

*Lakeside Plantation
Community Development District*

Agenda

June 21, 2017

AGENDA

Lakeside Plantation

Community Development District

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

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

June 14, 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, June 21, 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
- V. New Business Items
 - A. Discussion of Revised Reserve Study
- VI. Business Administration
 - A. Approval of Minutes of May 17, 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. Any unfinished business items will be covered under this section.

The fifth order of business New Business Items. Section A is the discussion of the revised reserve study. A copy of the revised study is enclosed for your review.

The sixth order of business is Business Administration. Section A is the approval of the minutes of the May 17, 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 V

A



Long-term thinking. Everyday commitment.

Corporate Office

Reserve Advisors, Inc.
735 N. Water Street, Suite 175
Milwaukee, WI 53202

Lakeside Plantation Community Development District
North Port, Florida

Dear Board of Directors of Lakeside Plantation Community Development District:

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Full Reserve Study* of Lakeside Plantation Community Development District in North Port, Florida and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, April 12, 2017.

This *Full Reserve Study* exceeds the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a "Level I Full Reserve Study."

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. We recommend the Board budget for an Update to this Reserve Study in two years. We look forward to continuing to help Lakeside Plantation Community Development District plan for a successful future.

As part of our long-term thinking and everyday commitment to our clients, we are available to answer any questions you may have regarding this study.

Respectfully submitted on May 3, 2017 by

Reserve Advisors, Inc.

Visual Inspection and Report by: Andrew L. Stoutenburg, RS²

Review by: Alan M. Ebert, PRA¹, RS, Director of Quality Assurance



¹PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at <http://www.apra-usa.com>.

²RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.

APRA

Association of Professional Reserve Analysts



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1. RESERVE STUDY EXECUTIVE SUMMARY

Client: Lakeside Plantation Community Development District (Lakeside Plantation)

Location: North Port, Florida

Reference: 100133

Property Basics: Lakeside Plantation Community Development District is a planned unit development which is responsible for the common elements shared by 753 units. The Community Development District (CDD) was built beginning in 1999.

Reserve Components Identified: 44 Reserve Components.

Inspection Date: April 12, 2017. We conducted previous inspections in 2014 and 2010.

Funding Goal: The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures. Our recommended Funding Plan recognizes these threshold funding years in 2029 due to replacement of the clay tennis courts and interior renovations to the clubhouse and in 2043 due to asphalt pavement repaving.

Cash Flow Method: We use the Cash Flow Method to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:

- current and future local costs of replacement
- 1.2% annual rate of return on invested reserves
- 1.5% future Inflation Rate for estimating Future Replacement Costs

Sources for Local Costs of Replacement: Our proprietary database, historical costs and published sources, i.e., R.S. Means, Incorporated.

Cash Status of Reserve Fund:

- \$444,609 as of February 28, 2017
- 2017¹ budgeted Reserve Contributions of \$130,000

Recommended Reserve Funding: We recommend the following in order to achieve a stable and equitable Funding Plan:

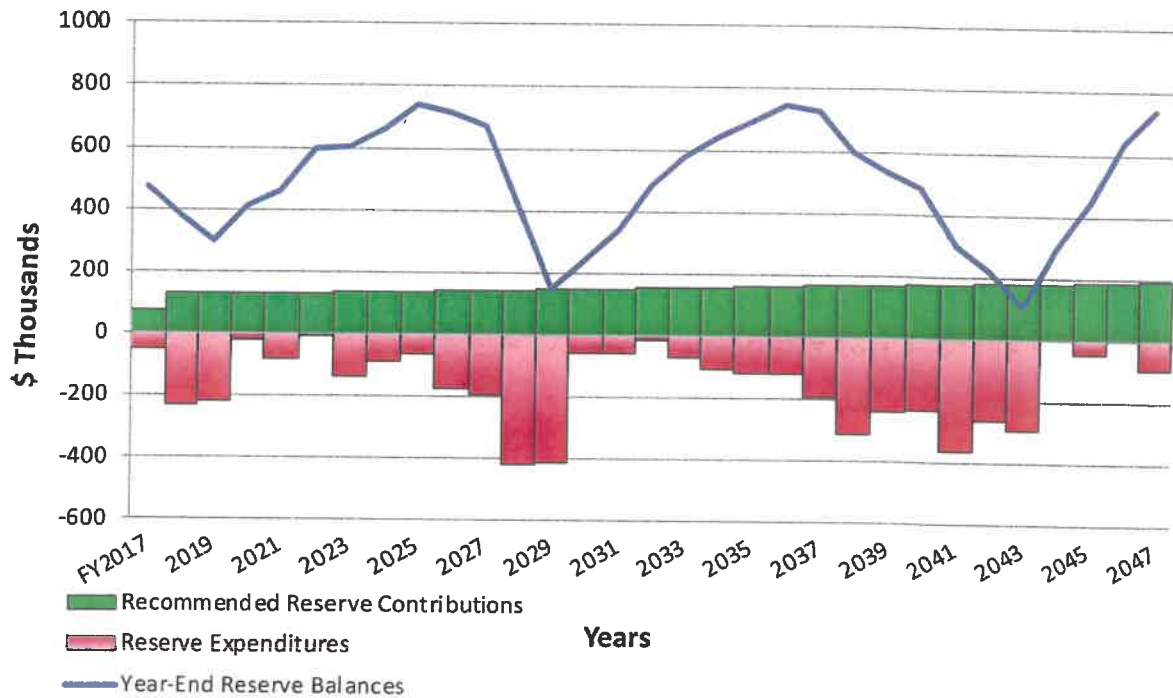
- Stable contributions of \$130,000 from 2018 through 2021
- Inflationary increases through 2047, the limit of this study's Cash Flow Analysis
- 2018 Reserve Contribution of \$130,000 is equivalent to an average monthly contribution of \$14.39 per homeowner

¹ The Fiscal Year (FY 2017) for Lakeside Plantation begins October 1, 2016 and ends September 30, 2017. For brevity, we refer to the Fiscal Year by its ending year, i.e. Fiscal Year 2016-17 is FY 2017 or simply 2017.



Lakeside Plantation Recommended Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2018	130,000	380,238	2028	144,300	408,527	2038	167,500	594,692
2019	130,000	295,788	2029	146,500	150,175	2039	170,000	533,103
2020	130,000	410,130	2030	148,700	244,496	2040	172,600	482,618
2021	130,000	462,901	2031	150,900	340,704	2041	175,200	299,431
2022	132,000	597,347	2032	153,200	484,322	2042	177,800	218,357
2023	134,000	602,919	2033	155,500	580,503	2043	180,500	106,103
2024	136,000	659,046	2034	157,800	641,680	2044	183,200	291,675
2025	138,000	742,886	2035	160,200	691,754	2045	185,900	439,835
2026	140,100	715,890	2036	162,600	746,492	2046	188,700	634,945
2027	142,200	672,998	2037	165,000	729,038	2047	191,500	742,123





2. RESERVE STUDY REPORT

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Full Reserve Study* of

Lakeside Plantation Community Development District North Port, Florida

and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, April 12, 2017. We conducted previous inspections in 2014 and 2010.

We present our findings and recommendations in the following report sections and spreadsheets:

- **Identification of Property** - Segregates all property into several areas of responsibility for repair or replacement
- **Reserve Expenditures** - Identifies reserve components and related quantities, useful lives, remaining useful lives and future reserve expenditures during the next 30 years
- **Reserve Funding Plan** - Presents the recommended Reserve Contributions and year-end Reserve Balances for the next 30 years
- **Reserve Component Detail** - Describes the reserve components, includes photographic documentation of the condition of various property elements, describes our recommendations for repairs or replacement, and includes detailed solutions and procedures for replacements for the benefit of current and future board members
- **Methodology** - Lists the national standards, methods and procedures used to develop the Reserve Study
- **Definitions** - Contains definitions of terms used in the Reserve Study, consistent with national standards
- **Professional Service Conditions** - Describes Assumptions and Professional Service Conditions
- **Credentials and Resources**

IDENTIFICATION OF PROPERTY



Our investigation includes Reserve Components or property elements as set forth in your Declaration. The Expenditure tables in Section 3 list the elements contained in this study. Our analysis begins by segregating the property elements into several areas of responsibility for repair and replacement.

Our process of identification helps assure that future boards and the management team understand whether reserves, the operating budget or Homeowners fund certain replacements and assists in preparation of the annual budget. We derive these segregated classes of property from our review of the information provided by the Association and through conversations with Management. These classes of property include:

- Reserve Components
- Long-Lived Property Elements
- Operating Budget Funded Repairs and Replacements
- Property Maintained by Homeowners
- Property Maintained by Others

We advise the Board conduct an annual review of these classes of property to confirm its policy concerning the manner of funding, i.e., from reserves or the operating budget. The Reserve Study identifies Reserve Components as set forth in your Declaration or which were identified as part of your request for proposed services. Reserve Components are defined by CAI as property elements with:

- Lakeside Plantation responsibility
- Limited useful life expectancies
- Predictable remaining useful life expectancies
- Replacement cost above a minimum threshold

Long-Lived Property Elements may not have predictable Remaining Useful Lives or their replacement may occur beyond the 30-year scope of the study. The operating budget should fund infrequent repairs. Funding untimely or unexpected replacements from reserves will necessitate increases to Reserve Contributions. Periodic updates of



this Reserve Study will help determine the merits of adjusting the Reserve Funding Plan. We identify the following Long-Lived Property Elements as excluded from reserve funding at this time.

- Electrical Systems, Common
- Foundations, Common
- Pipes, Interior Building, Domestic Water, Sanitary Waste, Vent, Sprinkler, Fire Standpipes, Building Heating and Cooling, Common
- Pipes, Subsurface Utilities
- Pool and Spa Structures
- Structural Frames

The operating budget provides money for the repair and replacement of certain Reserve Components. The Association may develop independent criteria for use of operating and reserve funds. For purposes of calculating appropriate Reserve Contributions, we identify the following list of Operating Budget Funded Repairs and Replacements:

- General Maintenance to the Common Elements
- Expenditures less than \$3,500 (These relatively minor expenditures have a limited effect on the recommended Reserve Contributions.)
- Asphalt Pavement, Crack Repair, Patch and Seal Coat
- Basketball Goal
- Cart, Tennis Court Maintenance
- Catch Basins, Capital Repairs
- Coy Pond, Maintenance and Renovations
- Gazebo, Paint Applications and Capital Repairs
- Horseshoe Pits
- Irrigation System, Controllers
- Landscape
- Light Fixtures, Entrance Pavilion
- Maintenance Shed, Capital Repairs
- Paint Finishes, Touch Up
- Pool Furniture
- Preserve Areas, Maintenance and Permitting
- Shutters, Vinyl
- Signage
- Site Furniture
- Tennis and Pickleball Court Standards
- Tennis Courts, Awning, Canvas, Interim Replacement
- Tennis Courts, Wind Screens
- Walls, Masonry, Chimneys
- Walls, Vinyl Siding, Clubhouse Exterior
- Other Repairs normally funded through the Operating Budget



Certain items have been designated as the responsibility of the homeowners to repair or replace at their cost. Property Maintained by Homeowners, including items billed back to Homeowners, relates to:

- Homes and Lots
- Mailboxes
- Lamp Posts
- Driveways

Certain items have been designated as the responsibility of others to repair or replace. Property Maintained by Others relates to:

- Asphalt Pavement Street System, Plantation Boulevard (City of North Port)

3.RESERVE EXPENDITURES and FUNDING PLAN

The tables following this introduction present:

Reserve Expenditures

- Line item numbers
- Total quantities
- Quantities replaced per phase (in a single year)
- Reserve component inventory
- Estimated first year of event (i.e., replacement, application, etc.)
- Life analysis showing
 - useful life
 - remaining useful life
- Unit cost of replacement
- 2017 local cost of replacement
- Total future costs of replacement anticipated during the next 30 years
- Schedule of estimated future costs for each reserve component including inflation

Reserve Funding Plan

- Reserves at the beginning of each year
- Total recommended reserve contributions
- Estimated interest earned from invested reserves
- Anticipated expenditures by year
- Anticipated reserves at year end

Financial statements prepared by your association, by you or others might rely in part on information contained in this section. For your convenience, we have provided an electronic data file containing the tables of ***Reserve Expenditures*** and ***Reserve Funding Plan***.

RESERVE EXPENDITURES

Lakeside Plantation
Community Development District
North Port, Florida

Years 2017 to 2032

Explanatory Notes:
1) 1.5% is the estimated future inflation rate for estimating future replacement costs.
2) FY2017 is Fiscal Year beginning October 1, 2016 and ending September 30, 2017.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Unit	Costs \$		30-Year Total (initiated)	RUL = 0 FY2017	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
						Useful	Remaining		Per Phase (2017)	Total (2017)																	
Clubhouse Exterior Building Elements																											
1,260	30	30	Each	Light Fixtures	2026	to 25	9	120.00	3,600	3,600	4,116																
1,269	4,175	4,175	Square Feet	Pavers, Masonry, Porch Area (incl. Pavilion and Community Entrance)	2031	to 30	14	9.00	37,575	37,575	46,283															46,283	
1,271	210	210	Linear Feet	Railings, Aluminum	2031	to 30	14	46.00	9,660	9,660	11,699															11,699	
1,280	110	110	Squares	Roofs, Asphalt Shingles (incl. Gutters and Downspouts)	2021	15 to 20	4	360.00	39,600	39,600	98,638				42,030												
1,651	3,950	3,950	Square Feet	Soffits, Vinyl (incl. Siding)	2029	to 40	12	6.00	23,700	23,700	28,336																
1,860	8,600	8,600	Square Feet	Walls, Stucco, Paint Finishes and Capital Repairs	2021	5 to 7	4	1.20	10,320	10,320	51,575																
1,960	1,000	1,000	Square Feet	Windows and Doors	2040	45 to 55	23	78.00	78,000	78,000	109,853																
Property Site Elements																											
4,011	1,800	1,800	Square Feet	Arbors, Wood, Entrance Feature	2018	15 to 20	1	17.00	30,600	30,600	72,273		31,059														
4,040	3,000	3,000	Square Yards	Asphalt Pavement, Mill and Overlay, Clubhouse Parking Lot	2025	15 to 20	8	8.50	25,500	25,500	64,640																
4,041	11,900	11,900	Square Yards	Asphalt Pavement, Mill and Overlay, Carriage Homes and Villas	2026	15 to 20	9	8.50	101,150	101,150	260,248																
4,042	20,600	20,600	Square Yards	Asphalt Pavement, Mill and Overlay, Single Family Homes	2028	15 to 20	11	8.50	175,100	175,100	464,130																
4,043	6,550	6,550	Square Yards	Asphalt Pavement, Mill and Overlay, Sycamore Street	2019	15 to 20	2	8.50	55,675	55,675	129,069																
4,044	12,550	12,550	Square Yards	Asphalt Pavement, Mill and Overlay, The Towns	2027	15 to 20	10	8.50	106,675	106,675	278,591																
4,105	1	1	Allowance	Bocce Court, Renovations	2027	to 10	10	3,600.00	3,600	3,600	14,854																
4,110	40,000	1,000	Linear Feet	Concrete Cuts and Gutters, Partial	2019	to 65	2 to 30+	25.00	25,000	1,000,000	253,835																
4,140	185,000	3,700	Square Feet	Concrete Sidewalks, Partial	2018	to 65	1 to 30+	7.50	27,750	1,387,500	347,207																
4,311	2	2	Each	Fountains, Entrance, Capital Repairs	2020	to 10	3	9,500.00	19,000	19,000	68,684																
4,360	1	1	Each	Gazebo	2018	15 to 20	1	10,600.00	10,500	10,500	25,011																
4,410	4	4	Each	Irrigation System, Pumps	2018	5 to 10	1	3,500.00	14,000	14,000	33,349																
4,420	2,000	400	Heads	Irrigation System, Phased	2035	to 40	18 to 22	150.00	60,000	300,000	404,145																
4,560	62	62	Each	Light Poles and Fixtures	2023	to 25	6	2,000.00	124,000	124,000	135,587																
4,620	400	400	Square Yards	Pickleball Courts, Color Coat	2022	4 to 6	5	9.00	3,600	3,600	28,235																
4,640	240	240	Linear Feet	Pickleball Courts, Fence	2042	to 25	25	30.00	7,200	7,200	10,447																
4,660	1	1	Allowance	Playground Equipment	2017	15 to 20	0	44,200.00	44,200	44,200	103,731																
4,710	23,250	2,325	Linear Feet	Ponds, Erosion Control, Partial	2018	to 10	1	35.00	81,375	81,375	289,686																
4,829	1	1	Each	Tennis Courts, Awning Frame	2025	to 25	8	10,000.00	10,000	10,000	11,265																
4,840	860	860	Linear Feet	Tennis Courts, Fence	2029	to 30	12	35.00	30,100	30,100	35,988																
4,850	14	14	Each	Tennis Courts, Light Poles and Fixtures	2029	to 30	12	3,000.00	42,000	42,000	50,216																
4,855	4	4	Courts	Tennis Courts, Scarify, Repelish and Laser Grade	2019	4 to 6	2	5,000.00	20,000	20,000	129,133																
4,865	4	4	Courts	Tennis Courts, Surface Replacement	2029	to 30	12	35,000.00	140,000	140,000	167,387																
Clubhouse Interior Building Elements																											
5,070	3	3	Each	Air Handling and Condensing Units, Split Systems	2019	15 to 20	2	11,500.00	34,500	34,500	83,414																
5,160	1	1	Allowance	Exercise Equipment, Phased	2018	5 to 15	1	27,700.00	27,700	27,700	88,612																
5,200	290	290	Square Yards	Floor Coverings, Carpet	2019	8 to 12	2	50.00	14,500	14,500	35,059																

