloomings who's the current provider, was the

only company that provided a bid, so I asked Tom Picciano to reach out to the other companies to try to get an indication as to why the other companies did not propose. The rules allow for rejecting that bid if you only receive one response. My recommendation would be to reject the one bid and we continue on a month-to-month under the existing contract and allow me to negotiate with Bloomings, as well as a couple of other firms that may be interested in submitting a proposal. Depending on how that goes, I will come back at the next meeting with a recommendation going forward.

Ms. Moore: Under our purchasing regulation that we have to follow, that is an acceptable methodology to comply.

Mr. Flint: Yeah. If you reject this bid, which is allowed under the rules, because you only received one bid then we stopped that bidding process. Under the Statutes and under your rules, you are not required to do a sealed bid process for anything less than \$195,000. The reason we did it this time and the reason we did it last time is because the threshold is \$195,000 under the life of the contract. We had entered into a three-year contract at approximately \$100,000 per year, so that tripped the bidding threshold. If the Board was just entering into a one-year contract, then you would not trip the bidding threshold and you could go out and negotiate with whomever you wanted to. I talked with District Counsel earlier this afternoon about this and she's in agreement with the approach.

Ms. Moore: To make sure that we are getting the best option for the money. The single bid is in line with what we could possibly negotiate with other firms. Bloomings would be part of that negotiation process, so they are not being kicked out entirely.

Mr. Flint: Under the new process.

Ms. Moore: Right.

Mr. Szewczyk: I'm fine with rejecting the bid and proceeding the way you suggested.

On MOTION by Mr. Szewczyk, seconded by Ms. Moore with all in favor the bid from Bloomings Landscape & Turf Management for landscape maintenance services was rejected, a month-to-month agreement with Bloomings was approved, and staff was authorized to solicit proposals from additional landscape maintenance companies on a one-year contract basis.

Mr. Flint: I will let Bloomings know that their bid was rejected. I will also let them know that the door is still open and because we only received one bid, you chose to stop this bidding process and we will be back in touch with them. I will also make sure that they are okay going forward on a month-to-month basis.

Mr. Szewczyk: Okay.

**B. Consideration of Proposal from Reserve Advisors to Update Reserve Study**

Mr. Flint: This is to update the District's Reserve Study. It was identified in the prior Reserve Study and funded in your annual contribution to the Capital Reserve Fund. The proposal is in your agenda. On the second to last page, Page 10, you will see that the full Reserve Study update is \$3,300. I believe that we had at least \$3,300 in the Reserve Study, identified. That has been funded. It is in the current year capital program. It requires a 50% deposit at the time the contract is signed. This was also something that I think the Board wanted to complete in advance of going into the budget process to make sure that our contributions in our budget match up with our reserve requirements.

Mr. Szewczyk: How long is it going to take them to do?

Mr. Flint: They can usually get it done in four weeks. My goal would be to have it completed in advance of the May meeting where you're considering your proposed budget, so you have the benefit of this report.

Ms. Whelan: I think they listed in the proposal that they should have it done in five weeks.

Mr. Szewczyk: I make a motion.

Ms. Moore: I second the motion.

Mr. Flint: Please make the motion subject to District Counsel's review of the form of the agreement.

|                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| On MOTION by Mr. Szewczyk, seconded by Ms. Moore with all in favor the proposal from Reserve Advisors to Update the Reserve Study was approved, in the amount of \$3,300, subject to District Counsel's review. |
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**SIXTH ORDER OF BUSINESS**

**Business Administration**

**A. Approval of Minutes of February 15, 2017 Meeting**

Mr. Flint: The minutes were included in your agenda package. Are there any additions, deletions or corrections? We have a new transcriptionist.

Ms. Moore: On Page 15, the last sentence should read "Most of us are old and we do have grandchildren". In the middle of the page, the sentence should read "I live two houses from Joe and my neighbor's children live across the street".

On MOTION by Ms. Stephens, seconded by Mr. Szewczyk with all in favor the minutes of the February 15, 2017 meeting were approved as amended.

**B. Approval of Check Register**

Mr. Flint: This is for February. It is for the General Fund, Capital Reserve Fund and your utility bills automatically draft. The total is \$41,935.86. The detailed register is behind the summary. If there are any questions, we can discuss those. If not, I would ask for a motion to approve.

Ms. Moore: I have a labeling issue. On the first page, for the Florida, Power & Light invoice, for example, it says Clubhouse fountain and tennis courts. It should be the pool and tennis courts. Long term, we can change that legally but I think it would be clearer.

Mr. Flint: It's been brought up before. I will follow-up on that.

Ms. Stephens: It would be more feasible.

On MOTION by Ms. Moore seconded by Mr. Szewczyk with all in favor the check register was approved.

**C. Balance Sheet and Income Statement**

Mr. Flint: We have the unaudited financial statements through February 28, 2017. No action is required by the Board. If you have any questions, we can discuss those. We've collected \$561,000 of the \$656,000 that was certified for collections on the tax roll. We also have a summary of the special assessment receipts on Page 9. That goes through February 28. We received a disbursement of \$22,000 from the Tax Collector. That assessment revenue will continue to come in through the end of March and even after March. If there are any delinquent tax bills, they will go to tax certificate sale. We will see that in May and June.

## **SEVENTH ORDER OF BUSINESS**

### **General Audience Comments**

Mr. Flint: This is an opportunity for any members of the public to provide comments to the Board on any item that wasn't on the agenda or any item on the agenda that you would like to share with the Board.

Mr. Joe Burham: I am the Vice President of the HOA at The Towns. I have a few concerns. At the last meeting, Camille brought up speed bumps. No action was taken on that. The Towns are in favor of speed bumps. Not the ones that make you stop but something that slows you down. Somebody is going to get hurt. There is no question about it. It will happen sooner or later. The Towns would like to see that go forward. We will see what the Board will consider that for the next meeting. I would like to hear an answer on that. Secondly, the pickleball courts were brought up by a lot of residents in The Towns. Residents want to know when the courts will be under construction and the completion date. That is all I have to bring up and I appreciate your time.

Ms. Sharon Jenkins: 1579 Scarlett Avenue. All of our oak trees are dying along Plantation Parkway and in front of the homes. What is going to happen? We took ours down. What are you guys going to do about it?

Ms. Moore: In front of single-family homes?

Ms. Jenkins: All of the oaks are dead along Plantation Parkway and across the street from us. They are dead everywhere. There is a disease. You can really see it out here when you come into our facility.

Ms. Moore: Did you read somewhere that there a disease going around because I haven't noticed it?

Ms. Jenkins: Oh yeah. Just take a look around you, you can see them.

Ms. Moore: They just lost their leaves a while ago.

Mr. Flint: Right now they are losing their leaves to regenerate and they are pollinating.

Ms. Jenkins: The arborist was out the other day taking pictures. Our neighbors' tree was totally dead. I guess they are going to take it down.

Ms. Moore: We will have the landscape company take a look at the trees.

Ms. Jenkins: There are a lot of trees. It could be a serious, serious expense.

Mr. Judd Vann: 1658 Scarlett Avenue. Did the Board get a breakdown with responsibilities of what's posted in the minutes that adds up to \$14,373 a month, which is \$172,800 a year of what the responsibilities for the Facility Manager, Facility Administrative help, Facility Attendants and Facility Maintenance Services? Are maintenance services one or two people; and what is the breakdown of the responsibilities if it is for both of them? We would like to know that if we could. We want to make this place look good and the ponds. When I brought it up two years ago, if you turn around and put a couple of wells in these ponds and turn around and grant pumps to the wells, you get a big fountain and a little pond and you are going to keep it fed. You keep it fed and the water is moving. It takes care of your aquatic weed problem, which is costing us \$12,000 a year. It's going to cost you a lot less than that to put a couple of wells in, run fountains in there and throw a couple of bass or weed eating fish like tilapia. You could have a yellow catfish that loves to eat weeds. In the long run, it's going to save us a lot of money. I think somebody should look into that. We bought it up before. It's simple. All you do is drill these wells into the ground. They can run a line out.

Ms. Anna Shlossberg: 1539 Scarlett Avenue. I don't want speed bumps because I will break a neck and a leg driving my bike. There are some other things we can do to make sure that people are not speeding. Put in some cameras, check the tape and whoever is speeding, send them a letter and a ticket rather than the speed bumps. Please consider it because it's not only me who will take a fall. There are a lot of elderly people here who walk around that could get hurt with a speed bump.

Mr. Flint: We'll try to address the comments that were brought up under Staff Reports earlier. The Board doesn't address each resident as a comment but we are taking notes and will hopefully address those during the course of the balance of the meeting.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel**

Mr. Flint: Lindsay, do you have anything?

Ms. Whelan: No. The only thing that I have to report is that the legislative session started at the beginning of March and we're monitoring bills that would affect the District. We'll keep the Board updated.

#### **B. District Manager – Action Items**

Mr. Flint: We have the Action Items List. The access control, we indicated that we would review that in the spring. We're getting close to the point where we will start reviewing that. It was included in the Reserve Study. The shades for courts 1 and 4 were installed. We talked about the removal of the spike rush at the January meeting and indicated that it needed further evaluation, so we have that project on hold, at this point. Regarding the line of sight issues in the medians, we are deferring action on that pending the RFP process. Does the Board want to wait until we firm up going forward with whoever our landscape contractor is or you want to move forward, more quickly on that?

Ms. Moore: I have concerns about waiting longer for that. I certainly think we need to make sure that the current landscaper is cutting back the grass because it's going to grow back fast and we will be back where we were before.

Mr. Flint: Right.

Ms. Moore: I think we should cut back those end caps. If you look at the end caps up near the gas station, once we cut that back, I haven't heard a word since that's been done about anybody having close calls, near accidents or actual accidents. I don't want to see it month after month after month delayed. There are only three of us here, so we can bring it up next time, but in the meantime, we can make sure that Bloomings is cutting back the grass. It's getting worse. Some people here, when turning left, come up to Plantation Boulevard, have to turn left onto Scarlett Avenue to get to the Clubhouse because of those little bushes. It's just hard to see when you're turning left to come out Scarlett Avenue and turning left onto Plantation Boulevard. If you look to the right, there are all of those landscaped bushes. It's hard sometimes to catch it if there's a car coming. The longer we wait the better chance of an accident.

Mr. Szewczyk: I agree with Sharon. I don't think we should wait any longer. We should get together with Bloomings and take care of whatever line of sight issues we have.

Mr. Flint: Okay.

Ms. Stephens: I agree. It is very dangerous coming out of Scarlett Avenue to make a left onto Plantation Boulevard.

Mr. Flint: We had a couple of proposals at the January meeting. We'll go back. There were some questions. One proposal was to basically take everything out. It was fairly extreme. There was another proposal to reduce the plantings on the end caps but there were some questions about how far back that was. We talked about Staff. I think Harry was going to take

the lead from the Board's perspective on that but we held off on scheduling those meetings, pending the RFP process, so if the Board wants to move forward again with that, then we can move forward with meeting with Bloomings and getting clarification on the one proposal that they provided.

Ms. Stephens: The arborist was out of town in January. That was when a lot of the discussion was but that would include all of the end caps at intersections. Right?

Mr. Flint: Yes.

Ms. Stephens: I would like to see that move forward.

Mr. Flint: Regarding the playground equipment, I was originally told February 21<sup>st</sup> and on February 24<sup>th</sup>, I called and asked for a status. They finally got back with me about a week after that. We are scheduled for March 21<sup>st</sup> to begin installation. Bloomings has taken out some of the landscaping. They capped off the irrigation, as required, so we're ready for that work to happen. It's just a matter of them getting it programmed in. I'm going to follow-up with them again and make sure that they are on course for that March 21<sup>st</sup> date. The permits were issued for the pickleball and bocce ball courts from the City. I was in communication with Nidy over the last couple of days. They had a construction meeting today. I was hoping to get an update before the Board meeting but I didn't get an update from them, but they indicated that it would be probably the first week of April that they will start that construction. We've got all of the permits ready; it's just a matter, again, of them getting that work scheduled into their work program. I was told that early April would be when they'd start.

Ms. Moore: Do we have any idea how long the construction days would be?

Mr. Flint: I would say 30 days, probably at the most because they want to get in and out of here. I would say that four weeks is likely.

Ms. Moore: Did you get that Joe?

Mr. Szewczyk: Yeah.

Mr. Flint: We've deferred action on the picnic area and koi pond. The preserve maintenance was deferred. I haven't made much progress on the streetlights since the last meeting. I'll try to have an update for you next month. I did reach out and talk with the Public Works Department. I didn't get very far with them.

Mr. Szewczyk: Are you surprised?

Mr. Flint: I'll continue to follow up. We've discussed the landscaping RFP and dealt with that issue. Regarding the enhanced traffic enforcement, I've spoken with Captain Morales a couple of times. He's the officer that's in charge of patrol for the North Port Police Department. I've also spoken with the Sergeant that's directly in charge of the detail duty of assigning the officers to the enhanced patrol. He said there's no problem getting that enhanced patrol. It's about \$42 an hour. It's a minimum of three hours at a time and there's no minimum on how many times or how many times a week. It's just that three-hour minimum. Based on whether the Board wants to move forward and how many of those three-hour shifts, you want a month, I can just reach out to them and get it scheduled.

Ms. Stephens: Is it three hours shifts at \$42 per hour?

Mr. Flint: Right.

Ms. Moore: The reason we are doing this is for speed control, so they can go out and do patrols.

Mr. Flint: Right.

Ms. Moore: Can we specifically request the three hours that we want them to do?

Mr. Flint: Yeah. He said that they will do whatever we ask them to do, as far as enforcing the law. If we want them to focus on traffic enforcement and speeding, that's what they'll do for the three hours. If they want us to have them stationed here at the Clubhouse because we're concerned about vandalism that's what they'll do. If the goal is traffic enforcement, we can have them do that. Unfortunately, some communities have those speed trailers that actually can track counts and speeds and they can generate reports. Then you can look at those reports and you can tell if there is actually a speeding problem. If there is a speeding problem, it can tell you what time of day the speeding is taking place and when most traffic was taking place. They currently do not have that and are apparently getting two new ones later this year. At this point, if the Board is interested in doing it, you all live here and we would need to decide when you would want that traffic enforcement to take place. When do we think the worst time of day that the worst days of the week might be? Then we can have them come out and do it. Short of having the ability to generate those reports, we really are guessing.

Ms. Moore: I think we heard complaints from The Towns and from single-family homeowners on Scarlett Avenue. I don't think that Scarlett Avenue is going to be much different and the main Plantation Boulevard. I would think at least those covered the area.

Mr. Szewczyk: What about specific times?

Mr. Moore: Debra is not here. According to Debra, the worst speeding was during rush hour in the early morning when people were rushing to and from work. I'm not sure if that's the problem everywhere or not. I think the problem is all through the day, not only in the morning. I think it's all day. I'm just repeating what Debra said. It could be any time. It's not only in the morning.

Resident: This has been an ongoing issue for years.

Mr. Szewczyk: What I would like to see is maybe we hire them twice before the next meeting; one time during the 7:00 a.m. to 10:00 a.m. when kids are getting to the school buses, etc. and then another time from 4:00 p.m. to 7:00 p.m. when everybody is flying and coming home. That's what I would like to see happen. I don't care what day of the week but I think it should be a weekday.

Ms. Stephens: I'm going to agree. Yes, definitely in the morning, as John said with the children going and coming here to get the bus but the second time may be in the midday when you have people coming and going. When I'm home, I see it. At 2:00 p.m., we had an incident where the little girl was crossing the street. It was one of Joe's neighbors. She got out of the house by herself and a car was coming and had we not been there, she would've been under the wheels. That's just my thought. I think we are going to have to use the first few times to figure out what the best times. We can't just arbitrarily cover every stretch of every day and say "Let's do this the first month", so two or three times we choose different hours to make sure that they move from location to location, so they're not sitting in one place for three hours. We should get a mixture, probably three times over the next month at different times, morning, the middle of the day and evening and make sure that they cover the three locations on weekdays and see what happens. All they have to do is give one ticket and they won't do it again.

Mr. Szewczyk: One ticket and its going to spread through the neighborhood that they got a ticket.

Mr. Flint: So the three locations are the single-family on Scarlett Avenue, The Towns, and the carriage homes.

Ms. Stephens: I never heard the carriage homes complaining, so either that or Plantation Avenue, although we may not want to do Plantation Avenue. The villas have just one little circle. I never heard about any speeding problems. They are kind of self-controlled.

Mr. Flint: Okay.

Ms. Stephens: So the main road in The Towns. What is the main drag in The Towns, Joe?

Mr. Szewczyk: Jonah Drive.

Ms. Stephens: Jonah.

Mr. Flint: Okay.

Ms. Stephens: It's hard to get up to speed when you're coming down. I do think we have to start someplace. If we get them out there and get people stuck with the consequences, I think you'll see an immediate change, everywhere in the neighborhood.

Mr. Flint: Uh huh.

Ms. Stephens: I was also wondering if we should send a blast in our emails saying that we contracted for these services, so people aren't surprised.

Ms. Moore: Yeah, that would be a good idea. It would be a very good idea.

Mr. Flint: Yeah. We just won't publicize what days.

Ms. Stephens: We won't say what days. We're just saying that there's been a great deal of concern about speeding and we contracted for extra coverage with the City of North Port Police to enforce speed control.

Mr. Burham: You have to tell the police that you want to ticket people. Not issue a warning. In our situation, at The Towns, they were knocking on doors and giving people a warning. We don't want the warning, we want the ticket. As soon as you get a ticket, word spreads real quick, so if you're speeding and you get a ticket for \$160, you're not going to do it again, so you have to tell the police that you have to ticket them. I just wanted to bring that up.

Ms. Stephens: I was told by the Police Chief that Florida State Law does not allow them to ticket unless it's in excess of five miles above. Is that true?

Mr. Flint: I've heard that.

A resident: On Plantation Avenue they issue tickets.

Ms. Stephens: We will ask them to issue tickets. We are not suggesting they are. We are just kind of setting the tone. They may issue some warning between zero and five miles above.

Discussion ensued by the audience. Mr. Szewczyk stated that it was not audience comments, at this time.

Mr. Flint: Okay, I've got direction, so I'll follow up on that tomorrow and we'll get that going as soon as we can; next week, hopefully.

Mr. Szewczyk: Are we in agreement on three times for the first month?

Ms. Moore: I think that's enough.

Mr. Szewczyk: Morning, midday and later in the day.

Mr. Flint: What do you define as midday? I had 2:00 p.m. to 5:00 p.m.

Mr. Szewczyk: That's good.

Mr. Flint: 7:00 a.m. to 10:00 a.m., 4:00 p.m. to 7:00 p.m. or 2:00 p.m. to 5:00 p.m.

Ms. Stephens: I think it gives us some coverage and we'll have a sense that if they're certain problem areas or not, we'll adjust the times.

Ms. Moore: I think that's good.

Mr. Flint: Okay. Regarding the Reserve Study update, you addressed evaluating the camera system. Will you handle that under your report, Alicia?

Ms. Belden: Yes.

Mr. Flint: We have a proposal. We've addressed pickleball. We are not addressing it at this point. The Board made a decision to look at enhanced traffic enforcement as an alternative. That's the approach that the Board's going to take on that. I'll get with Bloomings on the oak tree issue. I've not heard of any disease that is affecting oak trees in general. I'll get with them to see if they have any concerns about the health of the oak trees in CDD common area property. The Vesta contract is a public record and I'll be happy to email that to the resident that had asked for information. The well to recharge the lakes would require a Consumptive Use Permit. You can't just drill a well and recharge lakes. You have to get a Consumptive Use Permit from the Water Management District to be able to do that. They generally don't allow wells to just recharge lakes. If we were withdrawing irrigation water from the lakes and we needed to replenish the lakes because of withdrawing irrigation, they would allow that but they typically don't allow Consumptive Use Permits just to recharge lakes. They see that as an aesthetic issue. I'm sure if that's ever been looked at in other communities, the response has always been the same. If we were using surface water and drawing down those lakes because of using surface water for irrigation, they'd allow us to recharge it. Low water levels or drought is not a reason for them to allow us to use the aquifer to recharge. I can ask the District Engineer to look at that, if the Board wants me to. It's up to you.

Ms. Stephens: Just to hear from his perspective to see if he's also seeing the same issue. Are we talking about the permit from SFWMD?

Mr. Flint: Yes.

Ms. Stephens: And what kind of cost if he's been involved in anything like that in other communities, just to reaffirm that it would be costly. He would most likely say that the SFWMD would say no.

Mr. Flint: He can call Staff at the SFWMD between now and the next meeting to see if there's any chance of that.

### **C. Amenities Manager – Monthly Report**

Ms. Belden stated this month, under "facility" we repaired both pool lifts that were broken. We replaced both of the gym treadmills. We replaced the damaged fill valve at the fountain that was leaking. The pool heater was repaired that was causing the breakers to trip. There was a fixed handrail and general maintenance. For activities, we had the normal weekly activities. For our special events, we did the bus trip to Immokalee. We also had game night. We had pizza night, as usual. We have our St. Patty's Day breakfast, which is coming up this Friday. Next month, we have desserts and dancing. A local band will be playing here. For something a little different, we are doing an ice cream social. Under "amenity management," I have another quote to replace the gym equipment. This one is from Gym Source. I gave you Fit Line last month. This one is for \$18,226.20. It is for one less machine because Gym Source did not feel the need to replace one of the existing equipment because it is newer.

Ms. Moore: Remind us what the last quote was for.

Ms. Belden: \$22,295.

Ms. Moore: Is the difference just that one machine?

Ms. Belden: Yes. They are pretty consistently the same. Gym Source is lower when it comes to how much they cost per machine. The ones that they quoted us on were better than the brand we have.

Ms. Moore: Do you have a recommendation?

Ms. Belden: I recommend the quote from Gym Source out of the two of these.