RESERVE EXPENDITURES

Lakeside Plantation
Community Development District
North Port, Florida

Years 2033 to 2047

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	1st Year of Event	Estimated Useful	Life Analysis, Years		Costs, \$		16 2033	17 2034	18 2035	19 2036	20 2037	21 2038	22 2039	23 2040	24 2041	25 2042	26 2043	27 2044	28 2045	29 2046	30 2047	
							Remaining	Per Phase (2017)	Total (2017)	3p-Year Total (inflated)																
Clubhouse Exterior Building Elements																										
1.260	30	30	Each	Light Fixtures	2026	to 25	9	120.00	3,600	3,600																
1.269	4,175	4,175	Square Feet	Pavers, Masonry, Porch Area (Incl. Pavilion and Community Entrance)	2031	to 30	14	9.00	37,575	37,575																
1.271	210	210	Linear Feet	Railings, Aluminum	2031	to 30	14	46.00	9,660	9,660																
1.280	110	110	Squares	Roofs, Asphalt Shingles (Incl. Gutters and Downspouts)	2021	15 to 20	4	360.00	39,600	39,600										58,608						
1.651	3,950	3,950	Square Feet	Softies, Vinyl (Incl. Siding)	2029	to 40	12	6.00	23,700	23,700																
1.860	8,600	8,600	Square Feet	Walls, Stucco, Paint Finishes and Capital Repairs	2021	5 to 7	4	1.20	10,320	10,320			13,492							14,974						
1.960	1,000	1,000	Square Feet	Windows and Doors	2040	45 to 55	23	79.00	78,000	78,000								109,853								
Property Site Elements																										
4.011	1,800	1,800	Square Feet	Arbors, Wood, Entrance Feature	2018	15 to 20	1	17.00	30,600	30,600					41,214											
4.040	3,000	3,000	Square Yards	Asphalt Pavement, Mill and Overlay, Clubhouse Parking Lot	2025	15 to 20	8	8.50	25,500	25,500								35,914								
4.041	11,900	11,900	Square Yards	Asphalt Pavement, Mill and Overlay, Carriage Homes and Villas	2026	15 to 20	9	8.50	101,150	101,160									144,564							
4.042	20,600	20,600	Square Yards	Asphalt Pavement, Mill and Overlay, Single Family Homes	2028	15 to 20	11	8.50	175,100	175,100											257,871					
4.043	6,550	6,550	Square Yards	Asphalt Pavement, Mill and Overlay, Sycamore Street	2019	15 to 20	2	8.50	55,675	55,675			71,711													
4.044	12,550	12,550	Square Yards	Asphalt Pavement, Mill and Overlay, The Towns	2027	15 to 20	10	8.50	105,675	106,675					4,849					154,780						
4.105	1	1	Allowance	Bocce Court, Renovations	2027	to 10	10	3,600.00	3,600	3,600															5,627	
4.110	40,000	1,000	Linear Feet	Concrete Cuts and Gutters, Partial	2019	to 65	2 to 30+	25.00	25,000	1,000,000			32,201						35,738	36,274	35,818					
4.140	185,000	3,700	Square Feet	Concrete Sidewalks, Partial	2018	to 65	1 to 30+	7.50	27,750	1,387,500				36,823			38,505		40,264			42,103				
4.311	2	2	Each	Fountains, Entrance, Capital Repairs	2020	to 10	3	9,500.00	19,000	19,000								26,759								
4.360	1	1	Each	Gazebos	2018	15 to 20	1	10,500.00	10,500	10,500						14,354										
4.410	4	4	Each	Irrigation System, Pumps	2018	5 to 10	1	3,500.00	14,000	14,000					19,139											
4.420	2,000	400	Heads	Irrigation System, Phased	2035	to 40	18 to 22	150.00	60,000	300,000																
4.550	62	62	Each	Light Poles and Fixtures	2023	to 25	6	2,000.00	124,000	124,000																
4.620	400	400	Square Yards	Pickleball Courts, Color Coat	2022	4 to 6	5	9.00	3,600	3,600										5,223				5,627		
4.640	240	240	Linear Feet	Pickleball Courts, Fence	2042	to 25	25	30.00	7,200	7,200										10,447						
4.680	1	1	Allowance	Playground Equipment	2017	15 to 20	0	44,200.00	44,200	44,200						59,531										
4.710	23,250	2,325	Linear Feet	Ponds, Erosion Control, Partial	2018	to 10	1	35.00	81,375	81,375						111,244										
4.829	1	1	Each	Tennis Courts, Awning Frame	2025	to 25	8	10,000.00	10,000	10,000																
4.840	860	860	Linear Feet	Tennis Courts, Fence	2029	to 30	12	35.00	30,100	30,100																
4.850	14	14	Each	Tennis Courts, Light Poles and Fixtures	2029	to 30	12	3,000.00	42,000	42,000																
4.855	4	4	Courts	Tennis Courts, Scarify, Replenish and Laser Grade	2019	4 to 6	2	5,000.00	20,000	20,000			25,147											28,590		
4.865	4	4	Courts	Tennis Courts, Surface Replacement	2029	to 30	12	35,000.00	140,000	140,000															31,262	
Clubhouse Interior Building Elements																										

RESERVE EXPENDITURES

Years 2017 to 2032

Lakeside Plantation
Community Development District
North Port, Florida

Explanatory Notes:

- 1) 1.5% is the estimated future inflation rate for estimating future replacement costs.
2) FY2017 is Fiscal Year beginning October 1, 2016 and ending September 30, 2017.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Unit (2017)	Per Phase (2017)	Total (2017)	30-Year Total (Inflated)	RUL = 0 FY2017	Costs, \$																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
						Useful	Remaining						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
5.450	2	1 Allowance		Furnishings, Phased	2019	to 20	2 to 12	32,000.00	32,000	64,000	115,629			32,967																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	

RESERVE EXPENDITURES

Years 2033 to 2047

Lakeside Plantation
Community Development District
North Port, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			30-Year Total (Inflated)	21	22	23	24	25	26	27	28	29	30																			
						Useful	Remaining	Unit (2017)	Per Phase (2017)	Total (2017)																														
5.450	2	1 Allowance		Furnishings, Phased	2019	to 20	2 to 12	32,000.00	32,000	64,000	115,529																													
5.500	4,600	4,600 Square Feet		Interior Renovations, Complete	2029	25 to 30	12	16.00	73,600	73,600	87,997																													
5.560	1	1 Allowance		Life Safety System, Control Panel and Emergency Devices	2024	to 25	7	13,000.00	13,000	13,000	14,428																													
5.800	6,000	6,000 Square Feet		Paint Finishes	2019	6 to 10	2	0.50	3,000	3,000	7,254		4,163																											
5.900	4	4 Each		Rest Rooms, Renovation	2024	to 25	7	9,500.00	38,000	38,000	42,174																													
5.920	1	1 Allowance		Security System (2017 is Cameras Only)	2017	to 15	0	8,000.00	8,000	8,000	28,507										12,505																			
																						Pool Elements																		
6.200	4,330	4,330 Square Feet		Deck, Pavers	2041	to 25	24	9.00	38,970	38,970	55,708			55,708																										
6.400	390	390 Linear Feet		Fence, Aluminum	2041	to 25	24	75.00	29,250	29,250	41,813			41,813																										
6.560	6	6 Each		Light Poles and Fixtures	2040	to 25	23	2,700.00	16,200	16,200	22,816			22,816																										
6.600	2	1 Allowance		Mechanical Equipment, Phased	2019	to 15	2 to 9	24,000.00	24,000	48,000	153,937	30,456		33,801							37,514																			
6.800	2,750	2,750 Square Feet		Pool Finishes, Plaster	2018	8 to 12	1	12.00	33,000	33,000	117,480	45,113																												
																						Reserve Study Update with Site Visit																		
1 Allowance																						2019	2	2	3,500.00	3,500	3,500													
Anticipated Expenditures, By Year																									\$4,637,559	65,670	103,912	116,079	116,440	197,254	309,741	238,315	229,143	363,051	251,952	294,659	0	42,103	0	92,535

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS
Lakeside Plantation
Community Development District
North Port, Florida

Individual Reserve Budgets & Cash Flows for the Next 30 Years

	FY2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Reserves at Beginning of Year (Note 1)	444,509	473,444	380,238	295,788	410,130	462,901	597,347	602,919	659,046	742,886	715,890	672,998	408,527	150,175	244,496	340,704
Total Recommended Reserve Contributions (Note 2)	75,833	130,000	130,000	130,000	130,000	132,000	134,000	136,000	138,000	140,100	142,200	144,300	146,500	148,700	150,900	153,200
Plus Estimated Interest Earned, During Year (Note 3)	3,202	5,092	4,032	4,210	5,207	6,324	7,159	7,527	8,361	8,700	8,284	6,450	3,332	2,354	3,490	4,921
Less Anticipated Expenditures, By Year	(50,200)	(228,298)	(218,482)	(19,868)	(82,436)	(3,878)	(135,587)	(87,400)	(62,521)	(175,796)	(193,376)	(415,221)	(408,184)	(56,733)	(58,182)	(14,503)
Anticipated Reserves at Year End	\$473,444	\$380,238	\$295,788	\$410,130	\$462,901	\$597,347	\$602,919	\$659,046	\$742,886	\$715,890	\$672,998	\$408,527	\$150,175	\$244,496	\$340,704	\$484,322

(NOTE 5)

(continued)

Individual Reserve Budgets & Cash Flows for the Next 30 Years. Continued

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Reserves at Beginning of Year	484,322	580,503	641,680	691,754	746,492	729,038	594,692	533,103	482,618	299,431	218,357	106,103	291,675	439,835	634,945
Total Recommended Reserve Contributions	155,500	157,800	160,200	162,600	165,000	167,500	170,000	172,600	175,200	177,800	180,500	183,200	185,900	188,700	191,500
Plus Estimated Interest Earned, During Year	6,351	7,289	7,953	8,578	8,800	7,895	6,726	6,068	4,664	3,088	1,935	2,372	4,363	6,410	8,213
Less Anticipated Expenditures, By Year	(65,670)	(103,912)	(118,079)	(116,440)	(191,254)	(309,741)	(238,315)	(229,143)	(363,051)	(261,962)	(294,689)	0	(42,103)	0	(92,595)
Anticipated Reserves at Year End	\$580,503	\$641,680	\$691,754	\$746,492	\$729,038	\$594,692	\$533,103	\$482,618	\$299,431	\$218,357	\$106,103	\$291,675	\$439,835	\$634,945	\$742,123

(NOTE 5)

Explanatory Notes:

- 1) Year 2017 starting reserves are as of February 28, 2017; FY2017 starts October 1, 2016 and ends September 30, 2017.
- 2) Reserve Contributions for 2017 are the remaining budgeted 7 months; 2018 is the first year of recommended contributions.
- 3) 1.2% is the estimated annual rate of return on invested reserves; 2017 is a partial year of interest earned.
- 4) Accumulated year 2047 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Years (reserve balance at critical point).

4. RESERVE COMPONENT DETAIL

The Reserve Component Detail of this *Full Reserve Study* includes *Enhanced Solutions and Procedures* for select significant components. This section describes the Reserve Components, documents specific problems and condition assessments, and may include detailed solutions and procedures for necessary capital repairs and replacements for the benefit of current and future board members. We advise the Board use this information to help define the scope and procedures for repair or replacement when soliciting bids or proposals from contractors. *However, the Report in whole or part is not and should not be used as a design specification or design engineering service.*

Clubhouse Exterior Building Elements



Clubhouse overview

Light Fixtures

Line Item: 1.260

Quantity: Approximately 30 exterior wall mounted metal light fixtures accent the clubhouse

History: Original

Condition: Good overall

Useful Life: Up to 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Pavers, Masonry, Porch Area

Line Item: 1.269

Quantity: 4,175 square feet at the clubhouse porch, pavilion and community entrance

History: Original

Condition: Fair overall



Clubhouse porch pavers



Pavers at community entrance

Useful Life: Up to 30 years

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We suggest the Association conduct interim resetting and replacement of minor areas of pavers as normal maintenance, funded from the operating budget.

Railings, Aluminum

Line Item: 1.271

Quantity: 210 linear feet at the clubhouse porch

History: Original

Condition: Good overall



Porch railing

Useful Life: Up to 30 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Roofs, Asphalt Shingles

Line Item: 1.280

Quantity: 110 squares¹ at the clubhouse, pavilion and entrance feature

History: Original

Condition: Good overall. Management does not report a history of leaks.

¹ We quantify the roof area in squares where one square is equal to 100 square feet of surface area.



Clubhouse roof



Entrance feature roof

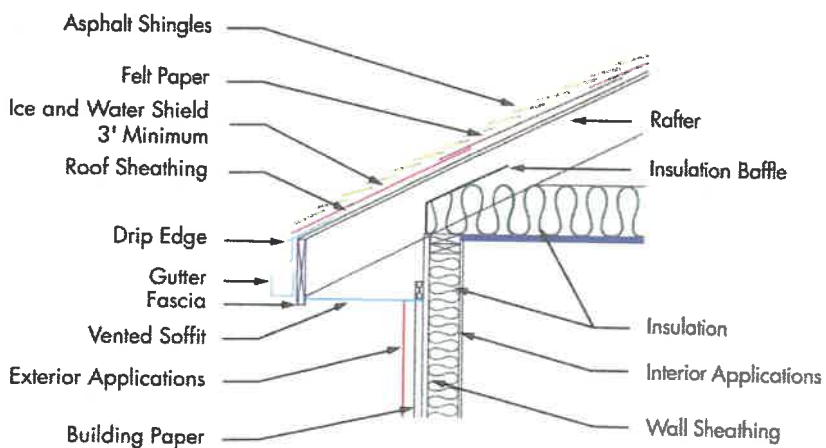
Useful Life: 15- to 20-years

Component Detail Notes: The existing roof assembly comprises the following:

- Laminate shingles
- Boston style ridge caps
- Metal drip edge
- Enclosed half weaved valleys

The following cross-sectional schematic illustrates an asphalt shingle roof system:

ROOF SCHEMATIC



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Contractors use one of two methods for replacement for sloped roofs, either an overlayment or a tear-off. Overlayment is the application of new shingles over an existing roof. However, there are many disadvantages to overlayment including hidden defects of the underlying roof system, absorption of more heat resulting in accelerated deterioration of the new and old shingles, and an uneven visual appearance. Therefore, we recommend only the tear-off method of replacement. The tear-off method of replacement includes removal of the existing shingles, flashings if required and underlayments.

The Association should plan to coordinate the replacement of gutters and downspouts with the adjacent roofs. This will result in the most economical unit price and minimize the possibility of damage to other roof components as compared to separate replacements.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We base our cost on replacement with standard laminate Class A 240-260-pounds per square shingles. We include replacement of the gutters and downspouts concurrent with roof replacement.

Soffits, Vinyl

Line Item: 1.651

Quantity: 3,800 square feet of vinyl soffits and 150 square feet of vinyl siding at the clubhouse and pool side pavilion

History: Original

Condition: Fair with areas of sag



Vinyl soffit

Useful Life: Up to 40 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Walls, Stucco

Line Item: 1.860

Quantity: Approximately 8,600 square feet of the clubhouse, pavilion and entrance feature exteriors

History: Stucco is original. Paint finish likely dates to 2014.