Mr. Szewczyk: This is something that is in our Reserve Study and it is for this year but that doesn't necessarily mean that we have to spend the money.

Ms. Stephens: Is this just for one machine? Is that what we're talking about?

Mr. Szewczyk: No. We are talking about replacing all of them because the Reserve Study says that the useful life is over. I don't see the need for an overall change out. I think this information is good to have for when the time comes to replace them. If anybody goes into that gym right now, the machines are looking pretty good and are in working order. Our bills don't seem to be too outrageous when they come for the maintenance and the additional work that they say is needed. It doesn't seem like we're spending a whole lot of money doing that, so I think we should just hold onto this information, knowing that depending on the machine, we have the prices but I just don't see the need for changing out anything until it's ready to go.

Ms. Moore: I understand what you're saying Joe but I didn't think we did this just because a study said to do it. I thought that there was some expressed concern as we gotten gym people that the equipment works. I haven't used it in awhile. There are several pieces that are a little shaky. I didn't think we did it just because it was in a study, so I'm trying to get back to why we did do it and I thought it was because concerns were expressed about the addition of the machines that are now 16 years old.

Mr. Szewczyk: We did just replace the treadmill.

Ms. Moore: We've replaced those treadmills a couple of times but we've not replaced any of the weight machines. I don't know if you want to maybe delay this until next month until we have a full Board and get more information on it. The last time I was there I thought that several of them weren't really quite working.

Mr. Szewczyk: How have the comments been on the clipboard?

Ms. Belden: The comments are pretty much very low maintenance items; things that we can fix, line one machine squeaking. I was told by both of these companies that all of the latest machines are low maintenance. They will last for years. Yes, there's visible rust on some of them but things like elbow pads ripping are things that are going to happen but it doesn't mean that we have to replace the entire piece.

Ms. Stephens: If there's a machine that specifically needs to be replaced, and I say "needs" then let's do it but there doesn't seem to be an outstanding problem with anything. I know the treadmills and the ones we have now are beautiful.

Ms. Moore: I would so like to delay it and discuss it next month. I just remember that there were several seats that do not adjust just quite properly, one rattles back and forth. They may be picky. We need to replace the treadmills but we don't replace this technology. Tell her

to do one at a time because the whole concept is that you're supposed to use the circuit of the machinery that, in combination, gives you the complete workout. Changing to a new brand may be a solution. I thought this came up several months ago. The gym people figure that it's a done deal and maybe are not writing stuff under comments. I would just like to look into it more, not table it all, but bring it up briefly at the next meeting.

Ms. Stephens: In the meantime, we can look at the equipment.

Ms. Moore: That's what I'm saying.

Mr. Szewczyk: So we won't put it in the drawer but we'll just bring it up for additional comments at the next meeting.

Ms. Belden: The next quote that I have is the camera replacement quote for replacing all 14 security cameras. The ones we have now are very grainy and not very clear in the light. It is for \$4,872. I spoke with the woman who we usually deal with, who provided our cameras in the past but she has been out of town, so she sent to this very quickly. She said that she could get me more information for next month, if you needed it, which will tell us exactly how much better the cameras are than what we have now.

Ms. Moore: I would really like to understand if we are going to get better pictures, so when there's somebody out there, we have it on video. All of this is nice but we can't see who it is. Do we need that in writing in addition? I don't want to piecemeal it.

Mr. Szewczyk: Or change the location of where they are. We are talking about just replacing the quantity that we have and not necessarily put them in the exact same place. There are always constant issues regarding the hot tub and what we see and don't see and what we might not want to be seeing, anyway.

Ms. Belden: I did address that with her over the phone and I told her that our main concern was the fact that we can't see at night in the distance. She did say that these cameras would help with that. I will have more information for you.

Mr. Szewczyk: Okay.

Ms. Belden: That's it.

Mr. Flint: Are there any questions for Alicia or any other items?

Ms. Moore: How was the Immokalee trip? We haven't done a bus trip in awhile.

Ms. Belden: There were 24 people.

Ms. Moore: It wasn't just us, right? Does it go to several places?

Ms. Belden: No. It's 24 from Lakeside Plantation.

Ms. Moore: This was through a company.

Ms. Belden: Yes. There was a separate company that came and picked us up. There were 24 individuals from Lakeside Plantation.

Ms. Moore: It's probably too late this year, but maybe for next year, there are some groups that do bus trips like those that see the show at the Barbara Mann Center or the Van Wezel. They used to sell that or be the middle guy, so people from the neighborhood could get a bus from here or in the Wal-Mart parking lot and go up and see a show at the Van Wezel and come back. Maybe for next year, because by the time you were working with this most snowbirds would be gone. It could be something that we could do over the summer.

#### **NINTH ORDER OF BUSINESS**

#### **Other Business**

Resident: May I say one more word? This has to do with the picnic area installation. I don't see anybody going there and barbequing because of mosquitoes. What's going on with that? No one is using the barbeque.

Ms. Moore: We put it off for Board discussion and decision. That would be the time to come up and tell us that you want it, don't see a need for it and this is what we want done. I think we put it off until June.

Mr. Flint: It was deferred to the June meeting.

Ms. Moore: It is still on the Action Item List for discussion.

#### **TENTH ORDER OF BUSINESS**

#### **Supervisor's Requests**

There being none, the next item followed.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

B

# Lakeside Plantation

## Community Development District

### Summary of Invoices

March 1, 2017 to March 31, 2017

| Fund                    | Date                                      | Check No.'s |          | Amount    |
|-------------------------|-------------------------------------------|-------------|----------|-----------|
| General Fund            | 3/6/17                                    | 1368-1370   | \$       | 1,330.62  |
|                         | 3/10/17                                   | 1371        | \$       | 3,241.26  |
|                         | 3/14/17                                   | 1372-1378   | \$       | 24,052.59 |
|                         | 3/20/17                                   | 1379-1385   | \$       | 1,744.45  |
|                         | 3/21/17                                   | 1386-1387   | \$       | 3,779.00  |
|                         | 3/22/17                                   | 1388        | \$       | 10,798.39 |
|                         | 3/27/17                                   | 1389-1391   | \$       | 2,496.53  |
|                         |                                           |             | \$       | 47,442.84 |
| Capital Reserve Fund    | 3/22/17                                   | 42          | \$       | 1,650.00  |
|                         |                                           |             | \$       | 1,650.00  |
| Automatic Drafts        |                                           |             |          |           |
|                         | <u>February 2017</u>                      |             |          |           |
| Florida Power & Light   | 2200 Plantation Blvd - Clubhouse          | \$          | 1,116.37 |           |
|                         | 2200 Plantation Blvd - Fountain           | \$          | 659.22   |           |
|                         | 2200 Plantation Blvd - Tennis Courts/Pool | \$          | 1,415.02 |           |
| North Port Utilities    | 2200 Plantation Blvd - Clubhouse          | \$          | 154.29   |           |
|                         | 2200 Plantation Blvd - Fountain           | \$          | 101.81   |           |
|                         | 2200 Plantation Blvd - Tennis Courts/Pool | \$          | 209.42   |           |
| TECO Peoples Gas        | 2200 Plantation Blvd - Pool               | \$          | 12.77    |           |
| Frontier Communications | 2200 Plantation Blvd - Clubhouse          | \$          | 355.98   |           |
|                         |                                           | \$          | 4,024.88 |           |
|                         |                                           |             | \$       | 53,117.72 |

AP300R  
 \*\*\* CHECK DATES 03/01/2017 - 03/31/2017 \*\*\*  
 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
 LAKESIDE PLANTATION - GENERAL  
 BANK A LAKESIDE PLANTATION  
 RUN 4/12/17  
 PAGE 1

| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB | VENDOR NAME | STATUS | AMOUNT | ....CHECK....<br>AMOUNT # |
|---------------|-------|-----------------------------------|-----------------------------------------|-------------|--------|--------|---------------------------|
|---------------|-------|-----------------------------------|-----------------------------------------|-------------|--------|--------|---------------------------|

|         |       |         |          |        |                 |                           |   |       |
|---------|-------|---------|----------|--------|-----------------|---------------------------|---|-------|
| 3/06/17 | 00010 | 2/28/17 | 2017-003 | 201702 | 320-53800-46700 | LOCATE PG HEADS/CAP LINES | * | 47.00 |
|---------|-------|---------|----------|--------|-----------------|---------------------------|---|-------|

[illegible]

|         |       |         |          |        |                          |                           |          |        |
|---------|-------|---------|----------|--------|--------------------------|---------------------------|----------|--------|
| 3/06/17 | 00032 | 3/02/17 | 54883-15 | 201702 | 320-53800-43400          | JOHNSON ENGINEERING, INC. | 1,125.00 | 001369 |
|         |       |         |          |        | GARBAGE COLLECTION-FEB17 |                           | 158.62   |        |
|         |       |         |          |        |                          |                           | *        |        |

|         |       |         |    |        |                 |                                 |          |        |
|---------|-------|---------|----|--------|-----------------|---------------------------------|----------|--------|
| 3/10/17 | 00001 | 3/01/17 | 57 | 201703 | 310-51300-34000 | NORTH PORT SOLID WASTE DISTRICT | 158.62   | 001370 |
|         |       |         |    |        |                 |                                 | *        |        |
|         |       |         |    |        |                 |                                 | 3,004.17 |        |

| DATE    | DESCRIPTION               | AMOUNT |
|---------|---------------------------|--------|
| 3/01/17 | 57 MANAGEMENT FEES MARI7  | 58.33  |
| 3/01/17 | 57 201703 310-51300-35100 |        |
|         | INFORMATION TECH MARI7    |        |
|         |                           | *      |

|                         |    |                        |       |
|-------------------------|----|------------------------|-------|
| 3/01/17                 | 57 | 201703 310-51300-31300 | 83.33 |
| DISSEMINATION FEE MARI7 |    |                        | *     |

|         |    |                        |      |
|---------|----|------------------------|------|
| 3/01/17 | 57 | 201703 310-51300-51000 | 1.32 |
| 3/01/17 | 57 | OFFICE SUPPLIES MAR17  | *    |
| 3/01/17 | 57 | 201703 310-51300-42000 | *    |

|               |    |        |                 |   |       |
|---------------|----|--------|-----------------|---|-------|
| 3/01/17       | 57 | 201703 | 310-51300-42000 | * | 40.86 |
| POSTAGE MAR17 |    |        |                 |   |       |
| 3/01/17       | 57 | 201703 | 310-51300-42500 | * | 53.25 |

|              |                                  |                 |
|--------------|----------------------------------|-----------------|
| COPIES MAR17 | GOVERNMENTAL MANAGEMENT SERVICES | 3 241.26 001371 |
|              |                                  | 53.25           |

[illegible]

MINI-LANDSCAPE MINI-PLANT / BLOOMINGS LANDSCAPE & TURF MGMT, INC 7,354.17 001372

|         |       |         |        |        |                    |  |   |       |
|---------|-------|---------|--------|--------|--------------------|--|---|-------|
| 3/14/17 | 00014 | 2/13/17 | 187946 | 201702 | 330-53800-48101    |  | * | 35.49 |
|         |       |         |        |        | WATER COOLER-FEB17 |  |   |       |
|         |       | 2/28/17 | 190833 | 201702 | 330-53800-48101    |  |   |       |

|         |        |                        |   |       |
|---------|--------|------------------------|---|-------|
| 2/26/17 | 190833 | 201702 330-53800-48101 | * | 40.99 |
|         |        | WATER COOLER-FEB17     |   |       |
|         |        | CULLIGAN WATER         |   |       |

|  | DATE    | DESCRIPTION | AMOUNT        | BALANCE                |
|--|---------|-------------|---------------|------------------------|
|  | 3/14/17 | 00105       | 3/08/17 36022 | 201703 330-53800-51000 |
|  |         |             |               | TOTAL 193,077 / 0000   |
|  |         |             |               | * 500.00               |
|  |         |             |               | /6.48 001373           |

|                       |                        |        |        |
|-----------------------|------------------------|--------|--------|
| JANDY VALVE/SUB. PUMP | JOHN'S ELECTRIC MOTORS | 500.00 | 001374 |
|-----------------------|------------------------|--------|--------|

|         |       |         |          |        |                 |                        |   |        |
|---------|-------|---------|----------|--------|-----------------|------------------------|---|--------|
| 3/14/17 | 00027 | 3/01/17 | 17-02087 | 201703 | 320-53800-46000 |                        | * | 966.00 |
|         |       |         |          |        |                 | MTHLY LAKE MAINT-MAR17 |   |        |

| DATE    | TIME   | LOCATION | WEED CONTROL | WEED CONTROL | WEED CONTROL    |
|---------|--------|----------|--------------|--------------|-----------------|
| 3/14/17 | 00018  | 3/07/17  | 03072017     | 201702       | 320 53800 52100 |
| 966.00  | 001375 |          |              |              |                 |

|                       |       |         |          |        |                 |             |
|-----------------------|-------|---------|----------|--------|-----------------|-------------|
| 3/14/17               | 00018 | 3/07/17 | 030/2017 | 201702 | 330-53800-52100 | *<br>700.00 |
| TENNIS PROGRAMS-FEB17 |       |         |          |        |                 |             |
| MTIAN FTISER          |       |         |          |        |                 |             |

[illegible]

LKSD LAKESIDE PLANT KCOSTA

| CHECK DATE | VEND# | .....INVOICE..... | DATE            | INVOICE  | YRMO | DPT   | ACCT# | SUB | SUBCLASS | VENDOR NAME                    | STATUS | AMOUNT    | ....CHECK....<br>AMOUNT | # |
|------------|-------|-------------------|-----------------|----------|------|-------|-------|-----|----------|--------------------------------|--------|-----------|-------------------------|---|
| 3/14/17    | 00106 | 3/02/17           | 3428182         | 201703   | 310  | 51300 | 48000 |     |          | THE SUN                        | *      | 82.94     |                         |   |
|            |       |                   | NOT. OF MEETING | 03/06/17 |      |       |       |     |          |                                |        |           |                         |   |
| 3/14/17    | 00257 | 3/01/17           | 30594           | 201703   | 330  | 53800 | 12000 |     |          | AMENITY CENTER MGMT-MAR17      | *      | 14,373.00 |                         |   |
|            |       |                   |                 |          |      |       |       |     |          | VESTA PROPERTY SERVICES, INC.  |        |           |                         |   |
| 3/20/17    | 00071 | 3/20/17           | 03202017        | 201703   | 320  | 53800 | 47400 |     |          | TRFFC ENFR-03/23-04/07/17      | *      | 402.00    |                         |   |
|            |       |                   |                 |          |      |       |       |     |          | CITY OF NORTH PORT             |        |           |                         |   |
| 3/20/17    | 00055 | 3/15/17           | 03152017        | 201703   | 310  | 51300 | 11000 |     |          | SUPERVISOR FEE-03/15/17        | *      | 200.00    |                         |   |
|            |       |                   |                 |          |      |       |       |     |          | CAMILLE STEPHENS               |        |           |                         |   |
| 3/20/17    | 00054 | 3/15/17           | 03152017        | 201703   | 310  | 51300 | 11000 |     |          | SUPERVISOR FEE-03/15/17        | *      | 200.00    |                         |   |
|            |       |                   |                 |          |      |       |       |     |          | SHARON MOORE                   |        |           |                         |   |
| 3/20/17    | 00056 | 3/15/17           | 03152017        | 201703   | 310  | 51300 | 11000 |     |          | SUPERVISOR FEES-03/15/17       | *      | 200.00    |                         |   |
|            |       |                   |                 |          |      |       |       |     |          | JOE SZEWCZYK                   |        |           |                         |   |
| 3/20/17    | 00018 | 3/10/17           | 031017          | 201703   | 330  | 53800 | 52000 |     |          | TENNIS SUPPLIES-TAMP/COUP      | *      | 27.45     |                         |   |
|            |       |                   |                 |          |      |       |       |     |          | MILAN FISER                    |        |           |                         |   |
| 3/20/17    | 00123 | 3/15/17           | 031517          | 201703   | 330  | 53800 | 48000 |     |          | LIVE MUSIC-04/07/17            | *      | 350.00    |                         |   |
|            |       |                   |                 |          |      |       |       |     |          | MARK R. WOLF                   |        |           |                         |   |
| 3/20/17    | 00178 | 3/16/17           | 9552            | 201703   | 320  | 53800 | 47000 |     |          | INST.NEW DRIVER/REWIRE         | *      | 365.00    |                         |   |
|            |       |                   |                 |          |      |       |       |     |          | SIGNS R US                     |        |           |                         |   |
| 3/21/17    | 00137 | 2/28/17           | 312377          | 201702   | 330  | 53800 | 48102 |     |          | LAUNDRY SERVICES-FEB17         | *      | 84.00     |                         |   |
|            |       |                   |                 |          |      |       |       |     |          | BISCAYNE LAUNDRYLAND           |        |           |                         |   |
| 3/21/17    | 00190 | 3/01/17           | 03012017        | 201703   | 320  | 53800 | 47200 |     |          | CUT BACK ROOT/CONCRETE         | *      | 3,695.00  |                         |   |
|            |       |                   |                 |          |      |       |       |     |          | BRADLEY A. RAY, INC.           |        |           |                         |   |
| 3/22/17    | 00028 | 3/22/17           | 03222017        | 201703   | 300  | 20700 | 10000 |     |          | FY17 DEBT SERVICE ASSESS       | *      | 10,798.39 |                         |   |
|            |       |                   |                 |          |      |       |       |     |          | LAKESIDE PLANTATION C/O USBANK |        |           |                         |   |
|            |       |                   |                 |          |      |       |       |     |          | LKSD LAKESIDE PLANT KCOSTA     |        |           |                         |   |

AP300R  
 \*\*\* CHECK DATES 03/01/2017 - 03/31/2017 \*\*\*  
 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
 LAKESIDE PLANTATION - GENERAL  
 BANK A LAKESIDE PLANTATION  
 RUN 4/12/17  
 PAGE 3

| CHECK<br>DATE | VEND# | .....INVOICE..... | ....EXPENSED TO.... | VENDOR NAME               | STATUS   | AMOUNT | ....CHECK....<br>AMOUNT |
|---------------|-------|-------------------|---------------------|---------------------------|----------|--------|-------------------------|
|               |       | DATE              | INVOICE             | YRMO DPT ACCT# SUB        | SUBCLASS |        |                         |
| 3/27/17       | 00204 | 3/24/17           | 032417              | 201703 330-53800-48000    |          | *      | 14.95                   |
|               |       |                   |                     | PUBLIX-LADIES LUNCH       |          |        |                         |
|               |       |                   |                     | Alicia Belden             |          |        | 14.95 001389            |
| 3/27/17       | 00061 | 3/16/17           | 10359-C             | 201703 330-53800-51000    |          | *      | 137.08                  |
|               |       |                   |                     | DURAGLASS PUMP BAND       |          |        |                         |
|               |       |                   |                     | HOWARD'S POOL WORLD, INC. |          |        | 137.08 001390           |
| 3/27/17       | 00066 | 2/28/17           | 92508               | 201701 310-51300-31500    |          | *      | 2,344.50                |
|               |       |                   |                     | REV EASEMENT/CDD MTG/AGMT |          |        |                         |
|               |       |                   |                     | HOPPING GREEN & SAMS      |          |        | 2,344.50 001391         |
|               |       |                   |                     | TOTAL FOR BANK A          |          |        | 47,442.84               |
|               |       |                   |                     | TOTAL FOR REGISTER        |          |        | 47,442.84               |

|         |       |         |         |                                                     |   |   |          |                 |
|---------|-------|---------|---------|-----------------------------------------------------|---|---|----------|-----------------|
| 3/27/17 | 00204 | 3/24/17 | 032417  | 201703 330-53800-48000<br>PUBLIX-LADIES LUNCH       |   | * | 14.95    |                 |
| -       | -     | -       | -       | Alicia Belden                                       | - | - | -        | 14.95 001389    |
| 3/27/17 | 00061 | 3/16/17 | 10359-C | 201703 330-53800-51000<br>DURAGLASS PUMP BAND       |   | * | 137.08   | -               |
| -       | -     | -       | -       | Howard's Pool World, Inc.                           | - | - | -        | 137.08 001390   |
| 3/27/17 | 00066 | 2/28/17 | 92508   | 201701 310-51300-31500<br>REV EASEMENT/CDD MTG/AGMT |   | * | 2,344.50 | -               |
| -       | -     | -       | -       | Hopping Green & Sams                                | - | - | -        | 2,344.50 001391 |

|                    |           |
|--------------------|-----------|
| TOTAL FOR BANK A   | 47,442.84 |
| TOTAL FOR REGISTER | 47,442.84 |

LKSD LAKESIDE PLANT KCOSTA

| CHECK DATE | VEND# | .....INVOICE..... | DATE     | INVOICE | YRMO            | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME            | STATUS | AMOUNT   | ....CHECK....<br>AMOUNT # |
|------------|-------|-------------------|----------|---------|-----------------|-----|-------|-----|----------|------------------------|--------|----------|---------------------------|
| 3/22/17    | 00001 | 3/07/17           | 1758605R | 201703  | 600-51300-49100 |     |       |     |          | RESERVE STUDY-RETAINER | *      | 1,650.00 |                           |
|            |       |                   |          |         |                 |     |       |     |          | RESERVE ADVISORS, INC. |        |          |                           |
|            |       |                   |          |         |                 |     |       |     |          |                        |        | 1,650.00 | 000042                    |
|            |       |                   |          |         |                 |     |       |     |          | TOTAL FOR BANK C       |        | 1,650.00 |                           |
|            |       |                   |          |         |                 |     |       |     |          | TOTAL FOR REGISTER     |        | 1,650.00 |                           |

LKSD LAKESIDE PLANT KCOSTA



# Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date

Invoice #

2/28/2017

2017-00334

**Bill To:**

Lakeside Plantation CDD  
c/o Governmental Management Services  
1412 S Narcoossee Road  
St. Cloud, FL 34771

RECEIVED  
MAR 03 2017

BY: \_\_\_\_\_

Terms

Due on receipt

| Description                                                                     | Amount |
|---------------------------------------------------------------------------------|--------|
| Locate heads surrounding playground and cap lines due to impending construction |        |
| 1/2" Cap                                                                        | 2.00   |
| Labor - Technician                                                              | 27.50  |
| Labor - Helper                                                                  | 17.50  |
| <br>#10<br>1.320.598.469                                                        |        |

**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**

\$47.00

**Payments/Credits**

\$0.00

**Balance Due**

\$47.00

Phone #

Fax #

E-mail

Web Site

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com

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

# Invoice

February 28, 2017  
 Project No: 20150050-000  
 Invoice No: 23

Project Manager David Robson

George Flint  
 Lakeside Plantation CDD  
 c/o GMS Central Florida  
 135 West Central Blvd. Suite 320  
 Orlando, FL 32801

FEID #59-1173834

# 93  
 Eng. Services - Feb 17  
 1-310-513-311

RECEIVED

MAR 02 2017

BY: \_\_\_\_\_

Project 20150050-000 Lakeside Plantation CDD

20150050-000

Lakeside Plantation CDD

Work Authorization #3, dated 3/24/15 - Change Order No. 1, dated 11/3/15

Work Authorization #4, dated 5/27/15

Work Authorization #5, dated 5/27/15

Work Authorization #7, dated 1/26/17

Professional Services through February 12, 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      | 13,118.75       | T&M      | 100 % | 13,118.75         | 12,368.75           | 750.00             | 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       | 10 %  | 375.00            | 0.00                | 375.00             | 3,225.00            |
| Totals    |                          | 32,181.25       |          |       | 28,956.25         | 27,831.25           | 1,125.00           | 3,225.00            |

SUB-TOTAL PROFESSIONAL SERVICES:

1,125.00

INVOICE TOTAL:

1,125.00

## Summary of professional services

| Phase No. / Description        | Bill Hours | Bill Rate | Billable Amount |
|--------------------------------|------------|-----------|-----------------|
| 1. - General Engineering       |            |           |                 |
| Engineer VI                    | 5.00       | 150.00    | 750.00          |
| 1. - General Engineering Total | 5.00       |           | 750.00          |

## NORTH PORT SOLID WASTE DISTRICT



| SERVICE ADDRESS          |       |           |          |
|--------------------------|-------|-----------|----------|
| 2200 PLANTATION BLVD SWD |       |           |          |
| ACCOUNT NUMBER           | CYCLE | BILL DATE | DUE DATE |
| 54883-159826             | 55-55 | 3/02/17   | 4/03/17  |

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



LAKE SIDE PLANATATION CDD  
 C/O GOVERNMENTAL MGT SVCS-CF  
 1412 S NARCOOSSEE RD  
 SAINT CLOUD FL 34771-7210

000054883000159826000000158621

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

252

## SERVICE ADDRESS

2200 PLANTATION BLVD SWD

| ACCOUNT NUMBER | CYCLE | BILL DATE | DUE DATE |
|----------------|-------|-----------|----------|
| 54883-159826   | 55-55 | 3/02/17   | 4/03/17  |

Rate Class : COMMERCIAL WASTE  
 Last payment amount/date: 158.62 2/22/17

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

| Service                  | Consumption     | Charge | Total  |
|--------------------------|-----------------|--------|--------|
| GB DUMPSTER4YD/1 PICKUP  | 1/31/17 2/28/17 | 156.80 |        |
| GB BINS ONCE PER MONTH   | 1/31/17 2/28/17 | 1.82   |        |
| TOTAL COMMERCIAL GARBAGE |                 |        | 158.62 |

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

Pay your bill by phone is here!! Call 1-855-941-INFO (4636) to make payments 24/7 at NO CHARGE.

\*\*\*Arts On The Green\*\*\*  
 Saturday, March 11th, 10:00am - 1:00pm  
 City Center Front Green, 4970 City Hall Blvd.

RECEIVED  
 MAR 05 2017

BY: \_\_\_\_\_

#32  
 Garbage Collection - Sub  
 1520.538.434

LATE CHARGE WILL BE APPLIED IF PAYMENT IS NOT RECEIVED ON OR BEFORE THE DUE DATE PRINTED ON HIS 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 34886-4400

GMS-Central Florida, LLC

1001 Bradford Way  
Kingston, TN 37763

# Invoice

| Date   | Invoice # |
|--------|-----------|
| 3/1/17 | 57        |

| Bill To                                                                             |
|-------------------------------------------------------------------------------------|
| Lakeside Plantation CDD<br>135 West Central Blvd.<br>Suite 320<br>Orlando, FL 32801 |

| P.O. No. | Terms | Project |
|----------|-------|---------|
|          |       |         |

| Description                                   | Qty | Rate                    | Amount     |
|-----------------------------------------------|-----|-------------------------|------------|
| Management Fees March 2017 310-573.34         |     | 3,004.17                | 3,004.17   |
| Information Technology - March 2017 351       |     | 58.33                   | 58.33      |
| Dissemination Agent Services - March 2017 313 |     | 83.33                   | 83.33      |
| Office Supplies 51                            |     | 1.32                    | 1.32       |
| Postage 212                                   |     | 40.86                   | 40.86      |
| Copies 475                                    |     | 53.25                   | 53.25      |
|                                               |     | <b>Total</b>            | \$3,241.26 |
|                                               |     | <b>Payments/Credits</b> | \$0.00     |
|                                               |     | <b>Balance Due</b>      | \$3,241.26 |



# Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date      Invoice #  
3/1/2017      2017-00418

**Bill To:**

Lakeside Plantation CDD  
c/o Governmental Management Services  
1412 S Narcoossee Road  
St. Cloud, FL 34771

RECEIVED  
MAR 05 2017

BY: \_\_\_\_\_

Terms      Due Date  
Net 30      3/31/2017

| Description                                                                                           | Qty | Amount   |
|-------------------------------------------------------------------------------------------------------|-----|----------|
| Month of March<br>Monthly Grounds Maintenance Fee<br><br>#10<br>Landscape Mntb-Mar17<br>1.320.538.464 |     | 7,354.17 |

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



**better water. pure and simple.®**

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

LAKESIDE PLANTATION  
135 W. CENTRAL BOULEVARD  
SUITE 320  
ORLANDO, FL 32801

|                                                                                                                                 |                                                 |                                  |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|----------------------------------|
| IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW                                                          |                                                 |                                  |
| <input type="checkbox"/>                                                                                                        | <input checked="" type="checkbox"/> <b>VISA</b> | <input type="checkbox"/>         |
| <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT |                                                 |                                  |
| CARD NUMBER                                                                                                                     |                                                 | V. CODE                          |
| SIGNATURE                                                                                                                       |                                                 | EXP. DATE                        |
| DATE<br><b>02/28/2017</b>                                                                                                       | PAY THIS AMOUNT<br><b>76.48</b>                 | ACCOUNT NUMBER<br><b>1017805</b> |
| Pay By Date: Mar 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  
PLEASE WRITE ACCOUNT NUMBER ON CHECK

Page: 1

| InvDate                                  | InvNum                  | Location | Billed | Tax   | Balance |
|------------------------------------------|-------------------------|----------|--------|-------|---------|
| Previous Balance: 01/31/2017             |                         |          |        |       | 92.98   |
| Location 1017805                         |                         |          |        |       |         |
| LAKESIDE PLANTATION 2200 PLANTATION BLVD |                         |          |        |       |         |
| 02/13/2017                               | 187946                  | 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    |
| 02/27/2017                               |                         | 1017805  | PO#    |       | -92.98  |
|                                          | PAYMENT                 | @        |        |       |         |
| 02/28/2017                               | 190833                  | 1017805  | PO#    |       | 40.99   |
| 2413                                     | 5 GALLON DRINKING WATER | 7.000 @  | 5.50   | 38.50 | 0.00    |
| 4201                                     | DELIVERY CHARGE         | 1.000 @  | 2.49   | 2.49  | 0.00    |

#14  
Water Cooler - 5617  
330-938 48101

RECEIVED  
MAR 06-2017

BY: \_\_\_\_\_

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](http://www.culligansarasota.com)

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

Culligan Water Conditioning  
1099 Enterprise Court

Culligan Water Conditioning  
1099 Enterprise Court

Nokomis, FL 34275  
941-485-7526

Nokomis, FL 34275  
941-485-7526

Invoice # 187946

Invoice # 190833

02/13/2017 02:12 PM  
Driver: KEVIN STEINER

02/28/2017 10:49 AM  
Driver: KEVIN STEINER

Customer: 1017805  
LAKESIDE PLANTATION  
2200 PLANTATION BLVD  
DOOR CODE 8072  
NORTH PORT, FL 34289

Customer: 1017805  
LAKESIDE PLANTATION  
2200 PLANTATION BLVD  
DOOR CODE 8072  
NORTH PORT, FL 34289

P O Num:

P O Num:

| Item                       | Price | Total |
|----------------------------|-------|-------|
| 2413 5 GALLON DRINKING WAT |       |       |
| 6.000 @ 5.50               | 33.00 |       |
| 4201 DELIVERY CHARGE       |       |       |
| 1.000 @ 2.49               | 2.49  |       |
| SubTotal Sales:            | 35.49 |       |
| Sales Tax:                 | 0.00  |       |
| Invoice Total:             | 35.49 |       |
| Prev Balance:              |       |       |

| Item                       | Price | Total |
|----------------------------|-------|-------|
| 2413 5 GALLON DRINKING WAT |       |       |
| 7.000 @ 5.50               | 38.50 |       |
| 4201 DELIVERY CHARGE       |       |       |
| 1.000 @ 2.49               | 2.49  |       |
| SubTotal Sales:            | 40.99 |       |
| Sales Tax:                 | 0.00  |       |
| Invoice Total:             | 40.99 |       |
| Prev Balance:              |       |       |

Signed By:

Signed By:



JOHN'S ELECTRIC MOTORS  
CPC 1458872  
4220 Whidden Blvd.  
CHARLOTTE HARBOR, FL 33980  
(941) 628-0240

RECEIVED  
MAR 10 2017

BY: \_\_\_\_\_

ACCOUNT NO. 423-5500 DATE 3/8/17

NAME Lakeview Plantation

ADDRESS ENTRANCE RT. SIDE FOURTH

| QTY | DESCRIPTION                          | UNIT PRICE | TOTAL PRICE |
|-----|--------------------------------------|------------|-------------|
| 1   | 3x3/2 JANDY VALVE                    |            |             |
| 1   | 1/2 HP LITTLE GIANT SUBMERSIBLE PUMP |            |             |
|     | SERVICE CALL & LABOR TO INSTALL      |            |             |
|     | PARTS                                |            | \$500.00    |
|     | TAX                                  |            | EXEMPT      |
|     | TOTAL                                |            | \$500.00    |

36022 ALMONTZ THANK YOU

#105  
1.370.538 51

LAKE MASTERS AQUATIC WEED CONTROL, LLC  
P.O. BOX 2300  
PALM CITY, FL 34991  
TOLL FREE: 1-877-745-5729

# Invoice

| DATE     | INVOICE # |
|----------|-----------|
| 3/1/2017 | 17-02087  |

## BILL TO

LAKESIDE PLANTATION CDD  
135 W. CENTRAL BLVD.  
SUITE 320  
ORLANDO, FL 32801

RECEIVED  
MAR 03 2017

BY: \_\_\_\_\_

|                                  |                                                                                                                  |          |                         |     |              |
|----------------------------------|------------------------------------------------------------------------------------------------------------------|----------|-------------------------|-----|--------------|
| E-mail                           |                                                                                                                  | P.O. NO. | TERMS                   | REP | MAIL STOP ID |
| susan.oraczewski@lakemasters.com |                                                                                                                  |          | Net 30                  |     | 4696         |
| QUANTITY                         | DESCRIPTION                                                                                                      |          | RATE                    |     | AMOUNT       |
|                                  | Monthly Service-Treatment of Waterways & Canals as per map<br><br>#27<br>16 by Lake Maint-Mar 17<br>1-320.578.40 |          | 966.00                  |     | 966.00       |
| Thank you for your business.     |                                                                                                                  |          | Payments/Credits \$0.00 |     |              |

**Balance Due** \$966.00

Check Request

RECEIVED  
MAR 10 2017

BY: \_\_\_\_\_

|                     |                              |                |                    |
|---------------------|------------------------------|----------------|--------------------|
| District            | <u>Lakeside Plantation</u>   | Date           | <u>3/7/17</u>      |
| Payable to          | <u>Milan Fiser</u>           |                |                    |
| Amount Requested    | <u>\$700.00</u>              | Account Number | <u>Tennis</u>      |
| Requested By        | <u>Nathan Trates</u>         |                |                    |
| Description of Need | <u>February Tennis 50/50</u> |                |                    |
| Approved By         | <u>Alicia Zelden</u>         | Signature      | <u>[Signature]</u> |
| Received By         | _____                        | Signature      | _____              |

*File  
1-330-538.521*

**LAKESIDE TENNIS 50/50**

| <b><u>DATE</u></b>  | <b><u>CLASS</u></b> | <b><u>Fee/Charged</u></b> | <b><u>50%</u></b>   |
|---------------------|---------------------|---------------------------|---------------------|
| 2/6/2017            | Men's Team          | \$35                      | \$35                |
|                     | Ladies 3.0 Team     | \$35                      | \$35                |
| 2/7/2017            | Ladies 3.5 Team     | \$35                      | \$35                |
|                     | Ladies Team         | \$35                      | \$35                |
|                     | Ladies's 3.5 Team   | \$35                      | \$35                |
| 2/13/2017           | Men's B-4 Team      | \$35                      | \$35                |
|                     | Ladies 3.0 Team     | \$35                      | \$35                |
| 2/14/2017           | Ladies Team         | \$35                      | \$35                |
|                     | Ladies 3.5 Team     | \$35                      | \$35                |
|                     | Ladies Team         | \$35                      | \$35                |
| 2/20/2017           | Men's Team          | \$35                      | \$35                |
|                     | Ladies 3.0 Team     | \$35                      | \$35                |
| 2/21/2017           | Ladies 3.5 Team     | \$35                      | \$35                |
|                     | Ladies Team         | \$35                      | \$35                |
|                     | Ladies 3.5 Team     | \$35                      | \$35                |
| 2/27/2017           | Men's B-4 Team      | \$35                      | \$35                |
|                     | Ladies 3.0 Team     | \$35                      | \$35                |
| 2/28/2017           | Ladies Team         | \$35                      | \$35                |
|                     | Ladies 3.5 Team     | \$35                      | \$35                |
|                     | Ladies Team         | \$35                      | \$35                |
| <b><u>TOTAL</u></b> |                     | <b><u>\$700</u></b>       | <b><u>\$700</u></b> |

**The Sun**  
23170 Harborview Road  
Port Charlotte, FL 33980

03/02/17

Phone: (941) 206-1000 Fax: (941) 629-2085 Website: [www.sunnewspapers.net](http://www.sunnewspapers.net)  
Email: [custserv@sun-herald.com](mailto:custserv@sun-herald.com)

|                   |                   |                 |
|-------------------|-------------------|-----------------|
| Date: 03/02/17    | Ad Taker: SCIVIN  | Agate Lines: 72 |
| Ad Date: 03/06/17 | Sales Person: 200 | Depth: 7.583    |
| Class: 3126       | Words: 268        | Inserts: 1      |
| Ad ID: 3428182    | Lines: 58         | Blind Box:      |

Account: 297693

STACIE VANDERBILT  
LAKESIDE PLANTATION CDD  
GOV MGMT SERVICES - CF, LLC  
135 W. CENTRAL BLVD., SUITE 320  
ORLANDO, FL 32801

Description: NOM Lakeside Plantation 3/15/17 Telephone: (407) 841-

|                |        |              |          |
|----------------|--------|--------------|----------|
| Other Charges: | \$0.00 | Gross:       | \$82.94  |
| Discount:      | \$0.00 |              |          |
| Surcharge:     | \$0.00 | Paid Amount: | - \$0.00 |
| Credits:       | \$0.00 |              |          |
| Bill Depth:    | 7.583  | Amount Due:  | \$82.94  |

| Publication       | Start    | Stop     | Inserts | Cost    |
|-------------------|----------|----------|---------|---------|
| Legal Advertising | 03/06/17 | 03/06/17 | 1       | \$82.94 |

# invoice

Ad Note:

Submitted by: Stacie Vanderbilt

Customer Note:

Legals

*\$106*  
*Not as looking*  
*03/06/17*  
*1310 98-48*

Please remit to:

**The Sun**  
23170 Harborview Road  
Port Charlotte, FL 33980

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

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District will be held on Wednesday, March 15, 2017 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: March 6, 2017  
297693 3428182

RECEIVED  
MAR 10 2017

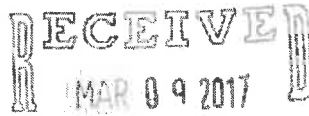
BY: \_\_\_\_\_

*We Appreciate Your Business!*  
*Thank You!*



## Invoice

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



BY: \_\_\_\_\_

Invoice #  
Date  
Terms  
Due Date  
Memo

30594  
3/1/2017  
Net 30  
3/31/2017  
Contracted Fees for M...

### Bill To

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

| Description                                                                    | Quantity | Rate     | Amount   |
|--------------------------------------------------------------------------------|----------|----------|----------|
| Facility Manager Services at Lakeside Plantation Amenity Center                | 1        | 4,715.00 | 4,715.00 |
| Office Administrative Assistant Services at Lakeside Plantation Amenity Center | 1        | 2,730.00 | 2,730.00 |
| Facility Attendants Services at Lakeside Plantation Amenity Center             | 1        | 2,015.00 | 2,015.00 |
| Facility Maintenance Services at Lakeside Plantation Amenity Center            | 1        | 4,883.00 | 4,883.00 |
| Cell Phone Reimbursement for Facility Manager                                  | 1        | 30.00    | 30.00    |

Thank you for your business.

**Total** \$14,373.00

#257  
Homenity Center. Mgmt Mar 17  
1.330.538.12

## CHECK REQUEST FORM

---

DISTRICT/ASSOCIATION: Lakeside Plantation DATE: 03/20/17

PAYABLE TO: City of North Port # 71

AMOUNT REQUESTED: \$ 402.00

REQUESTED BY: Katie Costa

ACCOUNT # 001-320-53800-47400

DESCRIPTION OF NEED: Security - Traffic enforcement  
03/23 - 4/7/17

APPROVED BY: George Flint

SIGNATURE: R J L

From: George Flint <gflint@gmscfl.com>  
Subject: Fwd: North Port Police Off Duty Forms  
Date: March 17, 2017 at 1:08 PM  
To: Katie Costa <kcosta@gmscfl.com>, Teresa Viscarra <tviscarra@gmscfl.com>

GF

Katie,

See below and attached. We need to pay in advance for the patrol which starts next Thursday. Can we get a check cut and overnighted to him. I assume you can use the agreement and this email as backup? I don't think they issue invoices.

Thanks,

71

George



SKM\_C5581703161028  
o.pdf

Begin forwarded message:

From: Jason Selzer <jselzer@northportpd.com>  
Subject: RE: North Port Police Off Duty Forms  
Date: March 16, 2017 at 1:57:50 PM EDT  
To: George Flint <gflint@gmscfl.com>

Thank you Mr. Flint. The total for all three days will be \$402.00. When you are able please remit payment in the form of Check or Money Order made out to the City of North Port and mailed to the

North Port Police Department  
Attn: Sgt. J. Selzer  
4980 City Hall Blvd.  
North Port, FL 34286

If need be I would be able to pick it up from a CDD Member at the Clubhouse on Plantation. I will work on scheduling the detail and let you know.

Sgt. Jason Selzer

School Resource, Sergeant  
North Port Police Department  
4980 City Hall Boulevard  
North Port, Florida 34286  
Phone 941.429.7334  
Fax 941.429.7389  
[jselzer@northportpd.com](mailto:jselzer@northportpd.com)  
[www.cityofnorthport.com](http://www.cityofnorthport.com)

A City where you can "Achieve Anything."

E-mail messages sent or received by City of North Port officials and employees in connection with official City business are public records subject to disclosure under the Florida Public Records Act.

From: George Flint [mailto:gflint@gmscfl.com]

Sent: Thursday, March 16, 2017 11:30 AM

To: Jason Selzer <jselzer@northportpd.com>

TO: Jason Selzer <[jsselzer@northportpd.com](mailto:jsselzer@northportpd.com)>  
Cc: Stacie Vanderbilt <[svanderbilt@gmscfl.com](mailto:svanderbilt@gmscfl.com)>  
Subject: Re: North Port Police Off Duty Forms

Sergeant Selzer:

Please see the attached signed forms.

Thanks,

George

On Mar 16, 2017, at 11:03 AM, Jason Selzer <[jsselzer@northportpd.com](mailto:jsselzer@northportpd.com)> wrote:

Mr. Flint,

My apologies on the delay. Attached are the forms required to hire an officer off duty. If you have any questions, please do not hesitate to contact me.

Sgt. Jason Selzer

School Resource, Sergeant  
North Port Police Department  
4980 City Hall Boulevard  
North Port, Florida 34286  
Phone 941.429.7334  
Fax 941.429.7389  
[jsselzer@northportpd.com](mailto:jsselzer@northportpd.com)  
[www.cityofnorthport.com](http://www.cityofnorthport.com)

A City where you can "Achieve Anything."

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A City where you can "Achieve Anything."

E-mail messages sent or received by City of North Port officials and employees in connection with official City business are public records subject to disclosure under the Florida Public Records Act.  
<712A Admin Additional Police Services Permit.docx><712B Admin Division Additional Police Service Permit .docx>

George S. Flint  
Vice-President  
Governmental Management Services -  
Central Florida, LLC  
135 West Central BLVD, Suite 320

Orlando, Florida 32801  
Tel: (407) 841-5524  
Cell: (407) 242-0501  
Fax: (407) 839-1526  
email: [gflint@gmscfl.com](mailto:gflint@gmscfl.com)

A City where you can "Achieve Anything."