Condition: Good overall



Stucco facade at clubhouse



Stucco facade at clubhouse

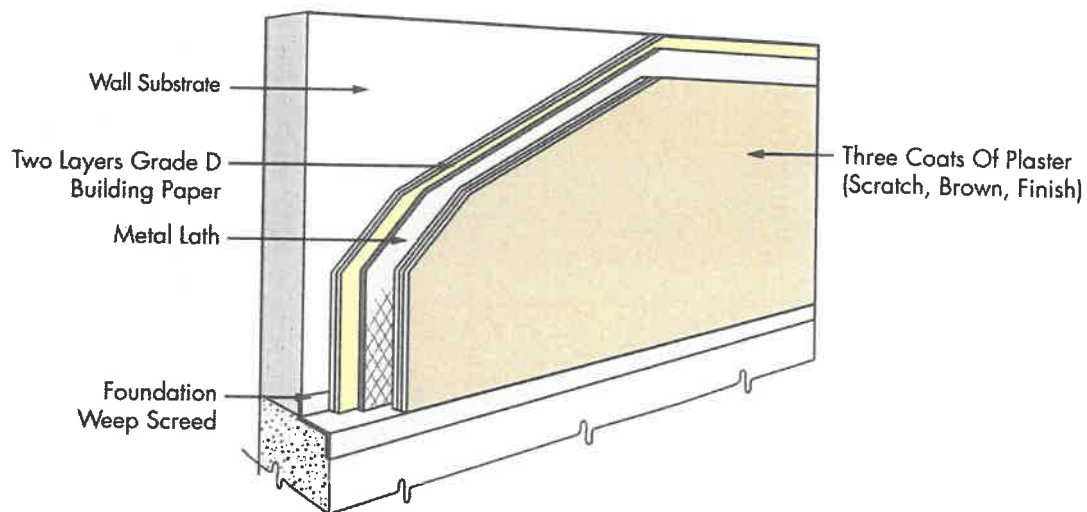


Stucco facade at clubhouse

Useful Life: We recommend inspections, repairs and paint finish applications every five- to seven-years.

Component Detail Notes: The following graphic details the typical components of a stucco wall system on frame construction:

STUCCO DETAIL



© Reserve Advisors, Inc.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the *Reserve Expenditures* table in Section 3. We assume the following activities per event:

- Crack repairs as needed (Each paint product has the limited ability to cover and seal cracks but we recommend repair of all cracks which exceed the ability of the paint product to bridge.)
- Replacement of up to one percent (1%), of the stucco walls (The exact amount of area in need of replacement will be discretionary based on the actual future conditions and the desired appearance.)
- Replacement of up to thirty-three percent (33%) of the sealants in coordination with each paint finish application.

Windows and Doors

Line Item: 1.980

Quantity: 1,000 square feet

History: Original

Condition: Good overall



Clubhouse window



Clubhouse doors

Useful Life: Up to 40 years

Component Detail Notes: Properly designed window and door assemblies anticipate the penetration of some storm water beyond the gaskets. This infiltrated storm water collects in an internal drainage system and drains, or exits, the frames through weep holes. These weep holes can become clogged with dirt or if a sealant is applied, resulting in trapped storm water. We recommend Lakeside Plantation periodically verify that weep holes are unobstructed as normal maintenance. However, as window frames, gaskets and sealants deteriorate, leaks into the interior can result. The

windows and doors will eventually need replacement or major capital repairs to prevent water infiltration and damage from wind driven rain.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Property Site Elements

Arbors, Wood

Line Item: 4.011

Quantity: 1,800 square feet

History: Primarily original, with repairs in 2010

Condition: Fair overall, with wood deterioration evident



Wood arbor



Biological stains at wood arbor

Useful Life: 15- to 20-years

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Asphalt Pavement, Repaving

Line Items: 4.040 through 4.044

Quantity: Approximately 54,600 square yards total, comprised of the following:

- Clubhouse parking lot: 3,000 square yards
- Carriage homes and villas: 11,900 square yards
- Single family homes: 20,600 square yards
- Sycamore street: 6,550 square yards
- The Towns: 12,550 square yards

History: Ages are as depicted below:

- Clubhouse parking lot: 2010
- Carriage homes and villas: 2011
- Single family homes: 2013
- Sycamore street: 2004
- The Towns: 2012

Condition: Good to fair overall with no visible deterioration evident



Clubhouse parking lot



Clubhouse parking lot



Asphalt pavement at Scarlett Avenue



Typical condition of asphalt pavement



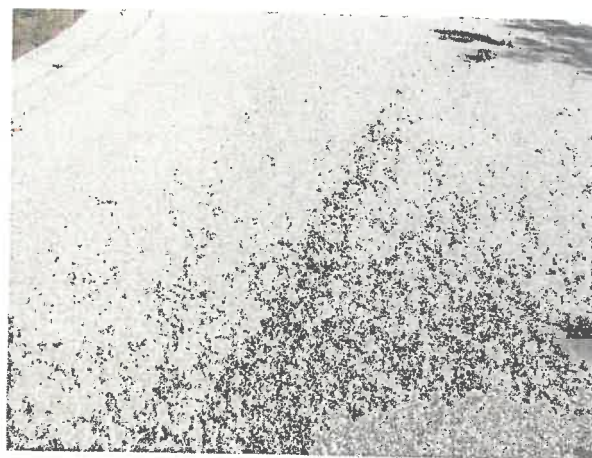
Asphalt pavement with early stages of raveling



Asphalt pavement edge deterioration at the Towns



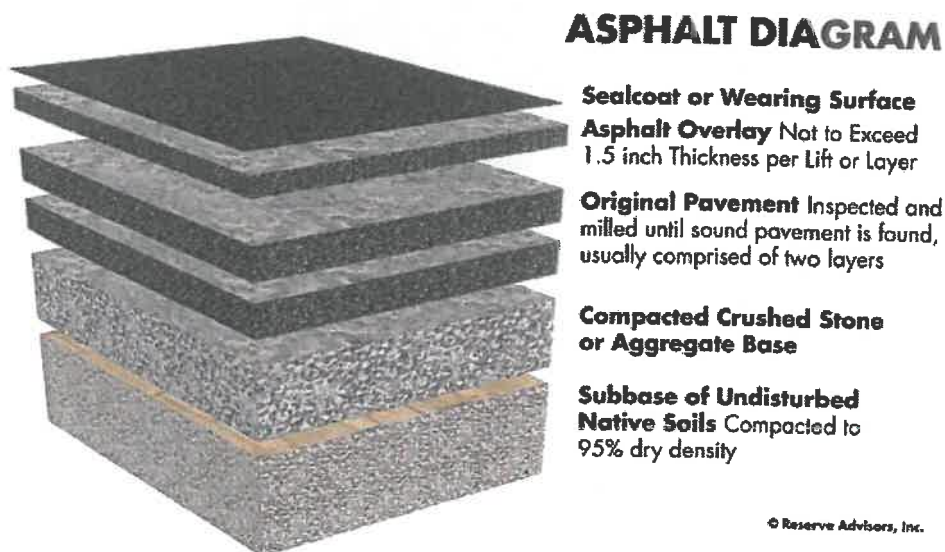
Asphalt pavement overview at Sycamore Street



Asphalt pavement deterioration at Sycamore Street

Useful Life: 15- to 20-years

Component Detail Notes: The initial installation of asphalt uses at least two lifts, or two separate applications of asphalt, over the base course. The first lift is the binder course. The second lift is the wearing course. The wearing course comprises a finer aggregate for a smoother more watertight finish. The following diagram depicts these components:



The manner of repaving is either a mill and overlay or total replacement. A mill and overlay is a method of repaving where cracked, worn and failed pavement is mechanically removed or milled until sound pavement is found. A new layer of asphalt is overlaid atop the remaining base course of pavement. Total replacement includes the removal of all existing asphalt down to the base course of aggregate and native soil followed by the application of two or more new lifts of asphalt. We recommend mill and overlayment on asphalt pavement that exhibits normal deterioration and wear. We recommend total replacement of asphalt pavement that exhibits severe deterioration, inadequate drainage, pavement that has been overlaid multiple times in the past or where the configuration makes overlayment not possible. Based on the apparent visual condition and configuration of the asphalt pavement, we recommend the mill and overlay method of repaving at Lakeside Plantation.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for milling and overlayment includes area patching of up to ten percent (10%).

Bocce Court, Renovations

Line Item: 4.105

Quantity: One bocce court comprising approximately 720 square feet of playing surface

History: Currently being constructed in 2017

Condition: N/A



Useful Life: Complete replacement is not likely during the next 30 years. However, renovations, including playing surface replacement and repairs to the curbing are likely every 10 years.

Priority/Criticality: Per Board discretion

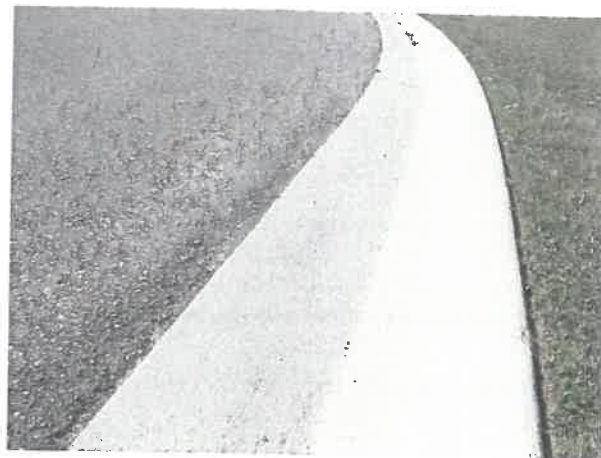
Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Concrete Curbs and Gutters

Line Item: 4.110

Quantity: 40,000 linear feet throughout the community

Condition: Good overall with very isolated deterioration evident



Concrete curb and gutter

Useful Life: Up to 65 years although interim deterioration of areas is common

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 8,000 linear feet of curbs and gutters, or twenty percent (20%) of the total, will require replacement during the next 30 years.

Concrete Sidewalks

Line Item: 4.140

Quantity: 185,000 square feet

Condition: Good overall



Concrete sidewalk



Concrete sidewalk with previous repair

Useful Life: Up to 65 years although interim deterioration of areas is common

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 37,000 square feet of concrete sidewalks, or twenty percent (20%) of the total, will require replacement during the next 30 years.

Fountains, Entrance

Line Item: 4.311

Quantity: Two each

History: Components vary in age

Condition: Fair overall, with reports of ongoing issues with the light fixtures



Entrance fountain



Mechanical equipment

Useful Life: Capital repairs every 10 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We include the following with each expenditure:

- Plaster finish replacement
- Paint applications and repairs to the stucco surfaces
- Replacement of up to fifty percent (50%) of the tile
- Replacement of up to fifty percent (50%) of the underwater lights and mechanical equipment

Gazebo

Line Item: 4.360

Quantity: One each

History: Primarily original with previous capital repairs

Condition: Fair overall



gazebo



Gazebo deck

Useful Life: 15- to 20-years with periodic maintenance

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association budget for paint applications and repairs through the operating budget.

Irrigation System, Pumps

Line Item: 4.410

Quantity: Four each

History: Vary in age

Condition: Reported satisfactory



Irrigation well and pressure tank

Useful Life: 5- to 10-years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Irrigation System

Line Item: 4.420

Quantity: 2,000 heads; irrigating the clubhouse area, entrance and along Plantation Boulevard

History: Primarily original

Condition: Good overall and Management does not report any deficiencies

Useful Life: Up to 40 years

Component Detail Notes: Irrigation systems typically include the following components:

- Electronic controls (timer)
- Impact rotors
- Network of supply pipes
- Pop-up heads
- Valves

Lakeside Plantation should anticipate interim and partial replacements of the system network supply pipes and other components as normal maintenance to maximize the

useful life of the irrigation system. The Association should fund these ongoing seasonal repairs through the operating budget.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Light Poles and Fixtures

Line Item: 4.560

Quantity: 62 each; located along Plantation Boulevard and at the clubhouse parking area

History: Original

Condition: Good to fair overall



Light pole and fixture

Useful Life: Up to 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Pickleball Courts

Line Items: 4.620 and 4.640

Quantity: Two each

History: Currently under construction

Condition: N/A



Pickleball courts

Useful Lives: Color coat applications every four- to six-years and replacement of the fence every 25 years.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Playground Equipment

Line Item: 4.660

History: Currently under construction

Condition: N/A



Location of playground equipment

Useful Life: 15- to 20-years

Component Detail Notes: Safety is the major purpose for maintaining playground equipment. We recommend an annual inspection of the playground equipment to identify and repair as normal maintenance loose connections and fasteners or damaged elements. We suggest the Association learn more about the specific requirements of playground equipment at PlaygroundSafety.org. We recommend the use of a specialist for the design or replacement of the playground equipment environment.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We include an allowance in the unit cost for replacement of the safety surface. The estimate of cost is based on information provided by Management.

Ponds, Erosion Control

Line Item: 4.710

Quantity: 23,250 linear feet of natural vegetation and stone rip rap around 17 ponds. The following map depicts the location of the ponds and the following table depicts the quantity of shorelines and surface areas of each pond.



Pond	Surface Area (SY)	Shoreline (LF)
A	50,160	1,530
B	105,740	1,980
C	51,340	900
D	48,580	1,300
E	123,190	1,840
F	258,820	3,700
G	51,870	1,270
H	90,840	1,420
I	20,830	660
J	224,140	4,200
K	67,460	1,490
L	18,210	560
M	15,000	490
N	29,090	720
O	88,900	1,190
P	218,310	3,550
Q	27,200	880
Total	1,489,680	27,680

History: Repairs have been performed in prior years

Condition: The following table depicts the noted conditions of the ponds

Pond	Conditions Noted
A	Low water level; minimal erosion; majority of shoreline has buffer zones
B	Low water level; moderate erosion; areas of steep shorelines
C	Minimal erosion; entire shoreline has buffer zone; sediment accumulation at inlets
D	Moderate erosion; portions of shoreline buffer zones; rip rap at inlets
E	low water level; minimal erosion
F	completed vegetated; no reserve expenditures anticipated
G	low water level; areas of steep shorelines; portions of shoreline buffer zones
H	low water level; rip rap at approximately seventy-five percent of shoreline
I	low water level; moderate erosion; steep shorelines
J	majority of shoreline has buffer zones
K	low water level; moderate erosion; rp rap at inlets
L	low water level; areas of steep shorelines
M	completed vegetated; no reserve expenditures anticipated
N	low water level; areas of steep shorelines
O	areas of steep shorelines
P	Low water level; moderate erosion; areas of steep shorelines; rip rap at inlets
Q	low water level; minimal erosion



Pond A



Pond B



Pond B - shoreline erosion



Pond C



Pond D



Pond D - erosion at canal inlet



Pond F



Pond G



Pond H



Pond I



Pond I



Pond J



Pond K



Pond L



Pond M



Pond N



Pond O



Pond P



Pond P - shoreline erosion



Pond Q



Useful Life: Shorelines are subject to fluctuations in water levels, increased plant growth and migrating storm and ground water resulting in the need for erosion control measures up to every 10 years.

Component Detail Notes: The steep shoreline embankments are likely to exacerbate soil movement and erosion. The use and maintenance of landscape, natural vegetation and/or stone rip rap along the pond shorelines will help maintain an attractive appearance and prevent soil erosion.

Shoreline plantings are referred to as buffer zones. Buffer zones provide the following advantages:

- Control insects naturally
- Create an aesthetically pleasing shoreline
- Enhance water infiltration and storage
- Filter nutrients and pollutants
- Increase fish and wildlife habitat
- Reduce lawn maintenance
- Stabilize shoreline and reduce erosion
- Trap sediments

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association plan to install a combination of plantings and rip rap around the ponds along 2,325 linear feet, or approximately ten percent (10%), of the shorelines, per event.

Tennis Courts, Awning Frame

Line Item: 4.829

History: Original

Condition: Fair overall



Awning frame

Useful Life: Up to 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Replacement of the awning should be funded through the operating budget.

Tennis Courts, Fence

Line Item: 4.840

Quantity: 860 linear feet

History: Original, with repairs in 2013 concurrent with court repairs

Condition: Good overall



Tennis court chain link fence



Tennis court chain link fence

Useful Life: Up to 30 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We coordinate fence replacement with replacement of the courts.

Tennis Courts, Light Poles and Fixtures

Line Item: 4.850

Quantity: 14 light poles with 24 fixtures

History: Original

Condition: Good overall



Light fixtures

Useful Life: Up to 30 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We coordinate light pole and fixture replacement with replacement of the courts.