E-mail messages sent or received by City of North Port officials and employees in connection with official City business are public records subject to disclosure under the Florida Public Records Act.

George S. Flint  
Vice-President  
Governmental Management Services -  
Central Florida, LLC  
135 West Central BLVD, Suite 320  
Orlando, Florida 32801  
Tel: (407) 841-5524  
Cell: (407) 242-0501  
Fax: (407) 839-1526  
email: [gflint@gmscfl.com](mailto:gflint@gmscfl.com)

**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:      | \$ <u>43.00</u> |
| Administrative fee: | \$ <u>5.00</u>  |

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: 3/16/17  
COMPANY NAME: Lakeside Plantation CDD

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



**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: ~~407-242~~ 407-841-5524 x 103  
E-Mail Address: gflint@gmail.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: 3/23/17  
ENDING DATE: 4/7/17

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

Thurs. 3/23/17 FROM: 7 AM TO: 10 AM  
Wed. 3/29/17 FROM: 2 PM TO: 5 PM  
Fri 4/7/17 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]  
Signature of applicant/Agent

3/16/17  
Date signed

**TO BE COMPLETED BY DETAIL COORDINATOR**

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

Approved: \_\_\_\_\_ Date: \_\_\_\_\_ Disapproved: \_\_\_\_\_

SIGNED: \_\_\_\_\_ Event #: \_\_\_\_\_



A Florida Law Enforcement Accredited Agency

**Attendance Confirmation**  
for  
**BOARD OF SUPERVISORS**

---

**District Name:**

Lakeside Plantation CDD

**Board Meeting Date:**

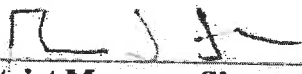
March 15, 2017

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

55

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

**Approved for Payment:**

  
District Manager Signature

3/15/17  
Date

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

**Attendance Confirmation**  
for  
**BOARD OF SUPERVISORS**

---

**District Name:**

Lakeside Plantation CDD

**Board Meeting Date:**

March 15, 2017

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

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

**Approved for Payment:**

  
District Manager Signature

3/15/17  
Date

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

**Attendance Confirmation**  
for  
**BOARD OF SUPERVISORS**

---

**District Name:**

Lakeside Plantation CDD

**Board Meeting Date:**

March 15, 2017

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

56  
001-310-5800-1100

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

**Approved for Payment:**

  
\_\_\_\_\_  
District Manager Signature

3/15/17  
Date

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

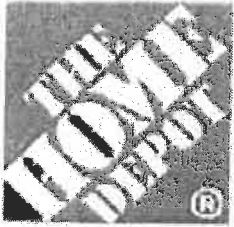
RECEIVED  
MAR 17 2017

Check Request

BY: \_\_\_\_\_  
#18  
1,330,538.52

|                     |                            |                |                      |
|---------------------|----------------------------|----------------|----------------------|
| District            | <u>Lakeside Plantation</u> | Date           | <u>3/10/17</u>       |
| Payable to          | <u>Milan Riser</u>         |                |                      |
| Amount Requested    | <u>27.45</u>               | Account Number | <u>Tennis</u>        |
| Requested By        | <u>Nathan Trates</u>       |                |                      |
| Description of Need | <u>Tennis Supplies</u>     |                |                      |
| Approved By         | <u>Alicia Belden</u>       | Signature      | <u>Alicia Belden</u> |
| Received By         | _____                      | Signature      | _____                |

\* Please Send to Clubhouse \*



*Tennis*  
More saving.  
More doing.™

19690 COCHRAN BLVD.  
PORT CHARLOTTE, FL 33948 (941)621-0783

0201 00017 89528 03/09/17 11:47 AM  
CASHIER DONNA

049206633865 TAMPER 8X8 -A- 25.97N  
AMES 8" X 8" STEEL TAMPER  
077985007966 EZFITC/1PK -A-  
EZ FIT COUPLING (BIN 87)  
200.74 1.48N

SUBTOTAL 27.45  
SALES TAX 0.00  
TAX EXEMPT  
TOTAL \$27.45  
XXXXXXXXXXXX7029 DEBIT 27.45  
AUTH CODE 080369



0201 17 89528 03/09/2017 2805

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 06/07/2017  
THE HOME DEPOT RESERVES THE RIGHT TO  
LIMIT / DENY RETURNS. PLEASE SEE THE  
RETURN POLICY SIGN IN STORES FOR  
DETAILS.

BUY ONLINE PICK-UP IN STORE  
AVAILABLE NOW ON HOMEDEPOT.COM.  
CONVENIENT, EASY AND MOST ORDERS  
READY IN LESS THAN 2 HOURS!

\*\*\*\*\*

ENTER FOR A CHANCE  
TO WIN A \$5,000  
HOME DEPOT GIFT CARD!

Tell us about your store visit!  
Complete our short survey and  
enter for a chance to win at:

[www.homedepot.com/survey](http://www.homedepot.com/survey)

PARTICIPA EN UNA  
OPORTUNIDAD DE GANAR  
UNA TARJETA DE  
REGALO DE USD  
DE \$5,000!

Comparte Su Opinión! Complete la breve  
encuesta sobre su visita a la tienda y  
tenga la oportunidad de ganar en:

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID:  
W8J 179546 179362

Password:  
17159 179345

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

RECEIVED  
MAR 17 2017

BY: \_\_\_\_\_

#123  
1.330.538-48

### Check Request

|                     |                                                                         |                |                               |
|---------------------|-------------------------------------------------------------------------|----------------|-------------------------------|
| District            | <u>Lakeside Plantation</u>                                              | Date           | <u>3/15/17</u>                |
| Payable to          | <u>Mark Wolf</u>                                                        |                |                               |
| Amount Requested    | <u>350.00</u>                                                           | Account Number | <u>Desserts &amp; Dancing</u> |
| Requested By        | <u>Flatten Trates</u>                                                   |                |                               |
| Description of Need | <u>Live music for between 7:00 - 9:00 pm on</u><br><u>April 7, 2017</u> |                |                               |
| Approved By         | <u>Alicia Beldon</u>                                                    | Signature      | <u>[Signature]</u>            |
| Received By         | _____                                                                   | Signature      | _____                         |

\* Please Send to Clubhouse \*

**ROBERT & WOLFIE**

**Music Duo**

**Playing music from the 70's to current**

**717-891-2347**

**Invoice # 209**

**March 13, 2017**

**For musical services to be performed on April 7, 2017. The Lakeside Plantation clubhouse from 7-9pm.**

**For the sum of \$350.00 to be paid at the time of performance.**

**Please make checks payable to Mark Wolf**

**Thank You**

**Mark Wolf**

**1501 Scarlett Ave.**

**North Port, Fl. 34289**

**717-891-2347**

A handwritten signature in black ink, appearing to read 'Mark Wolf', with a long horizontal flourish extending to the right.

# Invoice

**SIGNS-R-US**  
 Electrical Sign Contractor Lic.# ET 0000721  
**DESIGN • FABRICATION • PERMITS • INSTALLATION • SERVICE**  
 23350 HARBORVIEW ROAD, #F  
 PUNTA GORDA, FL 33980  
**(941) 766-1330**  
**Fax: (941) 766-9057**  
 email: info@SignsRU.com WWW.SIGNS-R-US.COM

| Date      | Invoice # |
|-----------|-----------|
| 3/16/2017 | 09552     |

| Terms            |
|------------------|
| Due upon receipt |

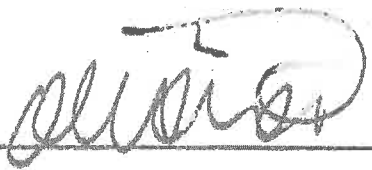
Bill To

Ship To

LAKEVIEW PLANTATION  
 ALICIA  
 2200 PLANTATION BLVD.  
 NORTH PORT, FL 34289  
 PHONE: 941-423-5500 OR 941-204-8940

RECEIVED  
 MAR 17 2017  
 BY: \_\_\_\_\_

| Description                                                                                                                                                                               | Qty | Rate   | Amount |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--------|--------|
| SERVICE CALL/DIAGNOSTICS; ENTRANCE SIDE; ALL "PLANTATION" OUT.<br><br>INSTALLED NEW DRIVER; REWIRE TWO LETTERS THAT HAD BROKEN CORRODED<br>WIRES DUE TO MOISTURE.<br><br>#178<br>1.320.57 |     | 365.00 | 365.00 |

|                                                                                                                         |                   |          |
|-------------------------------------------------------------------------------------------------------------------------|-------------------|----------|
| Thank you for your business.<br><br> | Sub-Total         | \$365.00 |
|                                                                                                                         | Deposits/Payments | \$0.00   |
|                                                                                                                         | Balance Due       | \$365.00 |

312377

## Statement

DATE

2/15/17

TERMS

To Faber's Plantation

IN ACCOUNT WITH

Bucayne Laundry  
13671 Tamiami Tr.  
77, Port Rte 34287

|         |         |       |
|---------|---------|-------|
| 2/16/17 | 4481-24 | 63.00 |
| 2/27/17 | 4481-32 | 21.00 |



CURRENT

OVER 30 DAYS

OVER 90 DAYS

TOTAL AMOUNT

84.00

137

01-330-53800-48102



2 of 2

BRADLEY A. RAY

PORT CHARLOTTE, FL

941-743-9423

|                                     |  |                          |  |
|-------------------------------------|--|--------------------------|--|
| Submitted To: <u>Micron</u>         |  | Invoice                  |  |
| Name: <u>Lakeside Plantation Hq</u> |  | Work To Be Performed At: |  |
| Address                             |  | City, State              |  |
| City, State                         |  |                          |  |
| Phone #                             |  | Date                     |  |

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

and Repairs. 1623 Cut + Remove 3'x10" (2500)  
Section cut back roots + repairs. 1847 Cut  
+ Remove. 3'x5' area. Cut back roots. 1987  
Cut + Remove 3'x5' area; cut back roots  
+ repairs. All on Scarlet, all to have  
3000 PSF Concrete, 1/2 inch, min 4"  
thick, non-skid finish.  
Left side of clubhouse behind hedge  
at pond area. Cut, remove + repairs 3'x24'  
area. Cut back all roots 3000 PSF  
1/2 inch, 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 at completion Dollars (\$ 3695.00)  
With payments as follows.

Respectfully submitted

Notes: 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

## CHECK REQUEST FORM

---

DISTRICT/ASSOCIATION: Lakeside Plantation CDD DATE: 03/22/17

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

AMOUNT REQUESTED: \$ 10,798.39

REQUESTED BY: Katie Costa

ACCOUNT # 001-300-20700-10000

DESCRIPTION OF NEED: FY17 Debt Service Assessments

\_\_\_\_\_

\_\_\_\_\_

APPROVED BY: Ariel Jovera

SIGNATURE: 

**LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2017

TAX COLLECTOR

|                   |            |            |            |
|-------------------|------------|------------|------------|
| Gross Assessments | \$ 880,463 | \$ 694,731 | \$ 185,733 |
| Net Assessments   | \$ 832,038 | \$ 656,520 | \$ 175,517 |

| Date<br>Received | Dist  | Gross Assessments<br>Received | Discounts/<br>Penalties | Commissions<br>Paid | Interest<br>Income | Net Amount<br>Received | 1999                   |                         | Total<br>100% |
|------------------|-------|-------------------------------|-------------------------|---------------------|--------------------|------------------------|------------------------|-------------------------|---------------|
|                  |       |                               |                         |                     |                    |                        | General Fund<br>78.91% | Debt Svc Fund<br>21.09% |               |
| 11/18/16         | 16-01 | \$ 90,418.94                  | \$ 3,750.73             | \$ 1,300.02         | \$ -               | \$ 85,368.19           | \$ 67,359.87           | \$ 18,008.32            | \$ 85,368.19  |
| 11/30/16         | 16-02 | \$ 187,459.93                 | \$ 7,498.54             | \$ 2,699.42         | \$ -               | \$ 177,261.97          | \$ 139,868.77          | \$ 37,393.20            | \$ 177,261.97 |
| 12/14/16         | 16-03 | \$ 395,277.17                 | \$ 15,807.59            | \$ 5,692.04         | \$ -               | \$ 373,777.54          | \$ 294,929.62          | \$ 78,847.92            | \$ 373,777.54 |
| 12/21/16         | 16-04 | \$ 25,155.41                  | \$ 958.33               | \$ 362.96           | \$ -               | \$ 23,834.12           | \$ 18,806.34           | \$ 5,027.78             | \$ 23,834.12  |
| 1/31/17          | 16-05 | \$ 30,602.33                  | \$ 918.08               | \$ 445.26           | \$ 151.56          | \$ 29,390.55           | \$ 23,190.65           | \$ 6,199.90             | \$ 29,390.55  |
| 2/28/17          | 16-06 | \$ 22,723.20                  | \$ 592.13               | \$ 331.97           | \$ -               | \$ 21,799.10           | \$ 17,200.61           | \$ 4,598.49             | \$ 21,799.10  |
|                  |       | \$ -                          | \$ -                    | \$ -                | \$ -               | \$ -                   | \$ -                   | \$ -                    | \$ -          |
|                  |       | \$ -                          | \$ -                    | \$ -                | \$ -               | \$ -                   | \$ -                   | \$ -                    | \$ -          |
|                  |       | \$ -                          | \$ -                    | \$ -                | \$ -               | \$ -                   | \$ -                   | \$ -                    | \$ -          |
|                  |       | \$ -                          | \$ -                    | \$ -                | \$ -               | \$ -                   | \$ -                   | \$ -                    | \$ -          |
|                  |       | \$ -                          | \$ -                    | \$ -                | \$ -               | \$ -                   | \$ -                   | \$ -                    | \$ -          |
|                  |       | \$ -                          | \$ -                    | \$ -                | \$ -               | \$ -                   | \$ -                   | \$ -                    | \$ -          |
|                  |       | \$ -                          | \$ -                    | \$ -                | \$ -               | \$ -                   | \$ -                   | \$ -                    | \$ -          |
| <b>Totals</b>    |       | \$ 751,636.98                 | \$ 29,525.40            | \$ 10,831.67        | \$ 151.56          | \$ 711,431.47          | \$ 561,355.86          | \$ 150,075.61           | \$ 711,431.47 |

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

| DATE<br>RECEIVED | Check<br>Num | DUE<br>DATE | AMOUNT<br>BILLED | NET AMOUNT<br>RECEIVED | AMOUNT<br>DUE | GENERAL<br>FUND | SERIES 1999<br>DEBT |
|------------------|--------------|-------------|------------------|------------------------|---------------|-----------------|---------------------|
| 10/13/16         | 2262         | 11/1/16     | \$ 8,842.03      | \$ 8,842.03            | \$ -          | \$ -            | \$ 8,842.03         |
|                  |              |             | \$ 8,842.03      | \$ 8,842.03            | \$ -          | \$ -            | \$ 8,842.03         |

RECEIVED  
MAR 24 2017

BY: \_\_\_\_\_

### Check Request

District Lakeside Plantation Date 3/24/17  
Payable to Alicia Belden  
Amount Requested \$14.95 Account Number Ladies lunch  
Requested By Nathan Trates  
Description of Need Credit card was in the safe and had to  
use my personal card.  
Approved By Alicia Belden Signature Alicia Belden  
Received By \_\_\_\_\_ Signature \_\_\_\_\_

\* Please Send to clubhouse\*

#204  
1.316.53E.12

Ladies Lunch

# Publix

The Shoppes at Price Crossing  
1251 South Toledo Blade Blvd.  
North Port, FL 34288  
Store Manager: Tony Johnsey  
941-240-5023

PUBLIX ITALIAN SAL  
1 @ 2 FOR 5.00 2.50 F  
You Saved 0.49  
CLASSIC SALAD PBX 1.99 F  
CLASSIC SALAD PBX 1.99 F  
CLASSIC SALAD PBX 1.99 F  
CLASSIC SALAD PBX 1.99 F  
CLASSIC SALAD PBX 1.99 F  
PUBLIX ITALIAN SAL  
1 @ 2 FOR 5.00 2.50 F  
You Saved 0.49

Order Total 14.95  
Sales Tax 0.00  
Grand Total 14.95  
Debit Payment 14.95  
Change 0.00

Savings Summary  
Special Price Savings 0.98  
\*\*\*\*\*  
Your Savings at Publix \*  
0.98 \*  
\*\*\*\*\*

PRES10!  
Trace #: 072201  
Reference #: 0470597708  
Acct #: XXXXXXXXXXXX7807  
Debit Purchase FROM CHECKING  
Amount: \$14.95

3/23/2017 09:36:31  
72201

DEBIT CARD

PURCHASE

ARD #: XXXXXXXXXXXX7807  
Trace #: 072201  
Chip Card: US DEBIT  
Chip Card AID: A0000000042203  
TC: 0006  
C: 134EC83D708C68E3  
NVOICE: 072201  
Approval Code: 00  
Entry Method: Chip Read  
Code: Issuer-PIN Verified

SALE AMOUNT \$14.95  
APPROVED BY ISSUER

# HOWARD'S POOL WORLD, INC.

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

12419 SW COUNTY RD 769  
LAKE SUZY, FL 34269

RECEIVED  
MAR 20 2017

## Invoice

Bill To

LAKESIDE PLANTATION  
1412 SOUTH NARCOOSSEE RD.  
ST CLOUD FL 34771

BY: \_\_\_\_\_

Date

3/16/2017

|                                                                                                 |                                                |           |        |                       |          |
|-------------------------------------------------------------------------------------------------|------------------------------------------------|-----------|--------|-----------------------|----------|
| Work Done At:                                                                                   |                                                | Invoice # | Terms  | Due Date              | Rep      |
| 2200 PLANTATION BLVD<br>NORTHPORT, FL 34289                                                     |                                                | 10359-C   | NET 10 | 3/26/2017             |          |
| Quantity                                                                                        | Description                                    |           |        | Rate                  | Amount   |
| 1                                                                                               | DURAGLASS PUMP BAND<br><br># 611<br>100-538-SI |           |        | 137.08                | 137.08   |
| HOWARD'S POOL WORLD WANTS YOU TO KNOW YOU ARE IMPORTANT TO US AND WE APPRECIATE YOUR BUSINESS!! |                                                |           |        | Total                 | \$137.08 |
|                                                                                                 |                                                |           |        | Payments/Credits      | \$0.00   |
|                                                                                                 |                                                |           |        | Total Account Balance | \$562.08 |

PARADISE AWAITS YOU IN ALL SEASONS! WARM YOUR POOL/SPA TODAY WITH AN ELECTRIC HEAT PUMP! CALL US TODAY FOR A FREE ESTIMATE.

# Hopping Green & Sams

Attorneys and Counselors

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

## STATEMENT

February 28, 2017

Lakeside Plantation Community Development District  
c/o GMS, LLC  
135 W. Central Blvd.  
Suite 320  
Orlando, FL 32801

Bill Number 92508  
Billed through 01/31/2017

#66  
1.310.513.315

### General Counsel/Monthly Meeting

LPCDD 00001 JLE

### FOR PROFESSIONAL SERVICES RENDERED

|          |     |                                                                                                                                                                      |          |
|----------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 01/17/17 | MCE | Prepare for board meeting; confer with Flint regarding surveys for irrigation well easement relocation.                                                              | 0.50 hrs |
| 01/18/17 | MCE | Confer with Buckley; review easement and sketches; confer with Flint; prepare for and attend board meeting.                                                          | 3.60 hrs |
| 01/19/17 | MGC | Confer with Eckert regarding district well easement issue; contact Hill and confer with her regarding same.                                                          | 0.50 hrs |
| 01/20/17 | MGC | Review draft well easement document provided by Carriage Homes of Lakeside Plantation HOA and associated documents.                                                  | 0.70 hrs |
| 01/24/17 | JLE | Confer with amenity staff regarding offense; review incident report; prepare first offense warning letter.                                                           | 0.80 hrs |
| 01/30/17 | LCW | Review landscape maintenance RFP scope; prepare form of agreement relative to same; prepare interim agreement with existing landscape maintenance services provider. | 1.80 hrs |
| 01/31/17 | JLE | Review work authorization and confer with District Manager regarding the same.                                                                                       | 0.20 hrs |

Total fees for this matter \$2,344.50

### MATTER SUMMARY

|                    |          |         |            |
|--------------------|----------|---------|------------|
| Earlywine, Jere L. | 1.00 hrs | 265 /hr | \$265.00   |
| Whelan, Lindsay C. | 1.80 hrs | 225 /hr | \$405.00   |
| Eckert, Michael C. | 4.10 hrs | 325 /hr | \$1,332.50 |
| Collazo, Mike      | 1.20 hrs | 285 /hr | \$342.00   |

TOTAL FEES \$2,344.50

TOTAL CHARGES FOR THIS MATTER \$2,344.50

**BILLING SUMMARY**

|                    |          |         |            |
|--------------------|----------|---------|------------|
| Earlywine, Jere L. | 1.00 hrs | 265 /hr | \$265.00   |
| Whelan, Lindsay C. | 1.80 hrs | 225 /hr | \$405.00   |
| Eckert, Michael C. | 4.10 hrs | 325 /hr | \$1,332.50 |
| Collazo, Mike      | 1.20 hrs | 285 /hr | \$342.00   |

|            |            |
|------------|------------|
| TOTAL FEES | \$2,344.50 |
|------------|------------|

|                                    |                   |
|------------------------------------|-------------------|
| <b>TOTAL CHARGES FOR THIS BILL</b> | <b>\$2,344.50</b> |
|------------------------------------|-------------------|

**Please include the bill number on your check.**



101 E. Kennedy Boulevard, Suite 1400  
Tampa, FL 33602

**RECEIVED**

March 7, 2017

MAR 20 2017

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

BY: \_\_\_\_\_

**RETAINER INVOICE #**

**1758605R**

**Amount Due Now:**

**\$1,650**

**PROPERTY:**

Lakeside Plantation Community Development District  
North Port, Florida

Invoice Date: March 7, 2017

Contract Number: 100133

RETAINER DUE: \$1,650

Terms: ***Retainer Due Upon Receipt of Authorized Contract and Prior to Inspection***

**Mail \$1,650 retainer to:**

**Reserve Advisors, Inc.  
Attn: Accounting  
735 N. Water Street, Suite 175  
Milwaukee, WI 53202**

**OR**

**CONTACT US FOR  
CREDIT CARD PAYMENT**



03-100-51300-119100

Payment Terms: Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. You may request one set of complimentary revisions within six months of the report shipment. Any outstanding balance after 30 days of the final invoice date is subject to an interest charge of 1.5% per month. This agreement is subject to our Professional Services Conditions.



2 102966

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

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

B 5

5517 4

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 |
|----------------|------------|--------------------|-----------------|
| 57421-67439    | \$1,116.37 | Mar 15 2017        | \$              |

**Your electric statement**

For: Jan 25 2017 to Feb 22 2017 (28 days)

Customer name: LAKESIDE PLANTATION COMM

Service address: 2200 PLANTATION BLVD # CLBHSE

**Account number: 57421-67439**

Statement date: Feb 22 2017

Next meter reading: Mar 23 2017

| Amount of your last bill | Payments (-) | Additional activity (+ or -) | Balance before new charges (=) | New charges (+) | DO NOT PAY (=) | New charges due by |
|--------------------------|--------------|------------------------------|--------------------------------|-----------------|----------------|--------------------|
| 1,177.39                 | 1,177.39 CR  | 0.00                         | 0.00                           | 1,116.37        | \$1,116.37     | Mar 15 2017        |

**Meter reading - Meter KLL2846**

Current reading 29685  
Previous reading - 28914  
kWh constant × 10  
kWh used 7710

Demand reading 5.69  
kW constant × 10.00  
Demand kW 57

**Energy usage**

|                | Last Year | This Year |
|----------------|-----------|-----------|
| kWh this month | 7150      | 7710      |
| Service days   | 29        | 28        |
| kWh per day    | 246       | 275       |

Amount of your last bill 1,177.39  
Payment received - Thank you 1,177.39 CR  
Balance before new charges \$0.00

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

Electric service amount 1,020.10\*\*  
Storm charge 5.79  
Gross receipts tax 26.30  
Franchise charge 64.18  
Total new charges \$1,116.37

**Total amount you owe \$1,116.37****FPL automatic bill pay - DO NOT PAY**

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

Customer charge: \$25.00  
Fuel: \$217.42  
( \$0.028200 per kWh)  
Non-fuel: \$173.48  
( \$0.022500 per kWh)  
Demand: \$604.20  
( \$10.60 per kW)

- Payment received after **May 15, 2017** is considered **LATE**; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after **March 05, 2017**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- The Florida Public Service Commission is reviewing a routine storm charge adjustment as well as a hurricane recovery cost surcharge that would apply to your bill beginning in March. To learn more about your energy bill, visit [FPL.com/rates](http://FPL.com/rates).

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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 (468-8243)

Hearing/speech impaired: 711 (Relay Service)

Online at: [www.fpl.com](http://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 5 5517 3

AUTO \*\*CO 0116  
1 102966

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 |
|----------------|------------|--------------------|-----------------|
| 04126-05586    | \$659.22   | Mar 15 2017        | \$              |

**Your electric statement**

For: Jan 25 2017 to Feb 22 2017 (28 days)

Customer name: LAKESIDE PLANTATION

Service address: 2200 PLANTATION BLVD # FNTN

Account number: 04126-05586

Statement date: Feb 22 2017

Next meter reading: Mar 23 2017

| Amount of your last bill | Payments (-) | Additional activity (+ or -) | Balance before new charges (=) | New charges (+) | DO NOT PAY (-) | New charges due by |
|--------------------------|--------------|------------------------------|--------------------------------|-----------------|----------------|--------------------|
| 768.46                   | 768.46 CR    | 0.00                         | 0.00                           | 659.22          | \$659.22       | Mar 15 2017        |

**Meter reading - Meter KN46183**

Current reading 65666  
Previous reading - 58498  
kWh used 7168

Demand reading 19.64  
Demand kW 20

**Energy usage**

|                | Last Year | This Year |
|----------------|-----------|-----------|
| kWh this month | 6413      | 7168      |
| Service days   | 29        | 28        |
| kWh per day    | 221       | 256       |

Amount of your last bill 768.46  
Payment received - Thank you 768.46 CR  
Balance before new charges \$0.00

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

|                          |                 |
|--------------------------|-----------------|
| Electric service amount  | 600.42**        |
| Storm charge             | 5.37            |
| Gross receipts tax       | 15.53           |
| Franchise charge         | 37.90           |
| <b>Total new charges</b> | <b>\$659.22</b> |

**Total amount you owe**

**\$659.22**

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

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

|                        |          |
|------------------------|----------|
| Customer charge:       | \$25.00  |
| Fuel:                  | \$202.14 |
| ( \$0.028200 per kWh ) |          |
| Non-fuel:              | \$161.28 |
| ( \$0.022500 per kWh ) |          |
| Demand:                | \$212.00 |
| ( \$10.60 per kW )     |          |

- Payment received after May 15, 2017 is considered LATE; a late payment charge of 1% will apply.
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BY: \_\_\_\_\_

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Outside Florida: 1-800-226-3545

To report power outages: 1-800-4OUTAGE (468-8243)

Hearing/speech impaired: 711 (Relay Service)

Online: [FPL.com](http://FPL.com)

www.FPL.com





3 102966

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

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

B 5

5517 5

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 |
|----------------|------------|--------------------|-----------------|
| 84595-15071    | \$1,415.02 | Mar 15 2017        | \$              |

**Your electric statement**

For: Jan 25 2017 to Feb 22 2017 (28 days)

Customer name: LAKESIDE PLANTATION COMM

Service address: 2200 PLANTATION BLVD # POOL

**Account number: 84595-15071**

Statement date: Feb 22 2017

Next meter reading: Mar 23 2017

| Amount of your last bill | Payments (-) | Additional activity (+ or -) | Balance before new charges (=) | New charges (+) | DO NOT PAY (=) | New charges due by |
|--------------------------|--------------|------------------------------|--------------------------------|-----------------|----------------|--------------------|
| 1,699.63                 | 1,699.63 CR  | 0.00                         | 0.00                           | 1,415.02        | \$1,415.02     | Mar 15 2017        |

Meter reading - Meter KL84533

Current reading 37929  
Previous reading - 21176  
kWh used 16753

Demand reading 38.72  
Demand kW 39

**Energy usage**

| Last Year | This Year |
|-----------|-----------|
|-----------|-----------|

|                |       |       |
|----------------|-------|-------|
| kWh this month | 21396 | 16753 |
| Service days   | 29    | 28    |
| kWh per day    | 737   | 598   |

Amount of your last bill 1,699.63  
Payment received - Thank you 1,699.63 CR  
Balance before new charges \$0.00

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

|                          |                   |
|--------------------------|-------------------|
| Electric service amount  | 1,287.77**        |
| Storm charge             | 12.56             |
| Gross receipts tax       | 33.34             |
| Franchise charge         | 81.35             |
| <b>Total new charges</b> | <b>\$1,415.02</b> |

**Total amount you owe****\$1,415.02****FPL automatic bill pay - DO NOT PAY****\*\*The electric service amount includes the following charges:**

|                       |          |
|-----------------------|----------|
| Customer charge:      | \$25.00  |
| Fuel:                 | \$472.43 |
| ( \$0.028200 per kWh) |          |
| Non-fuel:             | \$376.94 |
| ( \$0.022500 per kWh) |          |
| Demand:               | \$413.40 |
| ( \$10.60 per kW)     |          |

- Payment received after **May 15, 2017** is considered **LATE**; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after **March 05, 2017**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
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BY: \_\_\_\_\_

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Outside Florida: 1-800-228-3545

To report power outages: 1-800-4OUTAGE (468-8243)

Hearing/speech impaired: 711 (Relay Service)

Online at:

www.FPL.com





|                      |       |           |                                |
|----------------------|-------|-----------|--------------------------------|
| SERVICE ADDRESS      |       |           | CURRENT<br>CHARGES<br>DUE DATE |
| 2200 PLANTATION BLVD |       |           |                                |
| ACCOUNT NUMBER       | CYCLE | BILL DATE |                                |
| 43123-156052         | 18-29 | 2/24/17   |                                |
|                      |       |           | 3/17/17                        |

Total Current Charges 154.29  
 PAST DUE - MUST PAY NOW .00  
 Bank acct will be drafted 154.29

\$ \_\_\_\_\_  
 AMOUNT ENCLOSED

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

Check Here For:

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

\*H2O Program Donation: \$ \_\_\_\_\_



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

000043123000156052000000154296

2289 LAKE

| SERVICE ADDRESS      |       |           |          |
|----------------------|-------|-----------|----------|
| 2200 PLANTATION BLVD |       |           |          |
| ACCOUNT NUMBER       | CYCLE | BILL DATE | DUE DATE |
| 43123-156052         | 18-29 | 2/24/17   | 3/17/17  |

Rate Class : COMMERCIAL  
 Last payment amount/date: 164.39 2/16/17

|    |         |         |    |          |       |      |           |          |       |
|----|---------|---------|----|----------|-------|------|-----------|----------|-------|
| WA | 1/23/17 | 2/21/17 | 29 | 80000038 | 1.000 | TGAL | Current   | Previous | Usage |
|    |         |         |    |          |       |      | 776       | 772      | 4     |
|    |         |         |    |          |       |      | USAGE FOR | 2/16     | 17.00 |

| Service              | Consumption | Charge | Total |
|----------------------|-------------|--------|-------|
| WA Base facility chg |             | 42.90  |       |
| WA Usage block 1     | 4.00        | 15.72  |       |
| TOTAL WATER          |             |        | 58.62 |
| SE Base facility chg |             | 70.99  |       |
| SE Consumption       | 4.00        | 24.68  |       |
| TOTAL SEWER          |             |        | 95.67 |

Total Current Charges 154.29  
 PAST DUE - MUST PAY NOW .00  
 Bank acct will be drafted 154.29

Pay your bill by phone is here!! Call 1-855-941-INFO (4636) to make payments 24/7 at NO CHARGE.

UTILITY OFFICE CLOSED: FRIDAY, MARCH 3RD 10:45am - 1:15pm  
 The office will be closed so employees can be recognized at the Annual Employee Recognition Awards Luncheon.  
 Make a payment while the office is closed:  
 Free Pay by Phone - 1-855-941-info (4636)  
 Free Pay Online - www.cityofnorthport.com  
 Drop Box - Drop payments in box at City Hall drive-thru window  
 4970 City Hall Blvd.  
 We apologize for any inconvenience.

**\*\*Arts on the Green\*\***  
 Saturday, March 11th; 10:00am - 1:00pm  
 City Center Front Green, 4970 City Hall Blvd.



| SERVICE ADDRESS           |       |           | CURRENT CHARGES DUE DATE |
|---------------------------|-------|-----------|--------------------------|
| 2200 PLANTATION BLVD FICT |       |           |                          |
| ACCOUNT NUMBER            | CYCLE | BILL DATE |                          |
| 43123-154658              | 18-29 | 3/03/17   | 3/24/17                  |

Total Current Charges 101.81  
 PAST DUE - MUST PAY NOW .00  
 Bank acct will be drafted 101.81

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

RECEIVED  
 MAR 06-2017

\$ AMOUNT ENCLOSED

**FREE 24/7 PAYMENT OPTIONS:**

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**1-855-941-INFO (4636)**

**Pay online:**  
**www.cityofnorthport.com**

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☐ Change of address (See reverse side)  
☐ Paper copy of the Consumer Confidence Report

\*H2O Program Donation: \$

BY: 000043123000154658000000101811

1 LAKE

| SERVICE ADDRESS           |       |           |          |
|---------------------------|-------|-----------|----------|
| 2200 PLANTATION BLVD FICT |       |           |          |
| ACCOUNT NUMBER            | CYCLE | BILL DATE | DUE DATE |
| 43123-154658              | 18-29 | 3/03/17   | 3/24/17  |

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

Rate Class : COMMERCIAL

Last payment amount/date: 34.14 2/16/17

Last Bill Amount 34.14  
 Payments 34.14  
 Adjustments .00  
 BALANCE FORWARD .00

|    |         |         |    |          |       |      |                |               |          |
|----|---------|---------|----|----------|-------|------|----------------|---------------|----------|
| WA | 1/23/17 | 2/21/17 | 29 | 83717471 | 1.000 | TGAL | Current 1524   | Previous 1511 | Usage 13 |
|    |         |         |    |          |       |      | USAGE FOR 2/16 |               | 3.00     |

| Service              | Consumption | Charge | Total  |
|----------------------|-------------|--------|--------|
| WA Base facility chg |             | 18.42  |        |
| WA Usage block 1     | 4.00        | 15.72  |        |
| WA Usage block 2     | 4.00        | 23.56  |        |
| WA Usage block 3     | 4.00        | 33.08  |        |
| WA Usage block 4     | 1.00        | 11.03  |        |
| TOTAL WATER          |             |        | 101.81 |

Total Current Charges 101.81  
 PAST DUE - MUST PAY NOW .00  
 Bank acct will be drafted 101.81

Pay your bill by phone is here!! Call 1-855-941-INFO (4636) to make payments 24/7 at NO CHARGE.

\*\*\*Arts On The Green\*\*\*

Saturday, March 11th, 10:00am - 1:00pm  
 City Center Front Green, 4970 City Hall Blvd.



| SERVICE ADDRESS      |       |           | CURRENT CHARGES DUE DATE |
|----------------------|-------|-----------|--------------------------|
| 2200 PLANTATION BLVD |       |           |                          |
| ACCOUNT NUMBER       | CYCLE | BILL DATE |                          |
| 43123-154656         | 18-29 | 2/24/17   | 3/17/17                  |

Total Current Charges 209.42  
 PAST DUE - MUST PAY NOW .00  
 Bank acct will be drafted 209.42

\$ \_\_\_\_\_  
 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

000043123000154656000000209424

2288 LAKE

|                 |       |                      |          |  |
|-----------------|-------|----------------------|----------|--|
| SERVICE ADDRESS |       | 2200 PLANTATION BLVD |          |  |
| ACCOUNT NUMBER  | CYCLE | BILL DATE            | DUE DATE |  |
| 43123-154656    | 18-29 | 2/24/17              | 3/17/17  |  |

Rate Class : COMMERCIAL

Last payment amount/date: 168.19 2/16/17

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

Last Bill Amount 168.19  
 Payments 168.19  
 Adjustments .00  
 BALANCE FORWARD .00

| WA | Service Period  | Days | Meter Number | Mult  | Units | Current   | Previous | Usage |
|----|-----------------|------|--------------|-------|-------|-----------|----------|-------|
| WA | 1/23/17 2/21/17 | 29   | 80005382     | 1.000 | TGAL  | 1799      | 1771     | 28    |
|    |                 |      |              |       |       | USAGE FOR | 2/16     | 46.00 |

| Service              | Consumption | Charge | Total  |
|----------------------|-------------|--------|--------|
| WA Base facility chg |             | 83.70  |        |
| WA Usage block 1     | 20.00       | 78.60  |        |
| WA Usage block 2     | 8.00        | 47.12  |        |
| TOTAL WATER          |             |        | 209.42 |

Total Current Charges 209.42  
 PAST DUE - MUST PAY NOW .00  
 Bank acct will be drafted 209.42

Pay your bill by phone is here!! Call 1-855-941-INFO (4636) to make payments 24/7 at NO CHARGE.

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 Free Pay Online - www.cityofnorthport.com  
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**\*\*Arts on the Green\*\***  
 Saturday, March 11th; 10:00am - 1:00pm  
 City Center Front Green, 4970 City Hall Blvd.

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 FEB 27 2017

BY: \_\_\_\_\_

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

AFTER HOURS/EMERGENCY  
 water or sewer service call  
 941.240.8000



## ACCOUNT STATEMENT

RECEIVED  
FEB 24 2017

peoplesgas.com



Statement Date: 02/21/2017

Account: 211014212750

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

BY: \_\_\_\_\_

|                              |            |
|------------------------------|------------|
| Current month's charges:     | \$12.77    |
| Total amount due:            | \$12.77    |
| Current month's charges due: | 03/14/2017 |

### Your Account Summary

|                                                  |                |
|--------------------------------------------------|----------------|
| Previous Amount Due                              | \$12.77        |
| Payment(s) Received Since Last Statement         | -\$12.77       |
| <b>Current Month's Charges Due By 03/14/2017</b> | <b>\$12.77</b> |
| <b>Total Amount Due</b>                          | <b>\$12.77</b> |

**DO NOT PAY. Your account will be drafted on 03/14/2017**

*Thanks for your feedback  
about our recent changes.*

We're continuing to make  
enhancements at **tecoaccount.com**  
to improve your experience.

With your new online account  
access, you can view and pay your  
bill online, get your balance and  
view your account history, enroll in  
programs, update your personal  
information and more.

Check it out!

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



### Billing and payments made easy!

We offer many convenient and free ways to receive and pay your natural gas bill, such as e-Bill and Direct Debit. For more on our convenient options, log into **tecoaccount.com** or visit **peoplesgas.com/residential** and select **Pay Your Bill**.

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: 211014212750

|                              |            |
|------------------------------|------------|
| Current month's charges:     | \$12.77    |
| Total amount due:            | \$12.77    |
| Current month's charges due: | 03/14/2017 |
| <b>Amount Enclosed</b>       | <b>\$</b>  |

660024715142 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED  
ON 03/14/2017

00000531 01 AV 0.37 32001 FTECO102211723555710 00000 06 00000008 008 07 35217 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

# ACCOUNT STATEMENT

peoplesgas.com



**Account:** 211014212750  
**Statement Date:** 02/21/2017  
**Current month's charges due** 03/14/2017

## Details of Current Month's Charges – Service from - 01/19/2017 to 02/16/2017

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     | 02/16/2017 | 404             | 404              | 0 CCF           | 1.042 | 1.0000         | 0.0 Therms | 29 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**

FEB 0.0  
2017  
JAN 0.0  
DEC 0.0  
NOV 0.0  
OCT 0.0  
SEP 0.0  
AUG 0.0  
JUL 0.0  
JUN 0.0  
MAY 0.0  
APR 0.0  
MAR 0.0  
FEB 0.0  
2016

0.7

00000231-6001060-Page 3 of 4

TEXT CODE: FLBBB  
PIN: 7332

PAGE 1 OF 5

Date of Bill 3/01/17  
New Charges Due Date 3/27/17

Account Number 941/423-5501 Total Amount Due \$355.98

LAKESIDE PLANTATION COMMUNIT  
135 W CENTRAL BLVD STE 320  
ORLANDO, FL 32801-2435  
Amount Paid

328012435 0

472002941423550102191300000000000000355985

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

Account Number 941/423-5501 Date of Bill 3/01/17

|                                |         |
|--------------------------------|---------|
| Previous Balance               | 351.98  |
| Payments Received Thru 2/19/17 | -351.98 |
| Thank you for your payment]    |         |
| Balance Forward                | .00     |
| New Charges                    | 355.98  |

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 \$355.98

CURRENT BILLING SUMMARY

|                                           |                |        |
|-------------------------------------------|----------------|--------|
| Local Service from 03/01/17 to 03/31/17   |                |        |
| Qty Description                           | 941/423-5501.0 | Charge |
| Basic Charges                             |                |        |
| Frontier Additional Line - Basic 2 Year   |                | 35.00  |
| Addl Line Unlimited 2 Yr                  |                | 80.00  |
| Solutions Bundle 2 Yr                     |                | 87.00  |
| 3 Acc Rec Chrg Multi-Ln Ctx               |                | 3.96   |
| 3 Federal Subscriber Line Charge          |                | 25.56  |
| Federal USF Recovery Charge               |                | 4.92   |
| FCA Long Distance - Federal USF Surcharge |                | 3.34   |
| Total Basic Charges                       |                | 239.78 |
| Non Basic Charges                         |                |        |
| FiOS 50/50 2Yr - Bus                      |                | 94.99  |
| Data Protection                           |                | 7.99   |
| Other Charges-Detailed Below              |                | -80.40 |
| Partial Month Charges-Detailed Below      |                | -30.00 |
| FCA Long Distance - Federal USF Surcharge |                | 1.11   |
| Total Non Basic Charges                   |                | -6.31  |
| Video                                     |                |        |
| FiOS TV Extreme HD Priv                   |                | 78.99  |
| 4 HD Set Top Box                          |                | 47.96  |
| Partial Month Charges-Detailed Below      |                | -14.99 |
| FCC Regulatory Recovery Fee               |                | .08    |
| Broadcast TV Surcharge                    |                | 1.99   |
| Regional Sports Fee                       |                | 4.99   |
| Total Video                               |                | 119.02 |
| Toll/Other                                |                |        |
| Other Charges-Detailed Below              |                | 2.99   |
| FCA Long Distance - Federal USF Surcharge |                | .50    |
| Total Toll/Other                          |                | 3.49   |
| TOTAL                                     |                | 355.98 |