Tennis Courts, Surface

Line Items: 4.855 and 4.865

Quantity: Four clay tennis courts

History: Original, with a scarifying and laser grading event in 2013

Condition: Good overall



Tennis court overview



Tennis court overview

Useful Life: Complete replacement, including the irrigation system every 30 years with scarifying, clay replenishment and laser grading every four- to six-years.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Clubhouse Interior Building Elements

Air Handling and Condensing Units, Split Systems

Line Item: 5.070

Quantity: Three split systems

History: Vary in age

Condition: Reported satisfactory



Condensing unit

Useful Life: 15- to 20-years

Component Detail Notes: A split system air conditioner consists of an outside condensing unit, an interior evaporator coil, refrigerant lines and an interior electric air handling unit. The condensing units have cooling capacities that range from 5- to 15-tons each. The split systems use R-410A refrigerant.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The condensing unit may require replacement prior to replacement of the related interior forced air unit. For purposes of this Reserve Study, we assume coordination of replacement of the interior forced air unit, evaporator coil, refrigerant lines and exterior condensing unit.

Exercise Equipment

Line Item: 5.160

Quantity: The exercise room contains the following types of cardiovascular aerobic training equipment:



- Elliptical
- Stationary cycle
- Treadmills

The exercise room contains the following types of strength training equipment:

- Bench
- Dumbbells

History: Vary in age

Conditions: Good overall

Useful Life: The useful life of cardiovascular equipment is up to five years. The useful life of strength training equipment is up to 15 years.

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend Lakeside Plantation anticipate replacement of all cardiovascular equipment and up to fifty percent (50%) of the strength training equipment per event.

Floor Coverings, Carpet

Line Item: 5.200

Quantity: 290 square yards (Contractor measurements will vary from the actual floor area due to standard roll lengths, patterns and installation waste.)

History: Replaced in 2011

Condition: Fair overall



Main room with carpet floor coverings

Useful Life: 8- to 12-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Furnishings

Line Item: 5.450

History: Vary in age

Condition: Fair overall



Furnishings



Kitchen cabinets and appliances

Useful Life: Varies significantly up to 20 years

Component Detail Notes: Furnishings in the clubhouse include:

- Billiard table
- Bookcases
- Cabinets
- Charis
- Computers
- Desks
- File cabinets
- Folding chairs
- Folding tables
- Tables

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate the present replacement cost of these elements at approximately \$64,000. Due to varied uses, ages and useful lives, we recommend the Association budget \$32,000 plus inflation for phased replacements of up to fifty percent (50%) of the furnishings per event.

Interior Renovations

Line Item: 5.500

History: Primarily original

Condition: Fair overall



Clubhouse interior



Clubhouse interior



Clubhouse interior

Useful Life: Complete interior renovations every 25- to 30-years.

Component Detail Notes: The clubhouse interior comprises approximately 4,600 square feet. This quantity excludes the rest rooms as we include renovation of these areas on a separate line item.

- Carpet, tile and rubber floor coverings
- Vinyl wall coverings
- Paint finishes on the walls and ceilings
- Plumbing fixtures
- Light fixtures
- Kitchen cabinets and countertops
- Furnishings including sofas, tables and chairs
- Various appliances including a stove, refrigerator and microwave

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The complete renovation should include replacement of all the interior components listed above, excluding the furnishings, as we include replacement of these elements on a separate line item.

Life Safety System

Line Item: 5.560

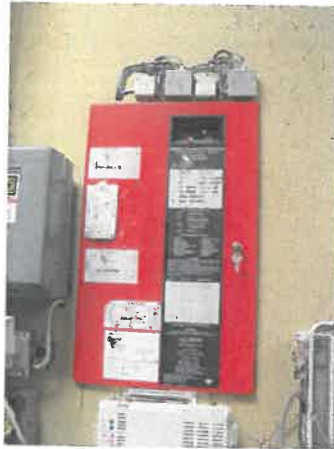
Quantity: The life safety system at Lakeside Plantation includes the following components:

- Audio/visual fixtures
- Control panel
- Detectors
- Emergency light fixtures

- Exit light fixtures
- Pull stations
- Wiring

History: Original

Conditions: Reported satisfactory



Life safety system control panel

Useful Life: Up to 25 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Changes in technology or building codes may make a replacement desirable prior to the end of the functional life. Our estimate of future cost considers only that amount necessary to duplicate the same functionality. Local codes or ordinances at the actual time of replacement may require a betterment as compared to the existing system. A betterment could result in a higher, but at this time unknown, cost of replacement.

Paint Finishes

Line Item: 5.800

Quantity: Approximately 6,000 square feet on walls and ceilings

History: Painted in 2011

Condition: Fair overall

Useful Life: 6- to 10-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Rest Rooms

Line Item: 5.900

Quantity: Four common located at the clubhouse

History: Components are primarily original. The toilets were replaced in 2011.

Condition: Good overall



Rest room finishes and fixtures

Useful Life: Renovations up to 25 years

Component Detail Notes: Components include:

- Tile floor coverings
- Tile and vinyl wall coverings
- Paint finishes on the walls and ceiling
- Light fixtures
- Plumbing fixtures

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Security System

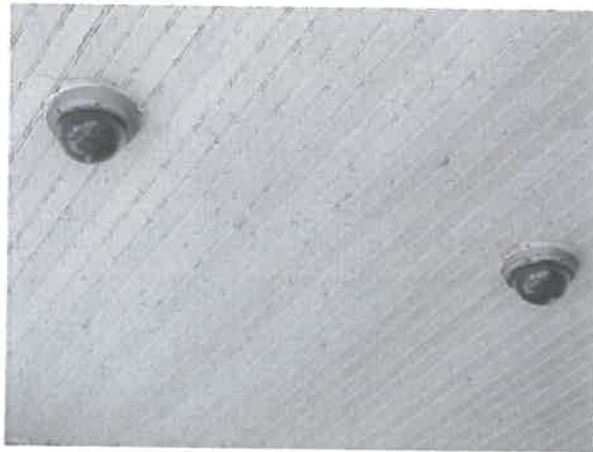
Line Item: 5.920

Quantity: Lakeside Plantation utilizes the following security system components:

- Cameras (15)
- Multiplexer (1)
- Recorder (1)

History: 2005

Condition: Reported satisfactory



Security cameras

Useful Life: Up to 15 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The 2017 expenditure is based on a bid the Association has received to replacement the cameras only. The Association should fund interim replacement of the remaining equipment through the operating budget.

Pool Elements

Deck, Pavers

Line Item: 6.200

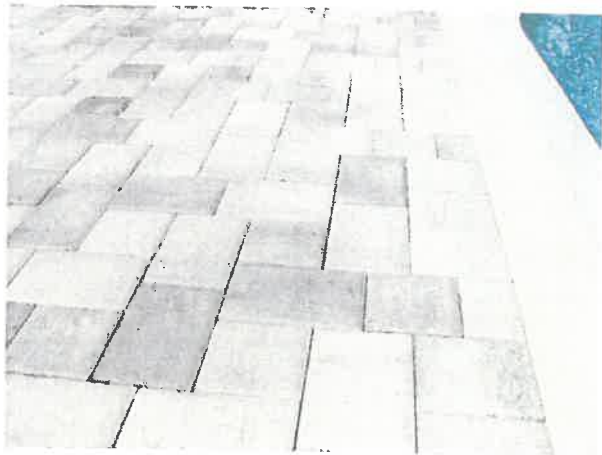
Quantity: 4,330 square feet

History: Installed in 2016

Condition: Good condition



Deck pavers



Deck pavers

Useful Life: Up to 25 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The estimate of cost is based on information provided by Management.

Fence, Aluminum

Line Item: 6.400

Quantity: 390 linear feet

History: Replaced in 2016

Condition: Good overall



Pool fence

Useful Life: Up to 25 years

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The estimate of cost is based on information provided by Management.

Light Poles and Fixtures

Line Item: 6.560

Quantity: Six each

History: Poles are original and the fixtures were replaced with LED (light-emitting diode) fixtures in 2016.

Condition: Good overall



LED fixture

Useful Life: Up to 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Mechanical Equipment

Line Item: 6.600

Quantity:

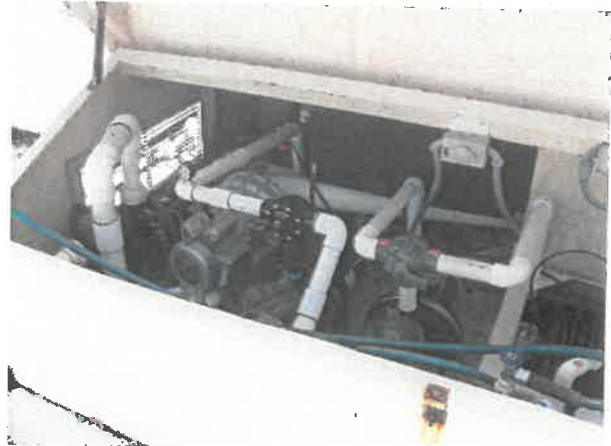
- Automatic chlorinator
- Controls
- Filters
- Heaters
- Interconnected pipe, fittings and valves
- Pumps

History: Vary in age

Condition: Reported satisfactory



Geothermal heaters



Mechanical equipment

Useful Life: Up to 15 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Failure of the pool mechanical equipment as a single event is unlikely. We recommend the Association anticipate replacement of up to fifty percent (50%) of the mechanical equipment per event. We consider interim replacement of motors and minor repairs as normal maintenance.

Pool Finishes, Plaster

Line Item: 6.800

Quantity: 2,750 square feet based on the horizontal surface area

History: Replaced in 2011

Condition: Fair overall



Pool overview



Plaster pool finish with tile perimeter

Useful Life: 8- to 12-years

Component Detail Notes: Removal and replacement provides the opportunity to inspect the pool structures and to allow for partial repairs of the underlying concrete surfaces as needed. To maintain the integrity of the pool structures, we recommend the Association budget for the following

- Removal and replacement of the finishes
- Partial replacements of the scuppers and coping as needed
- Replacement of tiles as needed
- Replacement of joint sealants as needed
- Concrete structure repairs as needed

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Reserve Study Update

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. Many variables change after the study is conducted that may result in significant overfunding or underfunding the reserve account. Variables that may affect the Reserve Funding Plan include, but are not limited to:

- Deferred or accelerated capital projects based on Board discretion
- Changes in the interest rates on reserve investments
- Changes in the *local* construction inflation rate
- Additions and deletions to the Reserve Component Inventory
- The presence or absence of maintenance programs
- Unusually mild or extreme weather conditions



- Technological advancements

Periodic updates incorporate these variable changes since the last Reserve Study or Update. The Association can expense the fee for an Update with site visit from the reserve account. This fee is included in the Reserve Funding Plan. We base this budgetary amount on updating the same property components and quantities of this Reserve Study report. We recommend the Board budget for an Update to this Reserve Study in two years. Budgeting for an Update demonstrates the Board's objective to continue fulfilling its fiduciary responsibility to maintain the commonly owned property and to fund reserves appropriately.

5.METHODOLOGY

Reserves for replacement are the amounts of money required for future expenditures to repair or replace Reserve Components that wear out before the entire facility or project wears out. Reserving funds for future repair or replacement of the Reserve Components is also one of the most reliable ways of protecting the value of the property's infrastructure and marketability.

Lakeside Plantation can fund capital repairs and replacements in any combination of the following:

1. Increases in the operating budget during years when the shortages occur
2. Loans using borrowed capital for major replacement projects
3. Level monthly reserve assessments annually adjusted upward for inflation to increase reserves to fund the expected major future expenditures
4. Special assessments

We do not advocate special assessments or loans unless near term circumstances dictate otherwise. Although loans provide a gradual method of funding a replacement, the costs are higher than if the Association were to accumulate reserves ahead of the actual replacement. Interest earnings on reserves also accumulate in this process of saving or reserving for future replacements, thereby defraying the amount of gradual reserve collections. We advocate the third method of *Level Monthly Reserve Assessments* with relatively minor annual adjustments. The method ensures that Homeowners pay their "fair share" of the weathering and aging of the commonly owned property each year. Level reserve assessments preserve the property and enhance the resale value of the homes.

This Reserve Study is in compliance with and exceeds the National standards¹ set forth by the Community Associations Institute (CAI) and the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a "Full Reserve Study." These standards require a Reserve Component to have a "predictable remaining Useful Life." Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate. Long-Lived Property Elements are necessarily excluded from this analysis. We considered the following factors in our analysis:

- The Cash Flow Method to compute, project and illustrate the 30-year Reserve Funding Plan
- Local² costs of material, equipment and labor
- Current and future costs of replacement for the Reserve Components
- Costs of demolition as part of the cost of replacement
- Local economic conditions and a historical perspective to arrive at our estimate of long term future inflation for construction costs in North Port, Florida at an annual inflation rate. Isolated or regional markets of greater

¹ Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".

² See Credentials for addition information on our use of published sources of cost data.

construction (development) activity may experience slightly greater rates of inflation for both construction materials and labor.

- The past and current maintenance practices of Lakeside Plantation and their effects on remaining useful lives
- Financial information provided by the Association pertaining to the cash status of the reserve fund and budgeted reserve contribution
- The anticipated effects of appreciation of the reserves over time in accord with a return or yield on investment of your cash equivalent assets. (We did not consider the costs, if any, of Federal and State Taxes on income derived from interest and/or dividend income).
- The Funding Plan excludes necessary operating budget expenditures. It is our understanding that future operating budgets will provide for the ongoing normal maintenance of Reserve Components.

Updates to this Reserve Study will continue to monitor historical facts and trends concerning the external market conditions.

6. DEFINITIONS

Definitions are derived from the standards set forth by the Community Associations Institute (CAI) representing America's 305,000 condominium and homeowners associations and cooperatives, and the Association of Professional Reserve Analysts, setting the standards of care for reserve study practitioners.

Cash Flow Method - A method of calculating Reserve Contributions where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Component Method - A method of developing a Reserve Funding Plan with the total contribution is based on the sum of the contributions for individual components.

Current Cost of Replacement - That amount required today derived from the quantity of a *Reserve Component* and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current *local* market prices for *materials*, *labor* and manufactured equipment, contractors' overhead, profit and fees, but without provisions for building permits, overtime, bonuses for labor or premiums for material and equipment. We include removal and disposal costs where applicable.

Fully Funded Balance - The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost similar to Total Accrued Depreciation.

Funding Goal (Threshold) - The stated purpose of this Reserve Study is to determine the adequate, not excessive, minimal threshold reserve balances.

Future Cost of Replacement - *Reserve Expenditure* derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for materials, labor and equipment.

Long-Lived Property Component - Property component of Lakeside Plantation responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

Percent Funded - The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

Remaining Useful Life - The estimated remaining functional or useful time in years of a *Reserve Component* based on its age, condition and maintenance.

Reserve Component - Property elements with: 1) Lakeside Plantation responsibility; 2) limited Useful Life expectancies; 3) predictable Remaining Useful Life expectancies; and 4) a replacement cost above a minimum threshold.

Reserve Component Inventory - Line Items in *Reserve Expenditures* that identify a *Reserve Component*.

Reserve Contribution - An amount of money set aside or *Reserve Assessment* contributed to a *Reserve Fund* for future *Reserve Expenditures* to repair or replace *Reserve Components*.

Reserve Expenditure - Future Cost of Replacement of a Reserve Component.

Reserve Fund Status - The accumulated amount of reserves in dollars at a given point in time, i.e., at year end.

Reserve Funding Plan - The portion of the Reserve Study identifying the *Cash Flow Analysis* and containing the recommended Reserve Contributions and projected annual expenditures, interest earned and reserve balances.

Reserve Study - A budget planning tool that identifies the current status of the reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.

Useful Life - The anticipated total time in years that a *Reserve Component* is expected to serve its intended function in its present application or installation.



7. PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, Inc. will perform its services as an independent contractor in accordance with our professional practice standards. Our compensation is not contingent upon our conclusions.

Our inspection and analysis of the subject property is limited to visual observations and is noninvasive. We will inspect sloped roofs from the ground. We will inspect flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a "snapshot in time" at the moment of our observation. Conditions can change between the time of inspection and the issuance of the report. Reserve Advisors does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, structural, latent or hidden defects which may or may not be present on or within the property. Our opinions of estimated costs and remaining useful lives are not a guarantee of the actual costs of replacement, a warranty of the common elements or other property elements, or a guarantee of remaining useful lives.

We assume, without independent verification, the accuracy of all data provided to us. You agree to indemnify and hold us harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon as supplied by you or others under your direction, or which may result from any improper use or reliance on the report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any controlling person of Reserve Advisors, Inc., including any director, officer, employee, affiliate, or agent. Liability of Reserve Advisors, Inc. and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

Report - Reserve Advisors, Inc. will complete the services in accordance with the Proposal. The Report represents a valid opinion of our findings and recommendations and is deemed complete. However, we will consider any additional information made available to us in the interest of promptly issuing a Revised Report if changes are requested within six months of receiving the Report. We retain the right to withhold a Revised Report if payment for services is not rendered in a timely manner. All files, work papers or documents developed by us during the course of the engagement remains our property.

Your Obligations - You agree to provide us access to the subject property during our on-site visual inspection and tour. You will provide to us to the best of your ability and if reasonably available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete our Study. You agree to pay our actual attorneys' fees and any other costs incurred in the event we have to initiate litigation to collect on any unpaid balance for our services.

Use of Our Report and Your Name - Use of this Report is limited to only the purpose stated herein. Any use or reliance for any other purpose, by you or third parties, is invalid. Our Reserve Study Report in whole or part is not and cannot be used as a design specification, design engineering services or an appraisal. You may show our report in its entirety to those third parties who need to review the information contained herein. The Client and other third parties viewing this report should not reference our name or our report, in whole or in part, in any document prepared and/or distributed to third parties without our written consent. ***This report contains intellectual property developed by Reserve Advisors, Inc. specific to this engagement and***



cannot be reproduced or distributed to those who conduct reserve studies without the written consent of Reserve Advisors, Inc.

We reserve the right to include our client's name in our client lists, but we will maintain the confidentiality of all conversations, documents provided to us, and the contents of our reports, subject to legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.

Payment Terms, Due Dates and Interest Charges - The retainer payment is due upon authorization and prior to shipment of the report. The final payment of the fee is due immediately upon receipt of the Report. Subsequent changes to the report can be made for up to six months from the initial report date. Any outstanding balance after 30 days of the invoice date is subject to an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Milwaukee County Circuit Court in the State of Wisconsin.

CONDITIONS OF OUR SERVICE ASSUMPTIONS

To the best of our knowledge, all data set forth in this report are true and accurate. Although gathered from reliable sources, we make no guarantee nor assume liability for the accuracy of any data, opinions, or estimates identified as furnished by others that we used in formulating this analysis.

We did not make any soil analysis or geological study with this report; nor were any water, oil, gas, coal, or other subsurface mineral and use rights or conditions investigated.

Substances such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials could, if present, adversely affect the validity of this study. Unless otherwise stated in this report, the existence of hazardous substance, that may or may not be present on or in the property, was not considered. Our opinions are predicated on the assumption that there are no hazardous materials on or in the property. We assume no responsibility for any such conditions. We are not qualified to detect such substances, quantify the impact, or develop the remedial cost.

We have made a visual inspection of the property and noted visible physical defects, if any, in our report. Our inspection and analysis was made by employees generally familiar with real estate and building construction; however, we did not do any invasive testing. Accordingly, we do not opine on, nor are we responsible for, the structural integrity of the property including its conformity to specific governmental code requirements, such as fire, building and safety, earthquake, and occupancy, or any physical defects that were not readily apparent during the inspection.

Our opinions of the remaining useful lives of the property elements do not represent a guarantee or warranty of performance of the products, materials and workmanship.



8. CREDENTIALS

HISTORY AND DEPTH OF SERVICE

Founded in 1991, Reserve Advisors, Inc. is the leading provider of reserve studies, insurance appraisals, developer turnover transition studies, expert witness services, and other engineering consulting services. Clients include community associations, resort properties, hotels, clubs, non-profit organizations, apartment building owners, religious and educational institutions, and office/commercial building owners in 48 states, Canada and throughout the world.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long range master plan known as a Reserve Study.

Reserve Advisors employs the **largest staff of Reserve Specialists** with bachelor's degrees in engineering dedicated to Reserve Study services. Our principals are founders of Community Associations Institute's (CAI) Reserve Committee that developed national standards for reserve study providers. One of our principals is a Past President of the Association of Professional Reserve Analysts (APRA). Our vast experience with a variety of building types and ages, on-site examination and historical analyses are keys to determining accurate remaining useful life estimates of building components.

No Conflict of Interest - As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Team Review, exclusive to Reserve Advisors, and by utilizing the experience of other staff members, each of whom has served hundreds of clients. We conduct Team Reviews, an internal quality assurance review of each assignment, including: the inspection; building component costing; lifing; and technical report phases of the assignment. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors has conducted reserve studies for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500-square foot day care center to the 2,600,000-square foot 98-story Trump International Hotel and Tower in Chicago. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, elevators, and life safety and security systems.

We're familiar with all types of building exteriors as well. Our well versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

OLD TO NEW

Reserve Advisors experience includes ornate and vintage buildings as well as modern structures. Our specialists are no strangers to older buildings. We're accustomed to addressing the unique challenges posed by buildings that date to the 1800's. We recognize and consider the methods of construction employed into our analysis. We recommend appropriate replacement programs that apply cost effective technologies while maintaining a building's character and appeal.

QUALIFICATIONS

THEODORE J. SALGADO

Principal Owner

CURRENT CLIENT SERVICES

Theodore J. Salgado is a co-founder of Reserve Advisors, Inc., which is dedicated to serving community associations, city and country clubs, religious organizations, educational facilities, and public and private entities throughout the United States. He is responsible for the production, management, review, and quality assurance of all reserve studies, property inspection services and consulting services for a nationwide portfolio of more than 6,000 clients. Under his direction, the firm conducts reserve study services for community associations, apartment complexes, churches, hotels, resorts, office towers and vintage architecturally ornate buildings.



PRIOR RELEVANT EXPERIENCE

Before founding Reserve Advisors, Inc. with John P. Poehlmann in 1991, Mr. Salgado, a professional engineer registered in the State of Wisconsin, served clients for over 15 years through American Appraisal Associates, the world's largest full service valuation firm. Mr. Salgado conducted facilities analyses of hospitals, steel mills and various other large manufacturing and petrochemical facilities and casinos.

He has served clients throughout the United States and in foreign countries, and frequently acted as project manager on complex valuation, and federal and state tax planning assignments. His valuation studies led to negotiated settlements on property tax disputes between municipalities and property owners.

Mr. Salgado has authored articles on the topic of reserve studies and facilities maintenance. He also co-authored *Reserves*, an educational videotape produced by Reserve Advisors on the subject of Reserve Studies and maintaining appropriate reserves. Mr. Salgado has also written in-house computer applications manuals and taught techniques relating to valuation studies.

EXPERT WITNESS

Mr. Salgado has testified successfully before the Butler County Board of Tax Revisions in Ohio. His depositions in pretrial discovery proceedings relating to reserve studies of Crestview Estates Condominium Association in Wauconda, Illinois, Rivers Point Row Property Owners Association, Inc. in Charleston, South Carolina and the North Shore Club Associations in South Bend, Indiana have successfully assisted the parties in arriving at out of court settlements.

EDUCATION - Milwaukee School of Engineering - B.S. Architectural Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

American Association of Cost Engineers - Past President, Wisconsin Section

Association of Construction Inspectors - Certified Construction Inspector

Association of Professional Reserve Analysts - Past President & Professional Reserve Analyst (PRA)

Community Associations Institute - Member and Volunteer Leader of multiple chapters

Concordia Seminary, St. Louis - Member, National Steering Committee

Milwaukee School of Engineering - Member, Corporation Board

Professional Engineer, Wisconsin (1982) and North Carolina (2014)

Ted continually maintains his professional skills through American Society of Civil Engineers, ASHRAE, Association of Construction Inspectors, and continuing education to maintain his professional engineer licenses.



JOHN P. POEHLMANN, RS
Principal

John P. Poehlmann is a co-founder of Reserve Advisors, Inc. He is responsible for the finance, accounting, marketing, and overall administration of Reserve Advisors, Inc. He also regularly participates in internal Quality Control Team Reviews of Reserve Study reports.



Mr. Poehlmann directs corporate marketing, including business development, advertising, press releases, conference and trade show exhibiting, and electronic marketing campaigns. He frequently speaks throughout the country at seminars and workshops on the benefits of future planning and budgeting for capital repairs and replacements of building components and other assets.

PRIOR RELEVANT EXPERIENCE

Mr. Poehlmann served on the national Board of Trustees of Community Associations Institute. An international organization, Community Associations Institute (CAI) is a nonprofit 501(c)(3) trade association created in 1973 to provide education and resources to America's 335,000 residential condominium, cooperative and homeowner associations and related professionals and service providers.

He is a founding member of the Institute's Reserve Committee. The Reserve Committee developed national standards and the Reserve Specialist (RS) Designation Program for Reserve Study providers. Mr. Poehlmann has authored numerous articles on the topic of Reserve Studies, including Reserve Studies for the First Time Buyer, Minimizing Board Liability, Sound Association Planning Parallels Business Concepts, and Why Have a Professional Reserve Study. He is also a contributing author in Condo/HOA Primer, a book published for the purpose of sharing a wide background of industry knowledge to help boards in making informed decisions about their communities.

INDUSTRY SERVICE AWARDS

CAI Wisconsin Chapter Award
CAI National Rising Star Award
CAI Michigan Chapter Award

EDUCATION

University of Wisconsin-Milwaukee - Master of Science Management
University of Wisconsin - Bachelor of Business Administration

PROFESSIONAL AFFILIATIONS

Community Associations Institute (CAI) - Founding member of Reserve Committee;
former member of National Board of Trustees; Reserve Specialist (RS) designation;
Member of multiple chapters

Association of Condominium, Townhouse, & Homeowners Associations (ACTHA) –
member



ANDREW L. STOUTENBURG, P.E., RS
Southeast Regional Engineering Manager

CURRENT CLIENT SERVICES

Andrew L. Stoutenburg, a Civil Engineer, is an Advisor for Reserve Advisors. Mr. Stoutenburg is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. He also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. He is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for apartments, condominiums, townhomes and homeowner associations.

The following is a partial list of clients served by Andrew Stoutenburg demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

Indigo Condominium Association, Inc. Twin 21-story towers located on waterfront property in Pensacola, Florida, comprise a total of 177 units. The towers were built from 2005 through 2006, and include an elaborate resort style pool area, elevated plaza decks, garage structures and multiple interior amenity areas. The Association also owns a parcel of land across Perdido Key Drive that provides additional parking and tennis facilities.

Ocean Three Condominium Association, Inc. Ocean Three Condominium comprises a uniquely shaped 37-story building of 215 units. Residents of the Association have access to a tennis court, pool and plaza deck, and multiple interior common areas including a spa, restaurant and fitness center. The site also includes an integral garage located at the lower levels of the tower.

The Polo Club of Boca Raton Property Owners Association, Inc. The Polo Club of Boca Raton is located on 1,100 acres in Palm Beach County, Florida. The Club comprises two Championship Golf Courses, a nationally recognized tennis facility with 27 *Har-Tru* courts, a 35,000 square foot Spa and Fitness Center, main clubhouse comprising approximately 120,000 square feet and resort style pool area including locker rooms, outdoor dining and children's activity center. The main clubhouse comprises five distinct restaurants, a ballroom, lounge and outdoor snack shop and two large commercial kitchens.

Camp For All Foundation Camp For All Foundation comprises over 200 acres in Burton, Texas. Camp for all includes 18 cabins, numerous multipurpose use structures, extensive site infrastructure, maintenance buildings and equipment, animal storage structures and a packaged sewer treatment facility.

Esentai Tower Located in Almaty, Kazakhstan, Esentai Tower comprises a total of 38 floors in one tower. The tower includes Class "A" office space, a *Ritz-Carlton* hotel, and private residences at the top eight floors. The tower includes an extensive subterranean parking garage, curtain wall facade, flat roof systems, and numerous building service elements, including boilers, chillers, cooling towers, traction elevators, life safety systems, building automation and security systems.

PRIOR RELEVANT EXPERIENCE

Before joining Reserve Advisors, Mr. Stoutenburg successfully completed the bachelors program in Civil Engineer from the University of Central Florida. He also has two years of experience as a field engineer in Tampa, FL and Miami, FL, where he gained knowledge in heavy highway construction, including but not limited to the construction of drainage, roadways, concrete structures and bridges.

EDUCATION

University of Central Florida – B.S. Civil Engineering

PROFESSIONAL AFFILIATIONS

Professional Engineer (P.E.) – State of Florida

Reserve Specialist (RS) - CAI



ALAN M. EBERT, P.E., PRA, RS
Director of Quality Assurance

CURRENT CLIENT SERVICES

Alan M. Ebert, a Professional Engineer, is the Director of Quality Assurance for Reserve Advisors. Mr. Ebert is responsible for the management, review and quality assurance of reserve studies. In this role, he assumes the responsibility of stringent report review analysis to assure report accuracy and the best solution for Reserve Advisors' clients.

Mr. Ebert has been involved with thousands of Reserve Study assignments. The following is a partial list of clients served by Alan Ebert demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

Brownsville Winter Haven Located in Brownsville, Texas, this unique homeowners association contains 525 units. The Association maintains three pools and pool houses, a community and management office, landscape and maintenance equipment, and nine irrigation canals with associated infrastructure.

Rosemont Condominiums This unique condominium is located in Alexandria, Virginia and dates to the 1940's. The two mid-rise buildings utilize decorative stone and brick masonry. The development features common interior spaces, multi-level wood balconies and common asphalt parking areas.

Stillwater Homeowners Association Located in Naperville, Illinois, Stillwater Homeowners Association maintains four tennis courts, an Olympic sized pool and an upscale ballroom with commercial-grade kitchen. The community also maintains three storm water retention ponds and a detention basin.

Birchfield Community Services Association This extensive Association comprises seven separate parcels which include 505 townhome and single family homes. This Community Services Association is located in Mt. Laurel, New Jersey. Three lakes, a pool, a clubhouse and management office, wood carports, aluminum siding, and asphalt shingle roofs are a few of the elements maintained by the Association.

Oakridge Manor Condominium Association Located in Londonderry, New Hampshire, this Association includes 104 units at 13 buildings. In addition to extensive roads and parking areas, the Association maintains a large septic system and significant concrete retaining walls.

Memorial Lofts Homeowners Association This upscale high rise is located in Houston, Texas. The 20 luxury units include large balconies and decorative interior hallways. The 10-story building utilizes a painted stucco facade and TPO roof, while an on-grade garage serves residents and guests.

PRIOR RELEVANT EXPERIENCE

Mr. Ebert earned his Bachelor of Science degree in Geological Engineering from the University of Wisconsin-Madison. His relevant course work includes foundations, retaining walls, and slope stability. Before joining Reserve Advisors, Mr. Ebert was an oilfield engineer and tested and evaluated hundreds of oil and gas wells throughout North America.

EDUCATION

University of Wisconsin-Madison - B.S. Geological Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

Professional Engineering License – Wisconsin, North Carolina

Reserve Specialist (RS) - Community Associations Institute

Professional Reserve Analyst (PRA) - Association of Professional Reserve Analysts



RESOURCES

Reserve Advisors, Inc. utilizes numerous resources of national and local data to conduct its Professional Services. A concise list of several of these resources follows:

Association of Construction Inspectors, (ACI) the largest professional organization for those involved in construction inspection and construction project management. ACI is also the leading association providing standards, guidelines, regulations, education, training, and professional recognition in a field that has quickly become important procedure for both residential and commercial construction, found on the web at www.iami.org. Several advisors and a Principal of Reserve Advisors, Inc. hold Senior Memberships with ACI.

American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., devoted to the arts and sciences of heating, ventilation, air conditioning and refrigeration; recognized as the foremost, authoritative, timely and responsive source of technical and educational information, standards and guidelines, found on the web at www.ashrae.org. Reserve Advisors, Inc. actively participates in its local chapter and holds individual memberships.

Community Associations Institute, (CAI) America's leading advocate for responsible communities noted as the only national organization dedicated to fostering vibrant, responsive, competent community associations. Their mission is to assist community associations in promoting harmony, community, and responsible leadership.

Marshall & Swift / Boeckh, (MS/B) the worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at www.marshallswift.com.

R.S. Means CostWorks, North America's leading supplier of construction cost information. As a member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners, developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects found on the web at www.rsmeans.com.

Reserve Advisors, Inc., library of numerous periodicals relating to reserve studies, condition analyses, chapter community associations, and historical costs from thousands of capital repair and replacement projects, and product literature from manufacturers of building products and building systems.

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, May 17, 2017 at 7:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum were:

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

Also present were:

George Flint	District Manager
Lindsay Whelan	District Counsel (by phone)
David Robson	District Engineer (by phone)
Alicia Belden	Amenities Manager
Joe Montagna	Vesta
Roy Deary	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)

Mr. Flint: I received a few speaker cards, but these are items that are on the agenda. There's an opportunity later on in the meeting under "General Audience Comments" to bring up anything that was not on the agenda.