\*\* ACCOUNT ACTIVITY \*\*

Qty Description Order Number Effective Dates

941/423-5501

|                                        |              |           |                  |
|----------------------------------------|--------------|-----------|------------------|
| 1 Federal Primary Carrier Centrex Line | Date of Bill | 3/01/17   |                  |
| 941/423-5500                           | AUTOCH       | 3/01      | 2.20             |
| Additional Line Discount               | AUTOCH       | 3/01      | Subtotal 2.20    |
| Solutions Bundle Discount              | AUTOCH       | 3/01      | -30.00           |
| Promo Discount                         | AUTOCH       | 3/01      | -22.00           |
| 1 Federal Primary Carrier Centrex Line |              |           | -35.00           |
| 1 Carrier Cost Recovery Surcharge      | AUTOCH       | 3/01      | 2.20             |
| 941/423-5501                           | AUTOCH       | 3/01      | Subtotal 2.99    |
| 1 Federal Primary Carrier Centrex Line |              |           | -81.81           |
| 941/429-8648                           | AUTOCH       | 3/01      | 2.20             |
| Partial Month Charges                  |              |           | Subtotal 2.20    |
| FiOS Video Discount 99 MO              | PROMOTION    | 3/01 3/31 | -14.99           |
| FiOS Internet Bus 99 MO                | PROMOTION    | 3/01 3/31 | -30.00           |
| 941/423-5501                           |              |           | Subtotal -44.99  |
|                                        |              |           | Subtotal -122.40 |

CIRCUIT ID DETAIL  
88/KQXA/297018/ /VZFL

Detail of Frontier Charges

Toll charged to 941/423-5500

\*\*\*\*\*Start suppression of detail

| Ref # | Date   | Time  | Min          | *Type | Place and Number Called     | Charge |
|-------|--------|-------|--------------|-------|-----------------------------|--------|
| E 1   | FEB 04 | 1:13P | 1.0          | DD    | BRADENTON FL (941)447-2654  | .00 U  |
| E 2   | FEB 08 | 9:39A | 2.0          | DD    | TAMPAWST FL (813)814-1000   | .00 U  |
| E 3   | FEB 13 | 2:34P | 2.0          | DD    | NWPTRICHEY FL (727)271-1395 | .00 U  |
| E 4   | FEB 15 | 9:31A | 2.0          | DD    | TAMPAWST FL (813)814-1000   | .00 U  |
|       |        |       | 941/423-5500 |       | Subtotal                    | .00    |

Subtotal Minutes: 7.0 \*\*\*REP LINE ONLY

\*\*\*\*\*Resume printing of detail

Detail of Frontier Com of America Charges

Toll charged to 941/423-5500

\*\*\*\*\*Start suppression of detail

| Ref # | Date   | Time   | Min | *Type | Place and Number Called     | Charge |
|-------|--------|--------|-----|-------|-----------------------------|--------|
| E 5   | FEB 01 | 10:43A | 1.9 | DD    | KALAMAZOO MI (269)377-1504  | .00 U  |
| E 6   | FEB 01 | 5:05P  | .4  | DD    | JACKSONVL FL (904)355-1831  | .00 U  |
| E 7   | FEB 02 | 11:33A | .3  | DD    | MANISTEE MI (231)398-9591   | .00 U  |
| E 8   | FEB 04 | 9:57A  | .7  | DD    | CONCORD NH (603)513-8071    | .00 U  |
| E 9   | FEB 04 | 10:07A | 1.4 | DD    | LKOZKOSBCH MO (573)286-6209 | .00 U  |
| E 10  | FEB 07 | 10:46A | .6  | DD    | PUNTAGORDA FL (941)575-7575 | .00 U  |
| E 11  | FEB 07 | 12:47P | 3.1 | DD    | WILLISTON ND (701)570-4395  | .00 U  |
| E 12  | FEB 09 | 11:25A | 1.7 | DD    | JACKSONVL FL (904)355-1831  | .00 U  |
| E 13  | FEB 15 | 11:34A | .7  | DD    | LAWRENCE MA (978)697-4144   | .00 U  |
| E 14  | FEB 15 | 1:33P  | 1.1 | DD    | TOLEDO OH (419)350-5511     | .00 U  |
| E 15  | FEB 17 | 10:59A | .9  | DD    | HAGERSTOWN MD (240)217-2425 | .00 U  |
| E 16  | FEB 17 | 11:01A | .5  | DD    | HAVERHILL MA (978)360-9565  | .00 U  |
| E 17  | FEB 17 | 11:06A | .6  | DD    | DUNELLEN NJ (732)319-4055   | .00 U  |
| E 18  | FEB 17 | 11:21A | .5  | DD    | ORLEANS MA (508)237-1080    | .00 U  |
| E 19  | FEB 17 | 11:23A | .6  | DD    | RICHMOND IN (765)277-0573   | .00 U  |
| E 20  | FEB 17 | 11:25A | .6  | DD    | PLYMOUTH WI (920)838-3010   | .00 U  |
| E 21  | FEB 17 | 11:58A | .3  | DD    | HAGERSTOWN MD (240)217-2425 | .00 U  |
| E 22  | FEB 20 | 2:24P  | .5  | DD    | AKRON OH (330)352-4968      | .00 U  |
| E 23  | FEB 21 | 10:08A | 1.4 | DD    | PUNTAGORDA FL (941)505-2778 | .00 U  |
| E 24  | FEB 22 | 8:20P  | 1.6 | DD    | MIDDLETOWN NY (845)239-5322 | .00 U  |
| E 25  | FEB 24 | 12:15P | 2.0 | DD    | SOUTH BEND IN (574)217-2069 | .00 U  |

941/423-5501

Date of Bill 3/01/17

Detail of Frontier Com of America Charges

| Ref #             | Date | Time | Min  | *Type            | Place and Number Called | Charge |
|-------------------|------|------|------|------------------|-------------------------|--------|
|                   |      |      |      |                  | 941/423-5500            |        |
|                   |      |      |      |                  | Subtotal                | .00    |
| Subtotal Minutes: |      |      | 21.4 | ***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 26              | FEB 06 | 2:34P  | .9   | DD               | WPALMBEACH FL (561)623-8264 | .00 U  |
| E 27              | FEB 06 | 2:37P  | .9   | DD               | WPALMBEACH FL (561)623-8264 | .00 U  |
| E 28              | FEB 06 | 2:40P  | .9   | DD               | WPALMBEACH FL (561)623-8264 | .00 U  |
| E 29              | FEB 06 | 2:59P  | 50.8 | DD               | WPALMBEACH FL (561)370-6410 | .00 U  |
| E 30              | FEB 06 | 3:55P  | .6   | DD               | WPALMBEACH FL (561)370-6410 | .00 U  |
| E 31              | FEB 07 | 4:15P  | 1.8  | DD               | PUNTAGORDA FL (941)205-2665 | .00 U  |
| E 32              | FEB 08 | 8:59A  | 1.2  | DD               | COLUMBUS GA (706)649-4073   | .00 U  |
| E 33              | FEB 15 | 3:04P  | .9   | DD               | NAPLES FL (239)206-4918     | .00 U  |
| E 34              | FEB 20 | 10:06A | .8   | DD               | NEWBRITAIN CT (860)515-5185 | .00 U  |
| E 35              | FEB 20 | 2:16P  | .8   | DD               | FARMINGTON CT (860)773-6328 | .00 U  |
| E 36              | FEB 20 | 2:18P  | .8   | DD               | FARMINGTON CT (860)773-6328 | .00 U  |
| E 37              | FEB 20 | 2:23P  | .4   | DD               | FARMINGTON CT (860)773-6328 | .00 U  |
| E 38              | FEB 22 | 11:21A | .6   | DD               | WINTERPARK FL (407)260-1401 | .00 U  |
| E 39              | FEB 24 | 9:08A  | .5   | DD               | WINNETKA IL (847)446-4280   | .00 U  |
|                   |        |        |      |                  | 941/423-5501                |        |
|                   |        |        |      |                  | Subtotal                    | .00    |
| Subtotal Minutes: |        |        | 61.9 | ***REP LINE ONLY |                             |        |

\*\*\*\*\*Resume printing of detail  
 Legend Call Types:  
 DD - Day

Caller Summary Report

|                     | Calls | Minutes | Amount |
|---------------------|-------|---------|--------|
| 941/423-5500        | 25    | 28      | .00    |
| Main Number         | 14    | 61      | .00    |
| ***Customer Summary | 39    | 90      | .00    |

Caller Summary Report

|                     | Calls | Minutes | Amount |
|---------------------|-------|---------|--------|
| Intra-Lata          | 4     | 7       | .00    |
| Interstate          | 23    | 21      | .00    |
| Intrastate          | 12    | 61      | .00    |
| ***Customer Summary | 39    | 90      | .00    |

941/423-5501

Date of Bill 3/01/17

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 \$355.98 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.

Frontier's programming and content costs are rising. Effective with this bill, the rate for your FiOS Commercial TV package will increase by \$4 per month. This increase allows Frontier to continue to provide the great TV experience you've come to expect. We also have other great packages and money saving promotions available for you to explore.

Please call 1-800-921-8102 today to review your account with one of our trained Frontier representatives who will be happy to assist you to make sure you are getting the best value and experience you have come to expect from Frontier.

Upon termination of service, you must return equipment owned by Frontier. Failure to return Frontier Equipment, or returning Equipment in a damaged condition (subject only to reasonable wear and tear) will result in the imposition of an Equipment fee that may be substantial.

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 1-304-344-0435, by email to Video.Closed.Caption@ftr.com, or by mail to Frontier, 1500 MacCorkle Avenue, Charleston, WV 25396, Attn: Anthony Kasey, Manager.

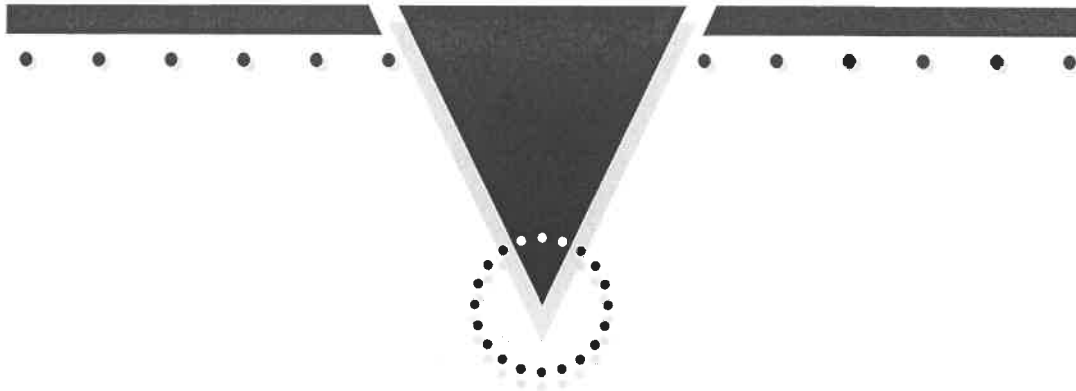
Frontier Communications and its affiliates (collectively "Frontier") would like to offer you products and services that best meet your needs by using information about services you have already purchased from Frontier. To do this, Frontier may use your customer proprietary network information (CPNI), which includes your current services, how you use them, and the related billing of those services to determine which new products or services might best meet your needs. Protecting the confidentiality of your CPNI is your right and our duty under federal law.

You may choose not to allow us to use your CPNI to offer you additional products or services, such as, long distance, High-Speed Internet, or bundled packages. If Frontier's use of your customer information for this purpose is acceptable to you, you do not need to take any action. Your consent to Frontier's use of your CPNI will be inferred after thirty (30) days. If you wish to restrict Frontier's use of your CPNI, you may call 1-877-213-1556 or visit [www.frontier.com/cpni](http://www.frontier.com/cpni).

Even if you consent to Frontier's use of your CPNI, as described above, you can change your mind at any time and contact customer service to make that change. Any restriction of Frontier's use of your CPNI will stay in effect until you notify us otherwise. If you choose to restrict access to your CPNI, your service will not be affected - you will continue to receive the same high quality services from Frontier. You should know that restricting Frontier's use of your CPNI will not eliminate all of our marketing contacts with you. You may still receive marketing contacts that are not based on your restricted CPNI. Frontier takes the privacy of customer information seriously and







# Lakeside Plantation

## Community Development District

Unaudited Financial Reporting  
March 31, 2017



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**Lakeside Plantation  
COMMUNITY DEVELOPMENT DISTRICT**

**COMBINED BALANCE SHEET  
March 31, 2017**

|                                              | <u>General</u>    | <u>Debt Service</u> | <u>Capital<br/>Reserve</u> | <u>Totals</u>       |
|----------------------------------------------|-------------------|---------------------|----------------------------|---------------------|
| <b>Assets</b>                                |                   |                     |                            |                     |
| <u>Cash:</u>                                 |                   |                     |                            |                     |
| Operating Account                            | \$ 117,075        | \$ -                | \$ -                       | \$ 117,075          |
| Debit Card Account                           | 2,993             | -                   | -                          | 2,993               |
| Money Market Account                         | 293,813           | -                   | -                          | 293,813             |
| Petty Cash                                   | 50                | -                   | -                          | 50                  |
| Capital Reserve Account                      | -                 | -                   | 442,959                    | 442,959             |
| <u>Investment - Operations:</u>              |                   |                     |                            |                     |
| Investment - SBA Fund A                      | 476               | -                   | -                          | 476                 |
| <u>Investment - Bonds:</u>                   |                   |                     |                            |                     |
| Reserve Fund                                 | -                 | 38,342              | -                          | 38,342              |
| Revenue Fund                                 | -                 | 170,917             | -                          | 170,917             |
| Prepayment Fund                              | -                 | 0                   | -                          | 0                   |
| Due from General Fund                        | -                 | 1,811               | -                          | 1,811               |
| Due from Other                               | 950               | -                   | -                          | 950                 |
| <b>Total Assets</b>                          | <u>\$ 415,357</u> | <u>\$ 211,070</u>   | <u>\$ 442,959</u>          | <u>\$ 1,069,386</u> |
| <b>Liabilities &amp; Fund Balances</b>       |                   |                     |                            |                     |
| <b>Liabilities</b>                           |                   |                     |                            |                     |
| Accounts Payable                             | \$ 6,827          | \$ -                | \$ -                       | \$ 6,827            |
| Due to Debt                                  | 1,811             | -                   | -                          | 1,811               |
| Customer Deposits                            | 1,125             | -                   | -                          | 1,125               |
| <b>Total Liabilities</b>                     | <u>\$ 9,763</u>   | <u>\$ -</u>         | <u>\$ -</u>                | <u>\$ 9,763</u>     |
| <b>Fund Balances</b>                         |                   |                     |                            |                     |
| Restricted for Debt Service                  | \$ -              | \$ 211,070          | \$ -                       | \$ 211,070          |
| Assigned for Capital Projects                | -                 | -                   | 442,959                    | 442,959             |
| Unassigned                                   | 405,594           | -                   | -                          | 405,594             |
| <b>Total Fund Balances</b>                   | <u>\$ 405,594</u> | <u>\$ 211,070</u>   | <u>\$ 442,959</u>          | <u>\$ 1,059,623</u> |
| <b>Total Liabilities &amp; Fund Balances</b> | <u>\$ 415,357</u> | <u>\$ 211,070</u>   | <u>\$ 442,959</u>          | <u>\$ 1,069,386</u> |

**Lakeside Plantation**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
STATEMENT OF REVENUES & EXPENDITURES  
For The Period Ending March 31, 2017

|                                      | Adopted<br>Budget | Prorated Budget<br>Thru 03/31/17 | Actual<br>Thru 03/31/17 | Variance        |
|--------------------------------------|-------------------|----------------------------------|-------------------------|-----------------|
| <b>Revenues:</b>                     |                   |                                  |                         |                 |
| Tennis Club                          | \$ 20,000         | \$ 10,000                        | \$ 16,507               | \$ 6,507        |
| Activities                           | 10,000            | 5,000                            | 5,086                   | 86              |
| Clubhouse Rentals                    | 3,000             | 1,500                            | 1,575                   | 75              |
| Miscellaneous                        | 1,500             | 750                              | 572                     | (178)           |
| Interest                             | 50                | 25                               | 14                      | (11)            |
| Operations & Maintenance Assessments | 656,520           | 568,130                          | 568,130                 | -               |
| <b>Total Revenues</b>                | <b>\$ 691,070</b> | <b>\$ 585,405</b>                | <b>591,884</b>          | <b>\$ 6,479</b> |

**Expenditures:**

**Administrative**

|                             |           |          |          |          |
|-----------------------------|-----------|----------|----------|----------|
| Supervisor Fees             | \$ 11,000 | \$ 5,500 | \$ 4,400 | \$ 1,100 |
| District Manager            | 36,050    | 18,025   | 18,025   | (0)      |
| District Counsel            | 25,000    | 12,500   | 8,175    | 4,325    |
| Reimbursable Expenses       | 600       | 300      | -        | 300      |
| District Engineer           | 10,000    | 5,000    | 5,015    | (15)     |
| Disclosure Report           | 1,000     | 500      | 500      | 0        |
| Trustee Fees                | 4,400     | 2,683    | 2,683    | -        |
| Audit Fees                  | 4,200     | -        | -        | -        |
| Postage, Phone, Fax, Copies | 200       | 100      | 568      | (468)    |
| General Liability Insurance | 5,500     | 5,500    | 5,500    | -        |
| Legal Advertising           | 1,500     | 750      | 453      | 297      |
| Dues, Licenses & Fees       | 175       | 175      | 175      | -        |
| Other Current Charges       | 1,900     | 950      | 1,575    | (625)    |
| Property Insurance          | 7,400     | 7,400    | 7,996    | (596)    |
| Information Technology      | 700       | 350      | 500      | (150)    |

**Total Administrative**

|                   |                  |                  |                 |
|-------------------|------------------|------------------|-----------------|
| <b>\$ 109,625</b> | <b>\$ 59,733</b> | <b>\$ 55,566</b> | <b>\$ 4,167</b> |
|-------------------|------------------|------------------|-----------------|

**Operations**

|                                              |            |           |           |          |
|----------------------------------------------|------------|-----------|-----------|----------|
| Personnel Services (Management Contract)     | \$ 172,120 | \$ 86,060 | \$ 86,238 | \$ (178) |
| Road & Sidewalk Repairs & Maintenance        | 5,000      | 2,500     | 4,193     | (1,693)  |
| Common Area Renewal & Maintenance            | 10,000     | 5,000     | -         | 5,000    |
| Street Light/Decorative Light                | 10,000     | 5,000     | 5,290     | (290)    |
| Landscape Maintenance - Contract             | 88,250     | 44,125    | 44,125    | (0)      |
| Landscape Maintenance - Other                | 5,000      | 2,500     | 3,167     | (667)    |
| Mulch                                        | 12,000     | 6,000     | -         | 6,000    |
| Irrigation Maintenance                       | 500        | 250       | 550       | (300)    |
| Lake Maintenance                             | 14,000     | 7,000     | 5,796     | 1,204    |
| Electric Utility Services - Entrance Feature | 9,000      | 4,500     | 4,061     | 439      |
| Water Utility Services - Entrance Feature    | 1,000      | 500       | 958       | (458)    |
| Repairs & Maintenance - Entrance Feature     | 3,000      | 1,500     | -         | 1,500    |
| Miscellaneous Tools & Equipment              | 1,200      | 600       | -         | 600      |
| Landscape Inspection Services                | 3,300      | 1,650     | 1,100     | 550      |
| Traffic Enforcement                          | -          | -         | 402       | (402)    |

**Total Operations**

|                   |                   |                   |                  |
|-------------------|-------------------|-------------------|------------------|
| <b>\$ 334,370</b> | <b>\$ 167,185</b> | <b>\$ 155,879</b> | <b>\$ 11,306</b> |
|-------------------|-------------------|-------------------|------------------|

**Lakeside Plantation**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
STATEMENT OF REVENUES & EXPENDITURES  
For The Period Ending March 31, 2017

|                                               | Adopted<br>Budget | Prorated Budget<br>Thru 03/31/17 | Actual<br>Thru 03/31/17 | Variance        |
|-----------------------------------------------|-------------------|----------------------------------|-------------------------|-----------------|
| <b>Clubhouse</b>                              |                   |                                  |                         |                 |
| Activities                                    | \$ 19,000         | \$ 9,500                         | \$ 9,936                | \$ (436)        |
| Licenses/Fees                                 | 625               | 289                              | 289                     | -               |
| General Supplies                              | 10,000            | 5,000                            | 4,114                   | 886             |
| Maintenance                                   | 10,000            | 5,000                            | 4,333                   | 667             |
| Office Supplies                               | 3,000             | 1,500                            | 1,217                   | 283             |
| Public Communication                          | 1,400             | 700                              | 786                     | (86)            |
| Pest Control                                  | 600               | 300                              | 300                     | -               |
| Security                                      | 1,500             | 750                              | 681                     | 69              |
| AED                                           | 300               | 150                              | -                       | 150             |
| Telephone & Internet Services                 | 5,000             | 2,500                            | 2,123                   | 377             |
| Janitorial Supplies                           | 2,500             | 1,250                            | 1,725                   | (475)           |
| Electric Utility Services - Clubhouse         | 16,000            | 8,000                            | 6,900                   | 1,100           |
| Gas Utility                                   | 250               | 125                              | 77                      | 48              |
| Garbage Collection                            | 1,900             | 950                              | 952                     | (2)             |
| Water Utility Services - Clubhouse            | 3,000             | 1,500                            | 1,534                   | (34)            |
| Electric Utility Services - Pool              | 16,500            | 8,250                            | 7,421                   | 829             |
| Pool Maintenance - Other                      | 10,000            | 5,000                            | 4,381                   | 619             |
| Tennis Courts - Maintenance                   | 7,500             | 3,750                            | 7,233                   | (3,483)         |
| Tennis Courts - Programs                      | 3,000             | 1,500                            | 2,400                   | (900)           |
| Water Utility Services - Tennis Courts & Pool | 5,000             | 2,500                            | 1,027                   | 1,473           |
| <b>Total Clubhouse</b>                        | <b>\$ 117,075</b> | <b>\$ 58,514</b>                 | <b>\$ 57,429</b>        | <b>\$ 1,085</b> |
| <b>Other Expenditures</b>                     |                   |                                  |                         |                 |
| Transfer Out - Current Year                   | \$ 130,000        | \$ 100,000                       | \$ 100,000              | \$ -            |
| <b>Total Other Expenditures</b>               | <b>\$ 130,000</b> | <b>\$ 100,000</b>                | <b>\$ 100,000</b>       | <b>\$ -</b>     |
| <b>Total Expenditures</b>                     | <b>\$ 691,070</b> |                                  | <b>\$ 368,874</b>       |                 |
| <b>Excess Revenues (Expenditures)</b>         | <b>\$ -</b>       |                                  | <b>\$ 223,010</b>       |                 |
| <b>Fund Balance - Beginning</b>               | <b>\$ -</b>       |                                  | <b>\$ 182,583</b>       |                 |
| <b>Fund Balance - Ending</b>                  | <b>\$ -</b>       |                                  | <b>\$ 405,594</b>       |                 |