THIRD ORDER OF BUSINESS

District Engineer Report

Mr. Flint: We had Dave Robson on the phone. Dave?

Mr. Robson: Good evening! I have not had any activities to report, since your last meeting. I am available for any questions or comments.

Mr. Flint: Not hearing any, Lindsay Whelan is also on the phone. If we have legal issues or when we get to the District Counsel Report, she's available.

FOURTH ORDER OF BUSINESS

Unfinished Business Items

Mr. Flint: We have a number of items that we are going to talk about under the Action Items List. It would probably fall under "Unfinished Business." Is there anything else that the Board wants to bring up, at this point, under "Unfinished Business?" Not hearing any, the next item followed.

FIFTH ORDER OF BUSINESS

New Business Items

A. Consideration of Resolution 2017-04 Approving the Proposed Fiscal Year 2018 Budget and Setting a Public Hearing

Mr. Flint: Resolution 2017-04 approves a proposed budget and sets the date, place and time of the public hearing for final consideration. We are suggesting your August meeting for the public hearing at 7:00 p.m. It is typically held in August. The Board may want to consider scheduling a budget workshop before the 7:00 p.m. meeting, which is not legally required, but to the extent that the Board wants to have any discussions on the budget, that would be the opportunity to do so. It wouldn't affect this resolution, but it would be something that I would like direction on, at some point in the meeting.

Ms. Stephens: I would like to have a workshop. We had one every year starting at 6:00 p.m.

Mr. Smith: I don't think we had one last year.

Mr. Szewczyk: We had, but I would like to start at 6:30 p.m., because if it goes later, then we don't have to change the time of the public hearing and won't have any dead time. I can't see it going beyond that.

Mr. Flint: If that is the direction of the Board, I will make sure that we advertise a budget workshop for 6:30 p.m. on August 16. That way we can start half an hour early and go through any discussions that the Board wants to have before you get to your public hearing. Exhibit A,

which is attached to this resolution, is the proposed budget. The Board is required by Florida Statutes to approve a proposed budget by June 15 of each year. It's not binding on the Board, so you can make changes to this budget. We see it as the start of the budget process. Once approved, the proposed budget is transmitted to the City of North Port and Sarasota County, at least 60 days before the August public hearing. They have the ability to provide comment, but they do not have approval authority. Historically, we never received comments from other governing authorities. The key issue at this point would be whether any increase in the per unit assessment would be contemplated. In the event that there is an increase in the per unit assessment, there are some additional mailed noticing requirements. Otherwise, you can keep assessments level, or reduce them at the public hearing. You would not be able to increase them without a mailed notice. The proposed budget that we prepared, assumes that the per unit assessment would remain the same. We kept the \$130,000 contribution to the capital reserve the same; however, we had to use \$15,800 from the "Beginning Fund Balance" to cover expenses, including the transfer to capital reserve. There are some proposed increases, one of which is breaking pool maintenance out of Vesta's contract and putting that in a separate line item. Historically, that has been part of Vesta's contract.

Ms. Moore: "Pool Cleaning" is on Page 2, which is \$10,000.

Mr. Flint: We created a separate line item for "Pool Cleaning," but Vesta's contract did not go down by \$10,000. There's a net increase, which they can address. There have been other increases in maintenance costs that are included in here, but we balanced it based on current assessment levels and using a small portion of the carry forward. That carry forward is basically excess revenue. At the end of the year, we are projecting having \$15,800 left over, after we transfer out an additional \$28,000 above the \$130,000 that you budgeted. After transferring the \$130,000, there is net revenue of \$43,000. We are using \$15,000 in carry forward, and the rest is going into the capital reserve. You are transferring more of your capital reserve this year than what we budgeted.

Ms. Moore: As far as moving out the pool maintenance, it was more expensive, but we will probably see a difference in the condition of the pool and hot tub. Is the pool contract still going to be through Vesta?

Mr. Flint: It will be with the District and managed by Vesta.

Mr. Montagna: It starts with us on September 30, and on October 1, it would revert to the District.

Mr. Flint: They will still manage that contract, except the contract will be with us, instead of Vesta.

Ms. Moore: We budgeted \$10,000 and reduced Vesta's contract by \$4,500. That means Vesta's contract is increasing by \$5,500, which is about a 3% increase.

Mr. Montagna: It is a 2.75% increase. The reason was that Howard's Pools was slightly less than what Dart is charging us and also what they will be charging the District. They were charging \$700 a month or \$8,400, which I divided in half, which decreased the contract amount of \$172,000 to \$168,000. With that being said, it is a 2.75% increase.

Ms. Moore: How many years have we had the contract?

Mr. Montagna: I think this is the fourth year.

Ms. Moore: With no increases?

Mr. Deary: This is Roy Deary from Vesta. I think we were relatively flat the last three years. Typically, we are asking for a 2.5% to 3% increase in most of our Districts. If you factor in the fact that we've been flat for a couple of years, our request is pretty reasonable.

Ms. Moore: This is kind of off topic, but what requirements do we have as to how often we are required to bid services? Is it every so often or every four or five years and what is the best practice?

Mr. Flint: With management and legal services, there's no bid requirement. With engineering, there's no allegation, time-wise, but if you choose to do it, there's a process you have to follow. With landscaping, if it's over \$200,000, there's a process that you have to follow, per Statutes. There's a sealed bid requirement. If you go through that process, you could have a five-year contract. On management and onsite amenity services, there's nothing obligating you or timeframe obligating you to go through that process.

Mr. Deary: Sharon, can I suggest, when you reach the five-year mark with us, to put our contract out for request for proposals (RFP). Obviously, you can do it sooner than that, but you wouldn't want to go any longer than five years.

Ms. Moore: Okay. I just wanted to bring it up to make sure that it's on everybody's radar. It's just prudent, every so many years, to do this.

Mr. Flint: There will be an opportunity, between now and the August meeting, to discuss the budget, or we can do it prior to the August public hearing, if you have any additional questions or comments, or want to delve into the budget deeper. If you have questions, please email me and we can address it that way.

Mr. Sabol: Do we have four years with Vesta?

Mr. Deary: The fourth year is coming up.

Ms. Moore: That was a major change in our structure, so I just wanted to be clear.

Mr. Deary: There have been some adjustments up and down.

Mr. Szewczyk: A lot of things have gone up and down.

Ms. Moore: By passing the resolution, we are saying that we are not going to change the rates.

Mr. Flint: Correct.

Ms. Moore: Which the City or County needs to put on the tax bills by the end of this month.

Mr. Flint: They don't need to do that until the end of August, but if its contemplated that your rates would go higher, there are some noticing steps that we have to take. If the rates remain the same or go down, then you don't have to take those additional mailed notice steps. We would want to know if we were increasing rates. Based on the proposed budget, we are not suggesting that you need to. As long as that's the case, between now and August, you can make any changes that you want to make, as long as you are not increasing assessments. Are there any other questions or discussions on the proposed budget, with the understanding that we will have a workshop, prior to the public hearing? Therefore, we need a motion to approve Resolution 2017-04.

On MOTION by Mr. Szewczyk, seconded by Mr. Sabol, with all in favor, Resolution 2017-04 Approving the Proposed Budget for Fiscal Year 2018 and Setting the Public Hearing for August 16, 2017 at 7:00 p.m., at this location, and scheduling a budget workshop, prior to the public hearing was adopted.
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B. Presentation of Number of Registered Voters – 786

Mr. Flint: Each year we are required to announce the number of registered voters within the District, as of April 15. You can see that there are 786 registered voters. No action is required by the Board. It is just something that we have to read into the record.

SIXTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of April 19, 2017 Meeting

Mr. Flint: The minutes were included in your agenda package. Were there any additions, deletions or corrections?

Ms. Stephens: Yes, I have one. On the top of Page 19, “two tales” should be “two tables”, and “if worn” should be “is worn”

On MOTION by Mr. Smith, seconded by Mr. Szewczyk with all in favor the minutes of the April 19, 2017 meeting were approved as amended.

B. Approval of Check Register

Mr. Flint: You have the check register for the General Fund, and the automatic draft for your utility accounts. The total is \$40,935.55. The detailed register and invoices are behind the summary. If there are any questions, we can discuss those. If not, we need a motion to approve.

Mr. Smith: I see that we paid Welsh Tennis Courts \$66 for a lamp, yet we paid \$3,100 to Ken Tanner. Are those two different things? Did the lamp include the ballast or was it just for the lamp?

Mr. Flint: The Ken Tanner invoice was for the rewiring of six lights and replacing ballasts, lamps and capacitors on nine lamps.

Ms. Belden: We ordered the tennis court lights through Welch and had an Electrician come out and install them.

Mr. Smith: That’s why I was confused seeing the lamp from one company but someone else installing them. Other than that, I’m fine.

Mr. Flint: Are there any other questions? If not, we need a motion to approve.

On MOTION by Mr. Szewczyk seconded by Ms. Stephens with all in favor the check register was approved.

C. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statements through April 30, 2017. No action is required by the Board. If you have any questions, we can discuss those. We collected \$591,000 of the \$657,000 that we certified for collections, leaving \$66,000 in non-ad valorem assessments to be collected. We anticipate in June seeing the balance, either after people paid delinquent tax bills or after tax certificate sales at the end of May or early June. Are there any questions on the financials? If not, we will move to general audience comments.

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 was on the agenda, or any item on the agenda that you would like to share with the Board. Please state your name and address. We ask that you limit your comments to three minutes. I think some of the items that people noted on the comment cards will be discussed under the Action Items List and Amenity Manager's Report.

A resident: First of all, I would like to talk about the bocce court. My wife and I play with 15 to 20 people and would like to have a second bocce court. Secondly, we just moved to this area and when we went to play, there were benches and people brought their own chairs; however, the benches disappeared. I propose that you put in a couple of benches. If you can have benches on each side, it would be perfect. I suggest increasing the membership rates each year. Let's say that the membership costs \$500, next year, it should increase to \$525 and have slight increases in future years. I think it would be helpful to cover those expenses.

Mr. Flint: Thank you! Are there any other public comments?

A resident: Yes. You guys do a great job, and I understand that's not a fun position to have. At the last meeting that I was at, you talked about painting the door in the bathroom. It's still not painted. The Jacuzzi broke down several times. I had many Jacuzzis in my lifetime and they are simple to operate. This one is bubbling. A Jacuzzi is nothing but water pumping out of jets. Residents keep making comments about figuring out what's wrong and it doesn't make sense. It's nothing but a water pump. When you go out there, it's blowing air. I don't know if there's a communication problem. I am just making comments. Regarding the lights, I haven't

looked recently but a month ago, I don't know if those are our lights that go out on Plantation Boulevard, or they are someone else's lights, but at 5:00 p.m. the median lights turn on, which is two to two-and-a-half hours before they are needed. I don't know if they are on a timer. It has to be costing us some money. I don't know who's in charge of that. I have a condo that I rent out over at the Oaks III condominiums and its insane how busy the bocce courts are. There has to be 50 to 60 people out there and we only have one court. They have leagues. It is the highlight of the place. I drive up there and there's people standing everywhere watching them play. I just had a couple of comments but you guys have done a good job and we appreciate it.

Mr. Smith: Thank you!

Mr. Paul Sorke: 1524 Scarlett Avenue. I just have a couple of items. One is the Jacuzzi. I brought to Management's attention that water is coming up between the heads of the jets. Instead of coming out of jets, water shoots to the center of the Jacuzzi. It's actually coming out right against the concrete where its screwed. Teflon tape would stop it. That's why the water is going straight up. I know this because I come out every day. I am wondering why they haven't made the basketball court regulation. It should be moved over and regulation lines should be painted because the current one is off center and the hoops are not the right height. Kids come down and play and it takes them an hour-and-a-half to play because they constantly go outside the gate to get the ball because of where its positioned. If you make it a half court regulation basketball court, lines can't be painted. It needs to be moved over to the center of the basketball court and the hoops raised to the proper height. Just make sure it's at least a half court regulation. Everyone playing for exercise and kids, are complaining about it. I measured it and it's not right. Regarding the bocce ball courts, you may want to add some seats and some around the playground, so people wouldn't have to be out in the sun. Aesthetically, it would look very nice.

Mr. Flint: Are there any other comments? Not hearing any, we are going to address most if not all of those items during the course of the meeting.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Flint: Camille brought up the question of golf carts. Ms. Whelan can address it now; otherwise, it will come up under "Other Business". I think she is prepared to address it and we can talk about it now.

Ms. Whelan: I would be happy to. We received a request from Camille regarding golf cart driving regulations within the City of North Port. We looked into the City of North Port codes to confirm that the minimum age for operation of a golf cart is 15 years old. They must have a valid driver's license or learners permit in order to drive the golf cart. Hours of operation are between sunrise and sunset; however, there are state statutory provisions where if you have lights or other apparatus on your golf cart, you can actually drive it at night, but unfortunately, in North Port you cannot pursuant to the City of North Port code. Obviously, these are City owned roads and, to the extent that you see somebody violating what you believe is the City code relative to golf carts, make sure to reach out to the City police to make sure that they handle the situation.

Mr. Flint: Just to clarify, Plantation Boulevard is City owned, but the remaining streets are CDD owned, but it doesn't change the fact that we don't have the ability to enforce the local code or State Statute. Whether it is on a CDD or City road, the City of North Port would be the entity that would have to enforce either the codes or the Statutes.

Ms. Whelan: Yes, exactly. Thank you for clarifying, I was speaking more to the jurisdiction. I appreciate that clarification.

Ms. Stephens: The problem that I have and other residents too, is we see these young children driving the golf carts probably around 13 years old. They have little kids hanging on the back with no supervision. They were seen going the wrong way on Plantation Boulevard, which is a hazard. God Forbid if something happens, we know that there are always frivolous lawsuits. I just can't believe these parents are being so lackadaisical and not providing the proper care and guidance of these small kids. They are just riding all over the community. We are worried about regular car speeders but these golf carts are becoming more of a nuisance.

Mr. Smith: If I'm not mistaken, I believe a year ago or two years ago, we sent an e-blast on all of this because it came up before on the regulations and everything else. Maybe that's something that we need to revisit again. If we can get the regulations and put them either in our newsletter or in our email, so that parents understand that these are the rules. These aren't our rules. It's North Port rules.

Mr. Flint: Lindsay, could you provide us with the City Code and we'll have Alicia send out an e-blast with that information.

Ms. Whelan: I would be happy to.

Mr. Flint: Thank you!

B. District Manager – Action Items

Mr. Flint: We have the Action Items List. The Reserve Study is going to be on next month's agenda. I received a draft. We can talk, next month, about some of the items like access control, in conjunction with the Reserve Study. I think Alicia has some proposals tonight for cameras, which we can talk about under her report. The removal of the spike rush was something that we talked about in January and for further evaluation was needed. Do we want this item to remain on the Action Item List or did the drought eliminate that issue?

Ms. Moore: A lot of it is dead. Do you mean what's in the water?

Mr. Flint: Right. It will come back eventually.

Ms. Moore: Right now it's pretty dead, at least in one lake.

Mr. Smith: I'm going to refer that to Joe since he lives on that lake, which everyone was complaining about.

Mr. Szewczyk: It would be a good time to look into possibly having somebody weed whack it down, since the water level is so low. The root systems will still be there to hold the banks and the dirt. There are a lot of kids fishing behind my house, these days. It will be another month or two before you have to drag fish through the tall stuff. I don't know what it would cost but I would like to take a look, and if possible, cut it down as low as possible.

Mr. Flint: We can get a proposal from Blooming's.

Mr. Szewczyk: Run a bush hog one time and knock it all down.

Mr. Flint: Okay.

Ms. Moore: Should we give him the authority for an amount? Otherwise, you are not going to get it done until June and then the rain will be here and it's all for nothing.

Mr. Flint: I have no idea what the cost would be. Sometimes they will just do things if we ask them. If it's not soft and they can run their lawn motor through there, maybe we can just have them do it, but we will need to talk to them.

Ms. Moore: Okay.

Mr. Szewczyk: Okay.

Mr. Flint: I don't know the amount. The Chairman and I have some approvals up to certain dollar amounts. If it's within our authority and it comes back, and there are funds available, we can look at moving forward.

Mr. Szewczyk: That sounds good to me.

Mr. Flint: I'm going to take it off of the list, unless we want to keep it on.

Mr. Smith: I say leave it on there until June and make sure that it is taken care of.

Mr. Flint: We will leave it on there until next month. Regarding the line of sight issues, the Board approved a not-to-exceed. We have a plan and a proposal. Unfortunately, Blooming's doesn't have the time right now, so they scheduled it for June. Is it going to be in early June?

Ms. Belden: They didn't give me a time in June.

Mr. Flint: It's going to be a few more weeks before we can get to that.

Ms. Moore: I would like to see an email to the community, letting them know what we are doing and the reason we are doing it, which are the line of sight issues and safety for cars turning on and off of Plantation Boulevard. I think it gives them a head up beforehand.

Mr. Flint: Okay.

Mr. Smith: I know that we talked about email, but I don't know how many people read emails. We have a newsletter. Could we also include both of these items and whatever else, in that newsletter, saying that we are trying to clean up the line of sight issues and the golf cart regulations?

Ms. Belden: Yes.

Mr. Smith: Thank you!

Ms. Moore: The June newsletter is out.

Ms. Belden: We can change it.

Ms. Moore: Can we revise it and send an email?

Ms. Belden: Yes.

Mr. Flint: We talked about the playground equipment at the last meeting. It took a lot longer than anyone anticipated. We received sign off from the City today on the final permit; however, we still have some issues to resolve. We are getting a proposal from Blooming's. The area where the excess mulch was spread, we are getting a proposal for the installation of sod.

We are going to take the mulch and replenish it, now that the mulch is settled within the playground. Any mulch that can go on the playground, will go on the playground. We will remove the excess mulch and get a price to sod that area. It will clean that whole area up. That includes the area that wraps around where that bench is and make sure that entire area is irrigated and sodded. I also have a proposal for the benches. We are not only replacing the one that's there, but adding two over by the bocce court. I have a proposal for two benches for the pickle ball and bocce courts. The benches are identical to what used to be out there. They have an integrated awning. We will talk about that proposal. There will be two, one located on either end of the bocce court. We also have a proposal to transition part of the current walkway into the gate opening. They are going to remove two or three panels of existing sidewalk, and radius in a 4' to 5' sidewalk into that gate opening. The level of the extended pad, because it has to be leveled to play pickle ball on it, is probably 3" lower than the walkway coming into it. No matter what they did, it would have to be replaced. We are going to replace that. The proposal would be to relocate the basketball net hoop. There would be a half-court key painted in a different color, contrasting with the pickle ball lines. The permanent nets would be relocated to the parking lot side. The reason we are doing that is because you need to align the basketball net so it is not facing the sun in the evening when the kids are typically playing. In addition, they would be extending the fence 4' higher on either side of the basketball net, so that the issue of the ball going over the fence and then having to chase it, would go away. It would be about 20' with a 4' extension behind the basketball net, which will resolve that issue. They will put the sports surface down, paint both pickle ball courts white and the basketball court key would be a contrasting color. Did we decide on yellow or green?

Mr. Szewczyk: I think it was yellow.

Mr. Flint: It would be a contrasting color. Width wise it is court regulation. Depth wise, it's going to be shorter than a half court, but they will have a key. We think that's a good compromise. Joe and I went out and met with Nidy Sports Construction (Nidy), a week-and-a-half or so ago, and I just received the proposal from them on what it would take to change it. I think with the benches, transitioning the sidewalk and sodding the area, we are going to get close to wrapping this project up.

Ms. Moore: Would two benches at each end of the bocce court be enough and close enough to service the pickle ball courts?

Mr. Flint: We think so. Harry and I talked about that and we think one is close enough to the court. We can always add one later if we need to. The courts aren't big enough to have one inside of the fence. Sometimes you'll have one in between the courts. There's not enough room in there to do that, but in the future, if needed, we can add another one outside of the fence. Initially we thought the one on this end of the bocce court, would be close enough that people could sit on, if they needed to.

Mr. Sabol: Can we have another surface in the playground?

Ms. Moore: What's wrong with the bark?

Mr. Sabol: Children are playing on a prickly woody surface. Raccoons can go in there. We are just creating a problem by putting that in there the way it is.

Mr. Flint: When we obtained bids from Game Time for the playground, there were two options. Option 1 was for a concrete surface, which included pouring a concrete curb around the edge and having a poured in place surface. That was \$14,700 more than the fiber mulch. It's not bark. Fiber mulch is made for playgrounds and is ADA compliant. There are many playgrounds out there that have this. It's not the type of mulch that you buy at Home Depot. It's made specifically for this instance. If the Board wanted to, you can always make that change. It's a matter of cost to do that.

Ms. Moore: How much was it?

Mr. Flint: It was \$14,700 more for the poured in place surface. You have to add, the removal of the existing fiber mulch.

Mr. Sabol: If you remove the bark, why couldn't we use it around the court? Right now, you can take it out of there and put it over in that area.

Mr. Flint: I will do whatever you guys want me to do.

Mr. Sabol: This is just general conversation for the Board.

Mr. Szewczyk: I personally am not prepared to say, "Let's just take what we just put down." We haven't even stepped foot on it yet. Throw it somewhere else and go out and spend more money on rubber, which realistically is not going to make a difference.

Mr. Sabol: I'm definitely against it. I think we are making a mistake.

Mr. Flint: I have a couple of proposals. One is from Nidy to relocate the basketball hoop and the pickle ball sleeves, remove the damaged concrete and transition the walkway into the new court and extend the fence behind the basketball net by 10' on each side of the net. It also

includes where the horseshoe pits are. They are going to remove the extensions out by saw cutting and saw cut the walkway where one bench used to be, so you have a uniform 5' wide walkway that goes to the pickle ball court. The estimated cost for that work is \$4,893. Once that is completed, they can proceed with installing the sports surface and drawing the lines. I also have a proposal for the benches. These are the same benches that were previously there. There are other vendors that sell these benches, but this is the company that manufactures the benches, which are in Denver, Colorado. I found the same benches in two or three other places but the price is the same. They must have a fixed price for distributors. They are \$2,190 each. Shipping is included. It would be \$90 on top of this for a lift gate. The existing ones lasted 15 years. They are well made. Most tennis courts use this brand. Welch is one of the installers of this brand. The awnings that were installed on the fence that the Board approved a couple of months ago, were made by the same company, Sun Trends. I met with Harry and we decided to put one on each end of the bocce court and replace the one by the playground. It doesn't include installation. The two that are by the bocce court would be bolted down to concrete pads. We will get a price from the company that does our sidewalk repair, to do two small concrete pads that we can do in-house. It's set in concrete and sleeves, so it could be lifted out if we needed to. The price is similar for the ones with brackets and the ones that are installed in concrete.

Ms. Moore: Is Nidy the company that did the work so far?

Mr. Flint: No.

Ms. Moore: Why did they get the basketball set up wrong?

Mr. Flint: I don't think it's all their fault.

Ms. Moore: Okay.

Mr. Flint: I think it's probably trial and error, to some extent. I think we thought that it would work because we are putting two pickle ball courts next to each other. We thought it would work on the short side, like we designed. It was obvious, once kids started playing there, that it was not wide enough. When you extend that pad 10' closer to the lake, you've got the issue of the ball rolling down into the lake. When looking at it, it wasn't something that seemed like it would be an issue. Hindsight is 20/20. I don't necessarily blame Nidy 100% for that. Initially they were going to locate it on the parking lot side, and there were concerns about balls rolling into the parking lot. Not all of this cost is related to that, only a portion of it.

Ms. Moore: Okay, we seem to have this horrible problem.

Mr. Flint: It's a delay.

Ms. Moore: It is because there wasn't a delay before.

Mr. Flint: It wasn't previously and it is now. The hoop needs to be loosened.

Ms. Moore: Before, was it 6" too high?

Mr. Flint: It wasn't installed at the right height in its current location. It would be installed at the right height and we will just have to make sure that the hoop is level.

Ms. Moore: Okay.

Mr. Flint: If you look at it, the hoop is askew.

Ms. Stephens: It says that there were areas of damaged concrete at entrance gates. If they did all of this work, why wasn't all of it done at the same time?

Mr. Flint: They didn't do that. This is where the existing sidewalks transitioned into the new extension. The existing sidewalks are about 3" higher than the 10' extension. The extension has to be level. When you added that 10' extension, it was about 3" lower than the existing walkway, plus that existing walkway split off into two different directions. Now it needs to go right into where the gate is. This was not part of their contract. It was going to have to be done either way. We didn't anticipate the difference in elevation and we thought that we could use the existing sidewalk into the extended pad, but because of that 3" difference in height, it has to be taken out and re-poured.

Ms. Stephens: I hate the way it looks but that's just me. In front of the gate, are we going to put any plants or shrubs to make it look nice? It looks like a school yard.

Mr. Flint: It's up to the Board. There's no irrigation in there, right now. It's all unirrigated Bahia grass. You can always run irrigation and put a shrub around the outside, similar to what you have by the tennis courts. If we wanted to, at some point, we could do that.

Mr. Smith: I think once construction is completed, we can look at prettying up the area. As far as the pickle ball and basketball courts, like George said, it wasn't totally Nidy. The Board should probably be taking some responsibility. When we were told that we were just going to flip the basketball court to the other side, I totally assumed that the size of the playing field would be the same, but when you look at it now, that's why we looked at the pond side. Two or three days after that was done, I came up here, after the first email, and watched some grammar school kids playing. I watched the ball go over the fence at least six times, and two little kids tried to retrieve their ball out of the pond that we know alligators are in. They were

walking around the edge of the pond, waiting for the wind to blow in the right direction, to get that ball out. Right then and there, George and I decided that we needed to stop and look at a re-design. No offence to the pickle ball players, but the basketball courts are used probably 10 times as much as the pickle ball and we did a disservice to the kids and anyone else that uses those basketball courts. I'm hoping that the new alignment, although, not a full half-court depth, will still be beyond the three-point line. I think we are heading in the right direction. I just want to make a comment about all of the mulch on the side. Plants have to be removed to gain access to these machines. When are we looking to replace the plants? If not, with all of the cut throughs, maybe we should we take the similar border that we put around the playground, and put in a mulch path. Enough people walk through there anyway, so instead of pouring concrete and making a sidewalk, just make a natural path that's bordered. We know what's going to happen. We are going to lay the sod down and people will be walking over it. Let's just create a path over there with some of the excess. I'm thinking that the excess is there. Someone will have to dig out the border.

Ms. Moore: I agree. That is a good idea. We talked about that and said that we were going to re-design. I would be more than happy to do it with mulch to see if it works. It is used a lot by tennis players.

Mr. Sabol: Try walking with sandals on.

Mr. Smith: We still had the option to come up this way.

Ms. Moore: Are these two separate items?

Mr. Flint: Yes, you have two proposals; one for Nidy and the other for the benches, excluding installation. We will have to get some proposals on the concrete work that would be required for the benches, which is not included. This is a ballpark number because it is for three benches with inserted sleeves. We talked about having two of them. I think the cost is similar, with the understanding that the cost may vary slightly, based on that two of the benches would have feet, instead of sleeves.

Mr. Smith: Do we need a not-to-exceed?

Ms. Moore: Yes, to include the cement padding.

Mr. Flint: I don't know what that cost is going to be, but I'm comfortable moving forward, if it's a reasonable number for the concrete pads, based on my authority to purchase.

Ms. Moore: Are you saying that you can do the concrete pads within the authority that we've already given you for the expenditures?

Mr. Flint: Correct.

Mr. Smith: Do you need a not-to-exceed because the prices on the benches vary?

Mr. Flint: They are a not-to-exceed \$8,000, which includes shipping. The drop gate is another \$90, which is included. \$8,000 should be enough.

On MOTION by Ms. Moore seconded by Mr. Smith with all in favor the Sun Trends proposal for three benches with awnings and a drop gate, in a not-to-exceed amount of \$8,000 was approved.

On MOTION by Mr. Smith seconded by Mr. Szewczyk with all in favor the Nidy Sports Construction proposal to relocate the basketball hoop and the pickle ball sleeves, remove the damaged concrete and transition the walkway and extend the fence behind the basketball net by 10' on each side was approved.

Mr. Flint: I will let Nidy know tonight, and ask them to schedule the work as soon as they can. We are going to discuss the picnic table next month. The preserve maintenance was deferred. I will have to get back with Dave on that. We haven't made any progress on the streetlights, but once we complete the other projects, I'll focus on that. Regarding the enhanced traffic enforcement, the Board asked to wait a month and restart it. I intend to contact them next week and get that going again, if there's no objection from the Board.

Mr. Smith: I think June will be a good month. School ends on June 7. That would be a good time.

Mr. Flint: Okay. The Reserve Study will be on the June agenda. Alicia has proposals on the cameras. What about the fence on Toledo Blade?

Mr. Belden: Blooming's is providing a quote.

Mr. Szewczyk: Do we have a power washer?

Ms. Belden: Not a portable one.

Mr. Smith: They need the water. The fence is in bad shape.

Mr. Flint: One slat is missing and one needs to be re-attached. What about pressure washing the pergola?

Ms. Belden: It's already been done.

Mr. Flint: Is there anything else that the Board wants to discuss regarding the action items or any items that you want to add?

Mr. Sabol: Yes. As you go down the sidewalk, leaving the tennis court, there is a light that hasn't worked for a couple of years.

Ms. Moore: Does the pergola look better?

Ms. Belden: Yes.

C. Amenities Manager – Monthly Report

Ms. Belden: This month, we had the pool filter system replaced by the new pool company. We also had a valve replaced, cleaned up the boat area and hired the new pool vendor to replace Howard's. I also met with Joe to create a maintenance checklist.

Ms. Moore: For the pool or for everything?

Ms. Belden: For a few different items. It was for locating a new pool service provider, relocating the Bougainvillea and trimming the palm trees around the pool. For special events, we had the wine and cheese, ice cream social and Cinco de Mayo breakfast. This month is the Memorial Day barbecue and some smaller events. Under Amenity Management, we have proposals for the security camera upgrade. You asked for more cameras, specifically ones pointing at the parking lot, pickle ball court area and playground. They want to take two existing cameras and aim them at the bike racks, since people are complaining that their bikes are being stolen and putting one at the entrance of the pool bathrooms. All of this is \$9,450. It's a complete upgrade of all of the cameras except for those three. We will need a new DVR and wiring for all of the cameras.

Ms. Moore: Is that in this proposal?

Ms. Belden: Yes. We also have the proposals from last month, which was \$6,000 for upgrading the existing cameras, including the pool cameras. The month before, we had a proposal for \$4,872 for mediocre cameras.

Mr. Smith: The proposal does not show the DVR. How many cameras can be hooked up to the DVR?

Ms. Belden: 18 cameras.

Mr. Smith: Will that max out the DVR or will there be 20 ports?

Ms. Belden: I believe that it's a 20 port DVR.

Mr. Sabol: What do we have now?

Ms. Belden: The current DVR can accommodate 14 cameras.

Ms. Moore: Can these cameras film in the dark?

Ms. Belden: Yes, other than the two pointing at the bike racks and one pointing at the entrance of the pool bathrooms.

Mr. Smith: Is the placement of all of these cameras, RSS' recommendation?

Ms. Belden: Yes.

Mr. Smith: Or are they looking at what we have?

Ms. Belden: They walked through the community and looked at our equipment and cameras. They said that we needed a complete overhaul. Most of the cameras were not in good shape. They said we are lucky to have three good ones.

Mr. Montagna: Were the location of the cameras discussed with this company?

Ms. Belden: Yes. They also think that we have an excessive number of cameras. There does not need to be two cameras per hallway. The new cameras will cover the entire area.

Ms. Moore: To answer Harry's question, is the DVR on the proposal?

Mr. Smith: It is on the proposal as 4 Terabytes.

Mr. Flint: The 4 Terabyte is the DVR.

Ms. Moore: So we don't have it?

Mr. Smith: It's on here, but they don't tell you how many ports it has.

Mr. Montagna: It says 8 ports.

Mr. Flint: That's the switch.

Mr. Smith: The hard drive has 4 Terabytes, but it doesn't tell you the number of ports. That's why I was asking.

Ms. Moore: Can you confirm that, before you move forward?

Ms. Belden: Yes.

Mr. Smith: I think we need to do it.

Mr. Montagna: We passed out something before the meeting to all the Board members. Alicia will be attending an Aquatic Facility Operator certification course on May 25 and 26 in Fort Myers. This course is going to provide manual course curriculum and practice quizzes at the end of the first day. With the certification, she will be able to oversee the pool operation.