**Lakeside Plantation**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE SERIES 1999**  
**STATEMENT OF REVENUES & EXPENDITURES**  
For The Period Ending March 31, 2017

|                                       | Adopted<br>Budget | Prorated Budget<br>Thru 03/31/17 | Actual<br>Thru 03/31/17 | Variance     |
|---------------------------------------|-------------------|----------------------------------|-------------------------|--------------|
| <b><u>Revenues:</u></b>               |                   |                                  |                         |              |
| Assessments - On Roll                 | \$ 175,905        | \$ 151,887                       | \$ 151,887              | \$ -         |
| Assessments - Direct Billed           | 8,842             | 8,842                            | 8,842                   | -            |
| Interest                              | 10                | 5                                | 68                      | 63           |
| <b>Total Revenues</b>                 | <b>\$ 184,757</b> | <b>\$ 160,734</b>                | <b>\$ 160,797</b>       | <b>\$ 63</b> |
| <b><u>Expenditures:</u></b>           |                   |                                  |                         |              |
| Interest - 11/1                       | \$ 58,380         | \$ 58,380                        | \$ 58,380               | \$ -         |
| Principal - 5/1                       | 65,000            | -                                | -                       | -            |
| Interest - 5/1                        | 58,380            | -                                | -                       | -            |
| <b>Total Expenditures</b>             | <b>\$ 181,760</b> | <b>\$ 58,380</b>                 | <b>\$ 58,380</b>        | <b>\$ -</b>  |
| <b>Excess Revenues (Expenditures)</b> | <b>\$ 2,997</b>   |                                  | <b>\$ 102,417</b>       |              |
| <b>Fund Balance - Beginning</b>       | <b>\$ 99,742</b>  |                                  | <b>\$ 108,653</b>       |              |
| <b>Fund Balance - Ending</b>          | <b>\$ 102,739</b> |                                  | <b>\$ 211,070</b>       |              |

**Lakeside Plantation**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL RESERVE FUND**  
**STATEMENT OF REVENUES & EXPENDITURES**  
For The Period Ending March 31, 2017

|                                       | Adopted<br>Budget  | Prorated Budget<br>Thru 03/31/17 | Actual<br>Thru 03/31/17 | Variance         |
|---------------------------------------|--------------------|----------------------------------|-------------------------|------------------|
| <b><u>Revenues:</u></b>               |                    |                                  |                         |                  |
| Transfer In - Current Year            | \$ 130,000         | \$ 100,000                       | \$ 100,000              | \$ -             |
| <b>Total Revenues</b>                 | <b>\$ 130,000</b>  | <b>\$ 100,000</b>                | <b>\$ 100,000</b>       | <b>\$ -</b>      |
| <b><u>Expenditures:</u></b>           |                    |                                  |                         |                  |
| Property Site Elements                | \$ 106,300         | \$ 53,150                        | \$ 42,594               | \$ 10,556        |
| Clubhouse Interior                    | 44,796             | 22,398                           | 8,700                   | 13,698           |
| Reserve Study                         | -                  | -                                | 1,650                   | (1,650)          |
| Contingency                           | -                  | -                                | 35                      | (35)             |
| <b>Total Expenditures</b>             | <b>\$ 151,096</b>  | <b>\$ 75,548</b>                 | <b>\$ 52,979</b>        | <b>\$ 22,569</b> |
| <b>Excess Revenues (Expenditures)</b> | <b>\$ (21,096)</b> |                                  | <b>\$ 47,021</b>        |                  |
| <b>Fund Balance - Beginning</b>       | <b>\$ 457,695</b>  |                                  | <b>\$ 395,938</b>       |                  |
| <b>Fund Balance - Ending</b>          | <b>\$ 436,599</b>  |                                  | <b>\$ 442,959</b>       |                  |

**Lakeside Plantation**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES & EXPENDITURES**

|                                      | Oct              | Nov               | Dec               | Jan              | Feb              | March           | April       | May         | June        | July        | Aug         | Sept        | Total             |
|--------------------------------------|------------------|-------------------|-------------------|------------------|------------------|-----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|
| <b>Revenues:</b>                     |                  |                   |                   |                  |                  |                 |             |             |             |             |             |             |                   |
| Tennis Club                          | \$ 11,207        | \$ 3,605          | \$ (250)          | \$ 1,192         | \$ 10            | \$ 743          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 16,507         |
| Activities                           | 1,023            | 503               | 1,100             | 865              | 270              | 1,325           | -           | -           | -           | -           | -           | -           | 5,086             |
| Clubhouse Rentals                    | 700              | 300               | -                 | 575              | -                | -               | -           | -           | -           | -           | -           | -           | 1,575             |
| Miscellaneous                        | 16               | 319               | 4                 | 83               | -                | 150             | -           | -           | -           | -           | -           | -           | 572               |
| Interest                             | 1                | 1                 | 0                 | 5                | 4                | 3               | -           | -           | -           | -           | -           | -           | 14                |
| Operations & Maintenance Assessments | -                | 207,229           | 313,736           | 23,191           | 17,201           | 6,774           | -           | -           | -           | -           | -           | -           | 568,130           |
| <b>Total Revenues</b>                | <b>\$ 12,947</b> | <b>\$ 211,957</b> | <b>\$ 314,590</b> | <b>\$ 25,910</b> | <b>\$ 17,484</b> | <b>\$ 8,996</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 591,884</b> |

|                             |                  |                 |                 |                 |                 |                 |             |             |             |             |             |             |                  |
|-----------------------------|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------|-------------|-------------|-------------|-------------|-------------|------------------|
| <b>Expenditures:</b>        |                  |                 |                 |                 |                 |                 |             |             |             |             |             |             |                  |
| <b>Administrative</b>       |                  |                 |                 |                 |                 |                 |             |             |             |             |             |             |                  |
| Supervisor Fees             | \$ 1,000         | \$ 1,000        | \$ -            | \$ 800          | \$ 1,000        | \$ 600          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 4,400         |
| District Manager            | 3,004            | 3,004           | 3,004           | 3,004           | 3,004           | 3,004           | -           | -           | -           | -           | -           | -           | 18,025           |
| District Counsel            | 2,056            | 1,033           | 119             | 2,345           | 2,623           | -               | -           | -           | -           | -           | -           | -           | 8,175            |
| Reimbursable Expenses       | -                | -               | -               | -               | -               | -               | -           | -           | -           | -           | -           | -           | -                |
| District Engineer           | 375              | 241             | 300             | -               | 1,125           | 2,974           | -           | -           | -           | -           | -           | -           | 5,015            |
| Disclosure Report           | 83               | 83              | 83              | 83              | 83              | 83              | -           | -           | -           | -           | -           | -           | 500              |
| Trustee Fees                | 2,683            | -               | -               | -               | -               | -               | -           | -           | -           | -           | -           | -           | 2,683            |
| Audit Fees                  | -                | -               | -               | -               | -               | -               | -           | -           | -           | -           | -           | -           | -                |
| Postage, Phone, Fax, Copies | 9                | 86              | 122             | 64              | 191             | 95              | -           | -           | -           | -           | -           | -           | 568              |
| General Liability Insurance | 5,500            | -               | -               | -               | -               | -               | -           | -           | -           | -           | -           | -           | 5,500            |
| Legal Advertising           | -                | 92              | -               | 93              | 186             | 83              | -           | -           | -           | -           | -           | -           | 453              |
| Dues, Licenses & Fees       | 175              | -               | -               | -               | -               | -               | -           | -           | -           | -           | -           | -           | 175              |
| Other Current Charges       | -                | 833             | 303             | 38              | 134             | 268             | -           | -           | -           | -           | -           | -           | 1,575            |
| Property Insurance          | 7,996            | -               | -               | -               | -               | -               | -           | -           | -           | -           | -           | -           | 7,996            |
| Information Technology      | 83               | 83              | 83              | 83              | 83              | 83              | -           | -           | -           | -           | -           | -           | 500              |
| <b>Total Administrative</b> | <b>\$ 22,965</b> | <b>\$ 6,455</b> | <b>\$ 4,015</b> | <b>\$ 6,510</b> | <b>\$ 8,429</b> | <b>\$ 7,191</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 55,566</b> |

|                                              |                  |                  |                  |                  |                  |                  |             |             |             |             |             |             |                   |
|----------------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|
| <b>Operations</b>                            |                  |                  |                  |                  |                  |                  |             |             |             |             |             |             |                   |
| Personnel Services (Management Contract)     | \$ 14,373        | \$ 14,373        | \$ 14,373        | \$ 14,373        | \$ 14,373        | \$ 14,373        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 86,238         |
| Road & Sidewalk Repairs & Maintenance        | -                | -                | 498              | -                | -                | 3,695            | -           | -           | -           | -           | -           | -           | 4,193             |
| Common Area Renewal & Maintenance            | -                | -                | -                | -                | -                | -                | -           | -           | -           | -           | -           | -           | -                 |
| Street Light/Decorative Light                | -                | 3,975            | 90               | 860              | -                | 365              | -           | -           | -           | -           | -           | -           | 5,290             |
| Landscape Maintenance - Contract             | 7,354            | 7,354            | 7,354            | 7,354            | 7,354            | 7,354            | -           | -           | -           | -           | -           | -           | 44,125            |
| Landscape Maintenance - Other                | 1,890            | -                | 932              | -                | 195              | 150              | -           | -           | -           | -           | -           | -           | 3,167             |
| Mulch                                        | -                | -                | -                | -                | -                | -                | -           | -           | -           | -           | -           | -           | -                 |
| Irrigation Maintenance                       | 169              | -                | 66               | -                | 47               | 268              | -           | -           | -           | -           | -           | -           | 550               |
| Lake Maintenance                             | 966              | 966              | 966              | 966              | 966              | 966              | -           | -           | -           | -           | -           | -           | 5,796             |
| Electric Utility Services - Entrance Feature | 657              | 673              | 653              | 650              | 768              | 659              | -           | -           | -           | -           | -           | -           | 4,061             |
| Water Utility Services - Entrance Feature    | 546              | 231              | 18               | 26               | 34               | 102              | -           | -           | -           | -           | -           | -           | 958               |
| Repairs & Maintenance - Entrance Feature     | -                | -                | -                | -                | -                | -                | -           | -           | -           | -           | -           | -           | -                 |
| Miscellaneous Tools, Equipment               | -                | -                | -                | -                | -                | -                | -           | -           | -           | -           | -           | -           | -                 |
| Landscape Inspection Services                | -                | -                | 550              | -                | 550              | -                | -           | -           | -           | -           | -           | -           | 1,100             |
| Traffic Enforcement                          | -                | -                | -                | -                | -                | 402              | -           | -           | -           | -           | -           | -           | 402               |
| <b>Total Operations</b>                      | <b>\$ 25,956</b> | <b>\$ 27,572</b> | <b>\$ 25,500</b> | <b>\$ 24,729</b> | <b>\$ 24,288</b> | <b>\$ 28,334</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 155,879</b> |

**Lakeside Plantation**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES & EXPENDITURES**

|                                               | Oct                | Nov               | Dec               | Jan                | Feb                 | March              | April       | May         | June        | July        | Aug         | Sept        | Total             |
|-----------------------------------------------|--------------------|-------------------|-------------------|--------------------|---------------------|--------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|
| <b>Clubhouse</b>                              |                    |                   |                   |                    |                     |                    |             |             |             |             |             |             |                   |
| Activities                                    | \$ 2,224           | \$ 1,174          | \$ 1,627          | \$ 1,131           | \$ 2,255            | \$ 1,525           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 9,936          |
| Licenses/Fees                                 | -                  | -                 | -                 | 289                | -                   | -                  | -           | -           | -           | -           | -           | -           | 289               |
| General Supplies                              | 563                | 411               | 957               | 778                | 743                 | 662                | -           | -           | -           | -           | -           | -           | 4,114             |
| Maintenance                                   | 2,231              | 262               | 853               | 347                | 548                 | 93                 | -           | -           | -           | -           | -           | -           | 4,333             |
| Office Supplies                               | 45                 | -                 | 8                 | 7                  | 161                 | 996                | -           | -           | -           | -           | -           | -           | 1,217             |
| Public Communication                          | 40                 | 40                | 40                | 321                | 40                  | 305                | -           | -           | -           | -           | -           | -           | 786               |
| Pest Control                                  | 150                | -                 | -                 | 150                | -                   | -                  | -           | -           | -           | -           | -           | -           | 300               |
| Security                                      | 387                | 147               | -                 | -                  | 147                 | -                  | -           | -           | -           | -           | -           | -           | 681               |
| AED                                           | -                  | -                 | -                 | -                  | -                   | -                  | -           | -           | -           | -           | -           | -           | -                 |
| Telephone & Internet Services                 | 352                | 352               | 352               | 358                | 352                 | 356                | -           | -           | -           | -           | -           | -           | 2,123             |
| Janitorial Supplies                           | 302                | 75                | 327               | 235                | 216                 | 570                | -           | -           | -           | -           | -           | -           | 1,725             |
| Electric Utility Services - Clubhouse         | 1,292              | 1,180             | 1,039             | 1,095              | 1,177               | 1,116              | -           | -           | -           | -           | -           | -           | 6,900             |
| Gas Utility                                   | 13                 | 13                | 13                | 13                 | 13                  | 13                 | -           | -           | -           | -           | -           | -           | 77                |
| Garbage Collection                            | 159                | 159               | 159               | 159                | 159                 | 159                | -           | -           | -           | -           | -           | -           | 952               |
| Water Utility Services - Clubhouse            | 171                | 649               | 251               | 144                | 164                 | 154                | -           | -           | -           | -           | -           | -           | 1,534             |
| Electric Utility Services - Pool              | 768                | 977               | 1,230             | 1,332              | 1,700               | 1,415              | -           | -           | -           | -           | -           | -           | 7,421             |
| Pool Maintenance - Other                      | 1,500              | 555               | 223               | 847                | 109                 | 1,146              | -           | -           | -           | -           | -           | -           | 4,381             |
| Tennis Courts - Maintenance                   | 470                | 161               | 2,497             | 2,872              | 1,206               | 27                 | -           | -           | -           | -           | -           | -           | 7,233             |
| Tennis Courts - Programs                      | -                  | 385               | 420               | 895                | 700                 | -                  | -           | -           | -           | -           | -           | -           | 2,400             |
| Water Utility Services - Tennis Courts & Pool | 157                | 123               | 215               | 154                | 168                 | 209                | -           | -           | -           | -           | -           | -           | 1,027             |
| <b>Total Clubhouse</b>                        | <b>\$ 10,824</b>   | <b>\$ 6,663</b>   | <b>\$ 10,211</b>  | <b>\$ 11,128</b>   | <b>\$ 9,857</b>     | <b>\$ 8,747</b>    | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 57,429</b>  |
| <b>Other Expenditures</b>                     |                    |                   |                   |                    |                     |                    |             |             |             |             |             |             |                   |
| Transfer Out                                  | \$ -               | \$ -              | \$ -              | \$ -               | \$ 100,000          | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 100,000        |
| <b>Total Other Expenditures</b>               | <b>\$ -</b>        | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ -</b>        | <b>\$ 100,000</b>   | <b>\$ -</b>        | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 100,000</b> |
| <b>Total Expenses</b>                         | <b>\$ 59,744</b>   | <b>\$ 40,691</b>  | <b>\$ 39,727</b>  | <b>\$ 41,867</b>   | <b>\$ 142,574</b>   | <b>\$ 44,271</b>   | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 368,874</b> |
| <b>Excess Revenues (Expenditures)</b>         | <b>\$ (46,798)</b> | <b>\$ 171,266</b> | <b>\$ 274,864</b> | <b>\$ (15,957)</b> | <b>\$ (125,090)</b> | <b>\$ (35,275)</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 223,010</b> |

**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)         |
| <b>CURRENT BONDS OUTSTANDING</b>                | <b>\$</b>                   | <b>1,680,000.00</b> |



## SECTION VIII

B

## Lakeside Plantation CDD

### ACTION ITEMS

as of 4/19/2017

| Item # | Meeting Assigned | Action Item                                                                          | Assigned To:       | Date Due | Status     | Comments                                                                                        |
|--------|------------------|--------------------------------------------------------------------------------------|--------------------|----------|------------|-------------------------------------------------------------------------------------------------|
| 1      | 8/19/15          | Evaluate Access Controls                                                             | Vesta              |          | In Process | Included in Reserve Study. To be reviewed in Spring 2017.                                       |
| 2      | 4/20/16          | Clean Street Signs                                                                   | Vesta              |          | Ongoing    |                                                                                                 |
| 3      | 11/16/16         | Proposal for Removal of Spike Rush Line of Site Issues on Medians on Plantation Blvd | Vesta/Lake Masters |          | In Process | Proposals included on 1/18/17 agenda for discussion. Further Evaluation Needed.                 |
| 4      | 11/16/16         | Purchase and Install Playground Equipment                                            | Smith/Bloomings    |          | In Process |                                                                                                 |
| 5      | 11/16/16         | Permit and Construct Pickleball Courts and Renovate Bocce Court                      | Flint/Gametime     |          | In Process | Installation underway.                                                                          |
| 6      | 11/16/16         | Evaluate Proposals for Renovation of Koi Pond/Picnic Area                            | Flint/NIDY         |          | In Process | Construction underway.                                                                          |
| 7      | 11/16/16         | Consideration of Proposals for Preserve Maintenance                                  | Vesta              |          | Deferred   | Deferred to June 2017                                                                           |
| 8      | 11/16/16         |                                                                                      | Robson             |          | Deferred   | Deferred to Spring 2017                                                                         |
| 9      | 1/18/17          | Street Lights                                                                        | Flint              |          | In Process | Review Reserve Study and Solicit Proposals for Replacement of Street Lights.                    |
| 10     | 1/18/17          | Issue Landscape RFP                                                                  | Flint/Pidciciano   |          | In Process | Proposals to be reviewed at 4/19/17 meeting.                                                    |
| 11     | 2/15/17          | Enhanced Traffic Enforcement                                                         | Flint              |          | In Process | Enhanced Traffic Patrol commenced in March.                                                     |
| 12     | 2/15/17          | Reserve Study Update                                                                 | Flint              |          | In Process | Reserve Advisors hired and site visit took place on 4/11/17.                                    |
| 13     | 2/15/17          | Evaluate Camera System                                                               | Vesta              |          | In Process | Proposal for upgrade to be presented on 3/15/17 and will be discussed at 4/19/17 Board meeting. |
| 14     | 3/15/17          | Fitness Equipment Evaluation                                                         | Vesta              |          | In Process | To be discussed at 4/19/17 Board Meeting.                                                       |



# Lakeside Plantation CDD Community Development District

## Amenity Center Management Report

Date of Meeting: April 19<sup>th</sup>, 2017

Submitted by: Alicia Belden

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### ➤ Facility

- Boulevard lights repaired
- Fountain filters replaced
- Cleaned fire sprinklers in preparation for fire inspection
- Quarterly cleaning of A/C handler and filter replacement
- Bulb replacement on tennis court
- Carpets cleaned
- Pressure washed clubhouse (ongoing)

### ➤ Activities- kids, adults, fitness, athletics, swim team

- Tennis – Daily
- Bocce Ball – Monday, Wednesday & Fridays – 10:00 am
- Water Aerobics – Monday through Friday - 9:30 am
- Mahjongg – Tuesdays - 1:00 pm & Wednesdays – 12:30 PM
- Mexican Train – Wednesday's & Friday's – 12:30 PM
- Bridge – Thursdays – 7:00 PM
- Belly Dancing class – Saturdays 10:00 am
- Stretch & Strengthen – Monday & Thursday @ 10 am
- Painting class- every Tuesday at 1:00 pm
- Pickleball – everyday at 9 am

### ➤ Special Events:

- Bingo
- Kids Cookie Decorating
- Acoustics Unplugged
- Desserts and Dancing
- Wine & Cheese
- Breakfast
- Pizza Night
- Coffee and Donuts
- Easter egg hunt & Dive

### Amenity Management

#### 1. Quotes to upgrade security cameras-

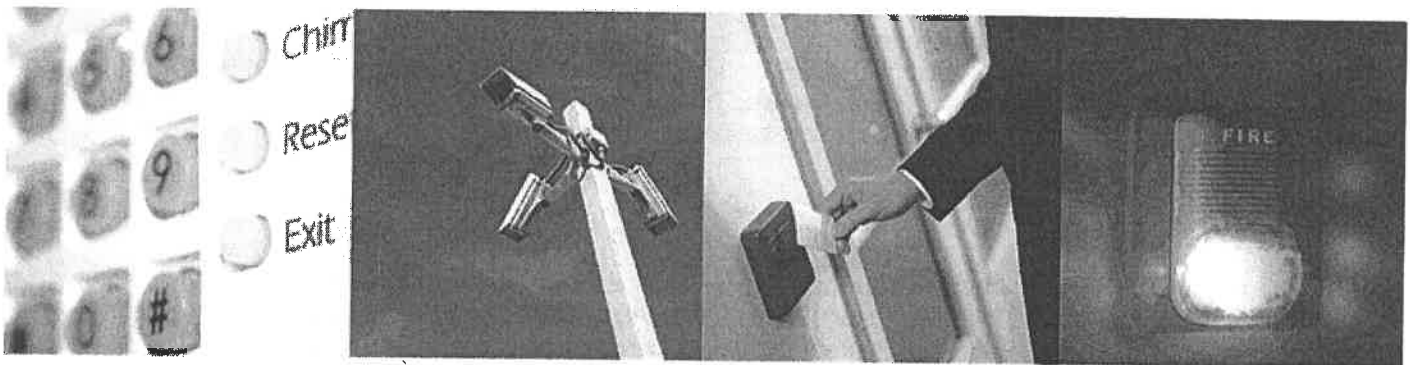
The first quote is to upgrade the cameras from 420 lines to 700 lines of resolution.

The second quote is to upgrade 10 of the cameras to the 700 lines and then upgrade 4 cameras to 3MP cameras facing the pool and one in the fitness center.

## Lakeside Plantation CDD

### Lakeside Plantation - Camera Replacement

### Custom Security System Proposal



***Prepared For:***

***Prepared By:***

Shannon Logsdon  
Senior Vice President - Sales  
**Rapid Security Solutions**

(941) 592-5610  
slogsdon@rsecurity.net

## INTRODUCTION

Rapid Security Solutions (RSS) is a full-service security partner managing end-to-end security and asset protection solutions for our clients through the use of state-of the-art technology, proven security assessments and exceptional client service.

Our confidence in our systems and the people behind them is backed by a true commitment to service and we continually strive to improve every process that impacts the quality of our work and our relationship with our clients. If something isn't right, tell us and we'll make it right-No questions asked.

### Our Solutions Approach to Security

Today, there are many reasons why a security plan is important. These include safety, theft (particularly in industries with high value, high-demand materials), smarter and more sophisticated criminals, new municipal ordinances governing false alarms, which result in high fees and penalties and lower insurance rates. RSS meets these needs with an integrated approach and employs a rigorous process that assures the highest level of safety.

### The RSS Security Integration Process (SIP)

The SIP is RSS' comprehensive security system development and support method. The SIP begins with a consultation and thorough site assessment, followed by a customized security system strategy and design proposal, culminating in an easy, hassle-free installation. System training, 24/7 monitoring and support, including maintenance complete the process.

### Our People Make the Difference

At RSS, we believe our people make the difference. Our team of highly trained and uniquely qualified individuals, along with our leading-edge technology, are working 24 hours a day, 7 days a week protecting people from injury and harm; and property from theft, damage and violation.

The RSS client service team undergoes rigorous, on-going education and training to ensure competency and consistency, delivering outstanding service and ensuring safety.

RSS Security Sales Consultants attend extensive security training seminars and classes throughout each year. Security Installation Technicians must achieve Electronic Security Association and manufacturer certifications and are thoroughly versed in security system installation and maintenance procedures. Alarm-monitoring service professionals are trained specifically to respond quickly and correctly to each alarm and to remain calm in emergency situations. All of our team members are fully licensed, insured and bonded.

### Peace of Mind. Delivered.

With RSS as your security partner, you can relax knowing that you, your family and business are protected-We deliver and you receive true peace of mind. Our confidence in our service, systems and the people behind them is strong, allowing us to guarantee your satisfaction with our industry leading true **Commitment to Service**

## System Summary - Lakeside Plantation - Camera Replacement

### Customer Details:

**Site:** 2200 Plantation Drive Northport, FL 34289  
**Billing:** C/O GMS-Central Florida, LLC, 135 W. Central Blvd. Orlando, FL 32801  
**Contact:**

### Senior Vice President - Sales:

**Name:** Shannon Logsdon  
**Cell #:** 941-592-5610  
**Email:** slogsdon@rsecurity.net

### Cameras

#### QTY Description

14.00 Indoor/Outdoor 960LOR 2.8-12mm Dome Camera Low-Light  
9.00 Wall Mount Bracket  
1.00 Remove existing cameras and install 14 new cameras, attach cameras to software and focus to client requirements.

### Financial Summary

|                              |            |
|------------------------------|------------|
| Total Proposal Amount:       | \$4,872.17 |
| Deposit Due in Advance:      | \$2,436.08 |
| Balance Due Upon Completion: | \$2,436.09 |

**Note:** The above price does not include sales tax.

## INSTALLATION

The new custom-designed security system will be installed through a professionally managed and smooth implementation using our SIP. Upon approval of this proposal, RSS's security consultant and lead installation technician will contact you to schedule a final installation walk-through of your facility. The final walk-through will ensure that both RSS and your personnel clearly understand the details of the planned system installation. At that time, RSS will order the equipment and schedule an installation timeframe that works to your benefit.

During the installation phase, the RSS lead technician will be your key contact and will ensure that the system is installed according to the system strategy and design assessment. The lead technician will keep in close contact with your designated representative throughout the installation, keeping them informed of all incremental progress.

Any unforeseen project conditions or your requested system changes identified during the installation phase are fully documented for immediate resolution with you and reconciliation with the security system strategy and design.

Upon completion of the installation, RSS will thoroughly test the entire system as well as each individual system component for proper functionality according to the system design platform.

Once the system has passed all function tests, RSS, in conjunction with your designated representative, will perform a final inspection walk-through and acceptance review to ensure the security system meets your agreed upon requirements. Once you have accepted the system, the RSS lead technician will certify the system for active use.

## TRAINING

RSS prides itself on the exceptional documentation and training we provide our clients. RSS will provide you with complete security system documentation and training for all users. Documentation includes all system manuals and information as well as any custom agreed upon documentation.

System training is comprehensive and will be performed either on-site or via web-conference once the system is certified for active use. As an important aspect of completing the training phase of our system installation, RSS ensures that every system user is fully capable and confident in using the installed systems. RSS has included up to four (4) hours of training in this security system proposal. Additional on-going RSS training can be scheduled upon client request for an additional fee at the standard RSS hourly training rate then in effect, throughout the security system lifecycle to maximize the benefit received from the installed systems.

## MONITORING

If the designed security system includes monitoring and once the system is certified for active use, RSS's state-of-the-art monitoring facility will commence with 24/7/365 monitoring of the security system. RSS monitoring ensures constant system watch, protecting your facilities against intrusion and other emergencies.

**PROPOSAL ACCEPTANCE**

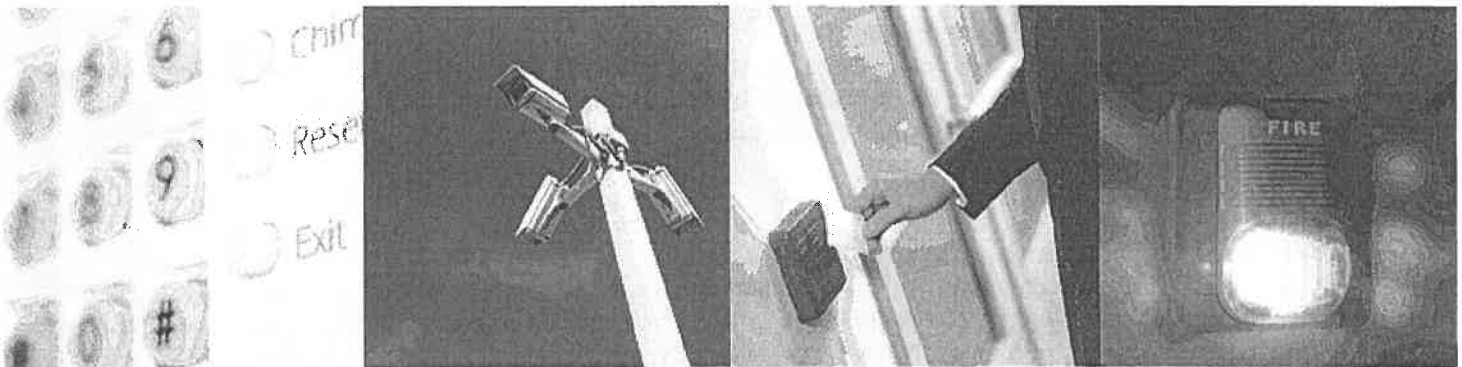
|                                |                                      |
|--------------------------------|--------------------------------------|
| <b>Lakeside Plantation CDD</b> | <b>Rapid Security Solutions, LLC</b> |
| Date:                          | Date: March 14, 2017                 |
| Name:                          | Name: Shannon Logsdon                |
| Title:                         | Title: Senior Vice President - Sales |
| Signature:                     | Signature:                           |

## Lakeside Plantation CDD



### Lakeside Plantation - Camera Replacement Option 2

### Custom Security System Proposal



***Prepared For:***

***Prepared By:***

Shannon Logsdon  
Senior Vice President - Sales  
**Rapid Security Solutions**

(941) 592-5610  
slogsdon@rsecurity.net

## **INTRODUCTION**

Rapid Security Solutions (RSS) is a full-service security partner managing end-to-end security and asset protection solutions for our clients through the use of state-of the-art technology, proven security assessments and exceptional client service.

Our confidence in our systems and the people behind them is backed by a true commitment to service and we continually strive to improve every process that impacts the quality of our work and our relationship with our clients. If something isn't right, tell us and we'll make it right-No questions asked.

### **Our Solutions Approach to Security**

Today, there are many reasons why a security plan is important. These include safety, theft (particularly in industries with high value, high-demand materials), smarter and more sophisticated criminals, new municipal ordinances governing false alarms, which result in high fees and penalties and lower insurance rates. RSS meets these needs with an integrated approach and employs a rigorous process that assures the highest level of safety.

### **The RSS Security Integration Process (SIP)**

The SIP is RSS' comprehensive security system development and support method. The SIP begins with a consultation and thorough site assessment, followed by a customized security system strategy and design proposal, culminating in an easy, hassle-free installation. System training, 24/7 monitoring and support, including maintenance complete the process.

### **Our People Make the Difference**

At RSS, we believe our people make the difference. Our team of highly trained and uniquely qualified individuals, along with our leading-edge technology, are working 24 hours a day, 7 days a week protecting people from injury and harm; and property from theft, damage and violation.

The RSS client service team undergoes rigorous, on-going education and training to ensure competency and consistency, delivering outstanding service and ensuring safety.

RSS Security Sales Consultants attend extensive security training seminars and classes throughout each year. Security Installation Technicians must achieve Electronic Security Association and manufacturer certifications and are thoroughly versed in security system installation and maintenance procedures. Alarm-monitoring service professionals are trained specifically to respond quickly and correctly to each alarm and to remain calm in emergency situations. All of our team members are fully licensed, insured and bonded.

### **Peace of Mind. Delivered.**

With RSS as your security partner, you can relax knowing that you, your family and business are protected-We deliver and you receive true peace of mind. Our confidence in our service, systems and the people behind them is strong, allowing us to guarantee your satisfaction with our industry leading true **Commitment to Service**

## System Summary - Lakeside Plantation - Camera Replacement Option 2

### Customer Details:

**Site:** 2200 Plantation Drive Northport, FL 34289  
**Billing:** C/O GMS-Central Florida, LLC, 135 W. Central Blvd. Orlando, FL 32801  
**Contact:**

### Senior Vice President - Sales:

**Name:** Shannon Logsdon  
**Cell #:** 941-592-5610  
**Email:** slogsdon@rsecurity.net

### Cameras

| QTY | Description |
|-----|-------------|
|-----|-------------|

|       |                                                    |
|-------|----------------------------------------------------|
| 10.00 | Indoor/Outdoor 720 2.8-12mm Dome Low-Light         |
| 2.00  | 3MP VANDOM/ IR/2.8M/IP66                           |
| 2.00  | 3MP/ VANDOM/ IR/ 6MM/ -30C/ IP66                   |
| 1.00  | ACC 5.0 Standard Software License with HDSM™, upto |
| 1.00  | 24/4PR CAT5E 1M BOX White                          |
| 1.00  | 8-Port 10/100 Switch w/ 4 Ports POE                |

**Scope of Work:** Remove existing cameras where needed and install new cameras with improved resolution. 3MP Cameras on Pool and Fitness Center. All other cameras will improve to 700LOR with low light capability.

### Financial Summary

|                              |            |
|------------------------------|------------|
| Total Proposal Amount:       | \$6,024.65 |
| Deposit Due in Advance:      | \$3,012.32 |
| Balance Due Upon Completion: | \$3,012.33 |

**Note:** The above price does not include sales tax.

## INSTALLATION

The new custom-designed security system will be installed through a professionally managed and smooth implementation using our SIP. Upon approval of this proposal, RSS's security consultant and lead installation technician will contact you to schedule a final installation walk-through of your facility. The final walk-through will ensure that both RSS and your personnel clearly understand the details of the planned system installation. At that time, RSS will order the equipment and schedule an installation timeframe that works to your benefit.

During the installation phase, the RSS lead technician will be your key contact and will ensure that the system is installed according to the system strategy and design assessment. The lead technician will keep in close contact with your designated representative throughout the installation, keeping them informed of all incremental progress.

Any unforeseen project conditions or your requested system changes identified during the installation phase are fully documented for immediate resolution with you and reconciliation with the security system strategy and design.

Upon completion of the installation, RSS will thoroughly test the entire system as well as each individual system component for proper functionality according to the system design platform.

Once the system has passed all function tests, RSS, in conjunction with your designated representative, will perform a final inspection walk-through and acceptance review to ensure the security system meets your agreed upon requirements. Once you have accepted the system, the RSS lead technician will certify the system for active use.

## TRAINING

RSS prides itself on the exceptional documentation and training we provide our clients. RSS will provide you with complete security system documentation and training for all users. Documentation includes all system manuals and information as well as any custom agreed upon documentation.

System training is comprehensive and will be performed either on-site or via web-conference once the system is certified for active use. As an important aspect of completing the training phase of our system installation, RSS ensures that every system user is fully capable and confident in using the installed systems. RSS has included up to four (4) hours of training in this security system proposal. Additional on-going RSS training can be scheduled upon client request for an additional fee at the standard RSS hourly training rate then in effect, throughout the security system lifecycle to maximize the benefit received from the installed systems.

## MONITORING

If the designed security system includes monitoring and once the system is certified for active use, RSS's state-of-the-art monitoring facility will commence with 24/7/365 monitoring of the security system. RSS monitoring ensures constant system watch, protecting your facilities against intrusion and other emergencies.

## SUPPORT

The quality of ongoing security system support is equally as important as the system installation. RSS provides complete system support including maintenance and service throughout the system life-cycle.

### Warranty

**Standard RSS Warranty:** All systems installed by RSS are covered by a one-year parts and labor warranty when system component failure occurs through normal usage. This warranty covers all new RSS-installed system components, excluding conduit, wire, surge protection and UPS battery back-up systems, devices made to fail in order to protect powered components and all existing installed client equipment.

The Standard RSS Warranty does not apply to system and/or component failure caused by flood, abuse, misuse, fire, vandalism, theft, accident, disaster, water or Acts of God.

**Component Manufacturer Warranty:** RSS honors and applies all Manufacturer Warranties for each component installed at Client's premise.

### Service

Non-emergency service, support and maintenance are available during regular RSS business hours (8:30am-5pm) and will be scheduled by RSS upon request.

Non-warranty service, support and maintenance are invoiced on an hourly basis. Service, support and maintenance charges reflect the current RSS labor and charge rates in effect at the time of service, support or maintenance.

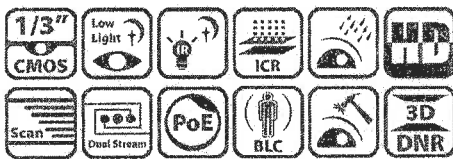
### Service Level Agreements

Service Level agreements (SLA) are recommended and available for each system installed, and provide for increased system useful life through regularly scheduled preventative maintenance service included with Tier 1 and Tier 2 agreements.

**PROPOSAL ACCEPTANCE**

|                         |                                      |
|-------------------------|--------------------------------------|
| Lakeside Plantation CDD | Rapid Security Solutions, LLC        |
| Date:                   | Date: April 10, 2017                 |
| Name:                   | Name: Shannon Logsdon                |
| Title:                  | Title: Senior Vice President - Sales |
| Signature:              | Signature:                           |

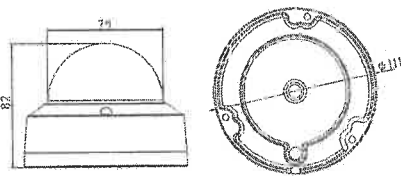
## DS-2CD2100-IWS Series IR Fixed Dome Network Camera



### Key Features

- 1.3 MP/3 MP High Resolution
- HD Real-Time Video
- Wireless
- 3D DNR, DWDR, and BLC
- IR LEDs: 30 Meters Range
- IP66
- Vandal Resistant
- PoE

### Dimensions



### Accessories



PC110 + WMS  
Wall Mounting



AB110  
Inclined Ceiling Mount

### Order Models

DS-2CD2112-I, 1.3 MP  
DS-2CD2132-I, 3 MP

|                         | DS-2CD2112-IWS                                                                                                                           | DS-2CD2132-IWS                                                                                                                     |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Camera                  |                                                                                                                                          |                                                                                                                                    |
| Image Sensor            | 1/3" progressive scan CMOS                                                                                                               |                                                                                                                                    |
| Minimum Illumination    | Color: 0.028 @ f/2.0, B/W: 0 with IR                                                                                                     | Color: 0.19 @ f/2.0, B/W: 0 with IR                                                                                                |
| Shutter Speed           | 1/25 sec. (1/30 sec.) to 1/100,000 sec.                                                                                                  |                                                                                                                                    |
| Lens                    | 4 mm @ f/2.0, angle of view: 73.1°<br>(6 mm, 12 mm optional)                                                                             | 4 mm @ f/2.0, angle of view: 79°<br>(6 mm, 12 mm optional)                                                                         |
| Lens Mount              | M12                                                                                                                                      |                                                                                                                                    |
| Angle Adjustment        | Pan: 0° to 355°, tilt: 0° to 65°                                                                                                         |                                                                                                                                    |
| Digital Noise Reduction | 3D DNR                                                                                                                                   |                                                                                                                                    |
| Wide Dynamic Range      | Digital WDR                                                                                                                              |                                                                                                                                    |
| Day/Night               | ICR                                                                                                                                      |                                                                                                                                    |
| Compression Standard    |                                                                                                                                          |                                                                                                                                    |
| Video Compression       | H.264/MJPEG                                                                                                                              |                                                                                                                                    |
| H.264 Codec Profile     | Main profile                                                                                                                             |                                                                                                                                    |
| Bit Rate                | 32 Kbps to 16 Mbps                                                                                                                       |                                                                                                                                    |
| Dual Stream             | Yes                                                                                                                                      |                                                                                                                                    |
| Image                   |                                                                                                                                          |                                                                                                                                    |
| Max. Image Resolution   | 1280 × 960                                                                                                                               | 2048 × 1536                                                                                                                        |
| Frame Rate              | 50 Hz: 25 fps (1280 × 960), (1280 × 720), (704 × 576), (640 × 480)<br>60 Hz: 30 fps (1280 × 960), (1280 × 720), (704 × 576), (640 × 480) | 50 Hz: 20 fps (2048 × 1536), 25 fps (1920 × 1080), (1280 × 720)<br>60 Hz: 20 fps (2048 × 1536), 30 fps (1920 × 1080), (1280 × 720) |
| Image Settings          | Rotate mode, saturation, brightness, contrast, sharpness adjustable through client software or Web browser                               |                                                                                                                                    |
| BLC                     | Yes, zone configurable                                                                                                                   |                                                                                                                                    |
| ROI                     | Yes, up to 4 configurable areas                                                                                                          |                                                                                                                                    |
| Network                 |                                                                                                                                          |                                                                                                                                    |
| Network Storage         | NAS                                                                                                                                      |                                                                                                                                    |
| Alarm Trigger           | Motion detection, tampering alarm                                                                                                        |                                                                                                                                    |
| Protocols               | TCP/IP, ICMP, HTTP, HTTPS, FTP, DHCP, DNS, DDNS, RTP, RTSP, RTCP, PPPoE, NTP, UPnP, SMTP, SNMP, IGMP, 802.1X, QoS, IPv6, Bonjour         |                                                                                                                                    |
| System Compatibility    | ONVIF, PSIA, CGII, ISAPI                                                                                                                 |                                                                                                                                    |
| Wireless                | IEEE 802.11b/g/n                                                                                                                         |                                                                                                                                    |
| General Functionalities | User authentication, watermark                                                                                                           |                                                                                                                                    |
| Interface               |                                                                                                                                          |                                                                                                                                    |
| Communication Interface | 1 RJ-45 10 M/100 M Ethernet interface                                                                                                    |                                                                                                                                    |
| General                 |                                                                                                                                          |                                                                                                                                    |
| Audio Input/Output      | IN: 1 line, OUT: 1 line                                                                                                                  |                                                                                                                                    |
| Alarm Input/Output      | 1/1                                                                                                                                      |                                                                                                                                    |
| Local Storage           | MicroSD, 128 GB max                                                                                                                      |                                                                                                                                    |
| Operating Conditions    | -30° C to 60° C (-22° F to 140° F), humidity 95% or less (non-condensing)                                                                |                                                                                                                                    |
| Power                   | 12 VDC ±10%, PoE (802.3af)                                                                                                               |                                                                                                                                    |
| Power Consumption       | Maximum 5 W (maximum 7 W with ICR on)                                                                                                    |                                                                                                                                    |
| Impact Protection       | IEC60068-2-75Eh, 50J; EN50102, up to IK10                                                                                                |                                                                                                                                    |
| Ingress Protection      | IP66                                                                                                                                     |                                                                                                                                    |
| IR Range                | Approximately 30 meters                                                                                                                  |                                                                                                                                    |
| Impact Protection       | IEC60068-2-75Eh, 50J; EN50102, up to IK10                                                                                                |                                                                                                                                    |
| Dimensions              | Φ111 × 82 (4.4" × 3.2")                                                                                                                  |                                                                                                                                    |
| Weight                  | 500 g (1.1 lb)                                                                                                                           |                                                                                                                                    |