Mike already went through the CPO course, a few years ago and has the certification. Vesta is paying for it. We want to send Alicia to make sure that she's up to par with the new vendor and to handle any incidents or problems that may occur with the pool in the future. Beginning the week of June 6, I will be accompanying Alicia to one of our largest properties in Sun City Center, which is Kings Pointe. We have two large clubhouses; one over 110,000 square feet and the other 85,000 square feet. George visited the property one time with me, years ago and can tell you that it's one of the biggest facilities statewide. Alicia will experience some maintenance projects that they work on and the maintenance checklist and will get more insight to a large operation, seeing how they deal with maintenance issues on a daily basis. The pool maintenance subcontractor, Dart Pools started. At the last meeting, we talked about replacing Howard's Pools and said that we would try to get that done within a 30 to 60-day timeframe. We did it a lot quicker and they started on May 1. Since they have been here, the past several weeks have been like night and day. We've heard from residents that the pool is in the best shape than ever before. They also recommend a change in the filter system, which should be done every five years. That was replaced. We tried to get them to come to tonight's meeting but received short notice. They may come to the June meeting to discuss the possibilities of re-marclining the pool next year. I want them to discuss that with the Board. We are not prepared to discuss that tonight. We met with Bud on May 1, and Alicia and I went through the checklist for the new pool provider, cleaning up the Bougainvillea area and trimming palm trees around the clubhouse and pool area. Going forward, a similar checklist and status report will be provided on a monthly basis, in addition to the activities and events that are already occurring.

Ms. Moore: Who takes care of the Jacuzzi, as far as the issues?

Mr. Montagna: Dart Pools.

Ms. Moore: It doesn't appear that air is coming through the jet itself. Is it coming around the outside?

Ms. Belden: Yes. As far as I know, it was fixed; however, I have to check.

Ms. Moore: Is that something that they would look for as part of their ongoing work?

Mr. Montagna: Yes.

Mr. Smith: Alicia, will the certification allow you to test the water and take corrective measures?

Ms. Belden: Yes.

Mr. Montagna: Mike already does that with a pool testing kit. He checks chlorine and pH levels once a day. That catches anything that Dart Pools does not find, because they are only here on Monday, Wednesday and Fridays. The chlorine and pH levels are checked every single day.

Mr. Smith: I think it's great that you will have the knowledge to take corrective measures before we have to call a guard out here. As far as your maintenance checklist, we just spent a lot of money on the playground. We need to make sure that whatever has to be done to that mulch, is done on a quarterly or monthly basis, whether we have to contact Tina and find out what her recommendations are.

Ms. Belden: I spoke to the installers, and they said that every three months we need to rotate the mulch.

Ms. Moore: When is the door going to be painted?

Ms. Belden: It was painted; however, we need to replace the door.

Ms. Moore: Are you going to handle that?

Ms. Belden: Yes.

Ms. Moore: Will it be done before the next meeting?

Ms. Belden: Yes.

Mr. Flint: It was painted at least once.

Ms. Moore: Because there is rust bleeding through?

Ms. Belden: Yes.

Ms. Moore: What about the median lights coming on at 5:00 p.m.?

Ms. Belden: The median lights were changed.

Ms. Moore: This is relatively minor, but I'm sure that the pickle ball and bocce ball courts will need brooms to remove leaves from the courts.

Ms. Belden: The bocce court gets blown off.

Ms. Moore: Just keep an eye on it.

Mr. Flint: You need to vote on the cameras.

Mr. Smith: Does anyone have anything else to say on the cameras?

Mr. Sabol: Was it bid out? We are spending a lot of money. Are there any other companies that we can obtain a quote from?

Mr. Flint: There's no legal requirement. If the Board wants to get more than one bid, we can do that. We have traditionally used this company, so we are familiar with them and they are familiar with our system. If you wanted us to get another bid, it would delay it but we can do that.

Ms. Moore: Normally I would feel strongly about getting a second bid but we've been talking about this for a long time and I think we need to get it done. Kids are getting out of school and they may get into trouble; not just kids in our neighborhood, but kids elsewhere. I would like to move ahead with it.

Ms. Stephens: I think we should just do it.

Mr. Smith: Before we do this, I want Alicia to make sure that it is a 20-camera hard drive.

On MOTION by Mr. Smith seconded by Ms. Moore with all in favor the RSS proposal to install cameras in the amount of \$9,450 was approved.

Mr. Flint: Roy, did you want to address the Board?

Mr. Deary: Yes. I know that I'm not here often, but the last time I was here, you were talking about projects getting started that George gave me an update on tonight. I'm happy to see the progress that the Board is making. I know the residents will appreciate all of that.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Smith: I would like to make one comment. I think this is the first time that a resident has ever come to one of these meetings, asking us to increase rates. I give you all the credit and want you to go through the neighborhood and tell everybody that we are going to increase rates, just for you.

A resident: It's not a big deal.

Ms. Moore: When I was meeting with Blooming's about taking care of the end caps and removing bushes, I asked Joe to give us a proposal to beautify this little circle section, which he said he would do.

Ms. Belden: He hasn't provided me with one yet.

Ms. Moore: Maybe follow up with him.

Ms. Belden: Sure.

Ms. Moore: If it's within price, we should go ahead and do something in those areas.

Mr. Flint: We will follow up on that.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Szewczyk seconded by Mr. Smith with all in favor the meeting was adjourned at 8:18 p.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman



B

Lakeside Plantation

Community Development District

Summary of Invoices

May 1, 2017 to May 31, 2017

Fund	Date	Check No.'s		Amount
General Fund	5/3/17	1419-1421	\$	7,904.17
	5/8/17	1422-1423	\$	458.62
	5/11/17	1424	\$	3,278.72
	5/15/17	1425-1429	\$	16,073.09
	5/22/17	1430-1439	\$	4,197.81
	5/23/17	1440	\$	402.00
	5/30/17	1441-1442	\$	8,029.17
			\$	40,343.58
Capital Reserve Fund	5/15/17	43	\$	1,650.00
	5/18/17	44	\$	7,632.00
	5/22/17	45	\$	4,725.47
			\$	14,007.47
Automatic Drafts				
	<u>April 2017</u>			
Florida Power & Light		2200 Plantation Blvd - Clubhouse	\$	1,251.88
		2200 Plantation Blvd - Fountain	\$	645.42
		2200 Plantation Blvd - Tennis Courts/Pool	\$	1,367.27
North Port Utilities		2200 Plantation Blvd - Clubhouse	\$	194.69
		2200 Plantation Blvd - Fountain	\$	177.38
		2200 Plantation Blvd - Tennis Courts/Pool	\$	209.42
TECO Peoples Gas		2200 Plantation Blvd - Pool	\$	12.77
Frontier Communications		2200 Plantation Blvd - Clubhouse	\$	364.88
			\$	4,223.71
			\$	58,574.76

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
5/03/17	00010	4/01/17	2017-006	201704	320-53800-46400				BLOOMINGS LANDSCAPE & TURF MGMT, INC	*	7,354.17	7,354.17 001419
5/03/17	00061	4/14/17	12117-C	201704	330-53800-51000				REPAIR STENNER/TUBE/LATCH	*	80.28	- - -
		4/14/17	12117-C	201704	330-53800-51000				REPAIR STENNER/TUBE/LATCH	V	80.28-	- - -
									HOWARD'S POOL WORLD, INC.			.00 001420
5/03/17	00077	4/20/17	1030	201704	320-53800-46900				LANDSCP INSPECT.-04/19/17	*	550.00	- - -
									PERFORMANCE STANDARD ASSURANCE, INC			550.00 001421
5/08/17	00193	4/26/17	25	201704	310-51300-31100				PROF. ENGINEER SVCS-APR17	*	300.00	- - -
									JOHNSON ENGINEERING, INC.			300.00 001422
5/08/17	00032	5/02/17	54883-15	201704	320-53800-43400				GARBAGE COLLECTION-APR17	*	158.62	- - -
									NORTH PORT SOLID WASTE DISTRICT			158.62 001423
5/11/17	00001	5/01/17	59	201705	310-51300-34000				MANAGEMENT FEES MAY17	*	3,004.17	- - -
		5/01/17	59	201705	310-51300-35200				INFO TECHNOLOGY MAY17	*	58.33	- - -
		5/01/17	59	201705	310-51300-31300				DISSEMINATION FEE MAY17	*	83.33	- - -
		5/01/17	59	201705	310-51300-51000				OFFICE SUPPLIES MAY17	*	1.53	- - -
		5/01/17	59	201705	310-51300-42000				POSTAGE MAY17	*	89.51	- - -
		5/01/17	59	201705	310-51300-42500				COPIES MAY17	*	41.85	- - -
									GOVERNMENTAL MANAGEMENT SERVICES			3,278.72 001424
5/15/17	00003	4/26/17	98821	201704	330-53800-48300				QTRLY PEST CONTROL-APR17	*	150.00	- - -
									A-1 SUPERIOR PEST CONTROL, INC.			150.00 001425
5/15/17	00014	4/13/17	212991	201704	330-53800-48101				WATER COOLER-APR17	*	35.49	- - -
		4/28/17	216217	201704	330-53800-48101				WATER COOLER-APR17	*	57.49	- - -
									CULLIGAN WATER			92.98 001426
									LKSD LAKESIDE PLANT KCOSTA			- - -

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
5/15/17	00027	5/01/17	17-03886	201705 320-53800-46000	LAKE MASTERS AQUATIC WEED CONTROL	*	966.00	966.00 001427
					MTHLY LAKE MAINT-MAY17			
5/15/17	00041	4/26/17	173210	201705 330-53800-48400	ALARM MONIT-MAY17-JUL17	*	147.00	147.00
		4/28/17	173552	201704 330-53800-48400	FIRE ALARM INSPECTION	*	344.11	344.11
					SECURITY ALARM CORP.			
5/15/17	00257	5/01/17	32481	201705 330-53800-12000	AMENITY CENTER MGMT-MAY17	*	14,373.00	14,373.00
					VESTA PROPERTY SERVICES, INC.			
5/22/17	00200	5/17/17	AS051720	201705 310-51300-11000	SUPERVISOR FEES-05/17/17	*	200.00	200.00
					ALAN SABOL			
5/22/17	00055	5/17/17	CS051720	201705 310-51300-11000	SUPERVISOR FEES-05/17/17	*	200.00	200.00
					CAMILLE STEPHENS			
5/22/17	00211	5/17/17	HS051720	201705 310-51300-11000	SUPERVISOR FEES-05/17/17	*	200.00	200.00
					HARRY SMITH			
5/22/17	00054	5/17/17	SM051720	201705 310-51300-11000	SUPERVISOR FEES-05/17/17	*	200.00	200.00
					SHARON MOORE			
5/22/17	00056	5/17/17	JS051720	201705 310-51300-11000	SUPERVISOR FEES-05/17/17	*	200.00	200.00
					JOE SZEWCZYK			
5/22/17	00137	4/30/17	312382	201704 330-53800-48102	LAUNDRY SERVICES-APR17	*	66.50	66.50
					BISCAYNE LAUNDRYLAND			
5/22/17	00260	5/06/17	WO-6499	201705 330-53800-51000	RPLC DE/DE FILTER GRIDS	*	1,350.00	1,350.00
					DART POOL SOLUTIONS, INC			
5/22/17	00066	4/27/17	93488	201703 310-51300-31500	FAC.REPORT/AUDIT/CDD MTG	*	1,495.80	1,495.80
					HOPPING GREEN & SAMS			
					LKSD LAKESIDE PLANT KCOSTA			

LKSD LAKESIDE PLANT KCOSTA

LAKESSIDE PLANTATION - GENERAL
 BANK A LAKESSIDE PLANTATION

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
5/22/17	00106	5/04/17	3451820	201705	310	51300	48000		THE SUN	*	81.51	
			NOT. OF MEETING 05/08/17									
5/22/17	00052	5/12/17	42178	201705	330	53800	52000		BALLAST LSI CRTSDE XL BLK	*	204.00	81.51 001438
5/23/17	00071	5/23/17	05232017	201705	300	15500	10000		WELCH TENNIS COURTS, INC.	*	402.00	204.00 001439
			TRFEC ENFR-06/01-06/16/17									
5/30/17	00010	5/01/17	2017-007	201705	320	53800	46400		CITY OF NORTH PORT	*	7,354.17	402.00 001440
			MTHLY LANDSCAPE MNT-MAY17									
									BLOOMINGS LANDSCAPE & TURF MGMT, INC			7,354.17 001441
5/30/17	00220	5/30/17	58-60-01	201705	330	53800	51000		POOL PERMIT-MAY17	*	400.00	
		5/30/17	58-60-01	201705	330	53800	51000		SPA PERMIT-MAY17	*	275.00	
									FLORIDA DEPARTMENT OF HEALTH			675.00 001442
									TOTAL FOR BANK A		40,343.58	
									TOTAL FOR REGISTER		40,343.58	

LKSD LAKESSIDE PLANT KCOSTA

AP300R
 *** CHECK DATES 05/01/2017 - 05/31/2017 ***
 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
 LAKESIDE PLANTATION - CAP RES
 BANK C CHECKING ACTIVITIES

CHECK DATE	VEND#	INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
5/15/17	00001	1758605F	5/03/17	1758605F	201705	600	51300	49100		RESERVE ADVISORS, INC.	*	1,650.00	
FINAL PAYMENT													
5/18/17	00025	5/18/17 4750	5/18/17	4750	201705	600	53800	61000		CABANA BENCH TABLES	*	7,632.00	1,650.00 000043
SUN TRENDS, INC.													
5/22/17	00026	5/18/17 30550	5/18/17	30550	201705	600	53800	64000		VIDEO SYSTEM-50% DEPOSIT	*	4,725.47	7,632.00 000044
RAPID SECURITY SOLUTIONS, LLC													
												4,725.47 000045	
TOTAL FOR BANK C												14,007.47	
TOTAL FOR REGISTER												14,007.47	

LKSD LAKESIDE PLANT KCOSTA



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date 4/1/2017 Invoice # 2017-00635

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
1412 S Narcoossee Road
St. Cloud, FL 34771

RECEIVED
APR 12 2017

BY: _____

Terms

Due Date

Net 30

5/1/2017

Description	Qty	Amount
Month of April Monthly Grounds Maintenance Fee #16 1520-535-464 Monthly Landscape Maint-April		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

PSA

720 Brooker Creek Blvd. #206
Oldsmar, FL 34677

Invoice

Date	Invoice #
4/20/2017	1030

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

APR 25 2017
BY: _____

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	April 19th Inspection #77 Landscap Inspect. - 04/19/17 1.320.578.469	550.00	550.00
Total			\$550.00

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

Invoice

Project Manager David Robson

April 26, 2017
Project No: 20150050-000
Invoice No: 25

George Flint
Lakeside Plantation CDD
c/o GMS Central Florida
135 West Central Blvd. Suite 320
Orlando, FL 32801

FEID #59-1173834

RECEIVED

MAY 01 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 April 16, 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	14,067.50	T&M	100 %	14,067.50	13,767.50	300.00	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	75 %	2,700.00	2,700.00	0.00	900.00
Totals		33,130.00			32,230.00	31,930.00	300.00	900.00

SUB-TOTAL PROFESSIONAL SERVICES:

300.00

INVOICE TOTAL:

163
Prof Engineer Svcs - Apr 17
1316.513.311

300.00

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Engineer VI	2.00	150.00	300.00
1. - General Engineering Total	2.00		300.00

NORTH PORT SOLID WASTE DISTRICT



SERVICE ADDRESS			
2200 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	5/02/17	6/01/17

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

251

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

SERVICE ADDRESS 2200 PLANTATION BLVD SWD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	5/02/17	6/01/17

Rate Class : COMMERCIAL WASTE
 Last payment amount/date: 158.62 4/19/17

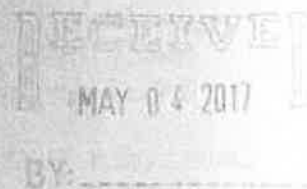
Last Bill Amount 158.62
 Payments 158.62-
 Adjustments .00
 BALANCE FORWARD .00

Service	Consumption	Charge	Total
GB DUMPSTER 4YD/1 PICKUP	3/31/17 4/30/17	156.80	
GB BINS ONCE PER MONTH	3/31/17 4/30/17	1.82	
TOTAL COMMERCIAL GARBAGE			158.62

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

**** OUR MAILING ADDRESS HAS CHANGED ****
 **** PLEASE MAIL PAYMENTS TO: ****
 **** NORTH PORT UTILITIES ****
 **** 4970 CITY HALL BLVD ****
 **** NORTH PORT, FL 34286-4100 ****

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



#32
 Garbage Collection - April 17
 1-320.538-434

1001 Bradford Way
Kingston, TN 37763

Invoice #: 59
Invoice Date: 5/1/17
Due Date: 5/1/17
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees May 2017 Information Technology - May 2017 Dissemination Agent Services - May 2017 Office Supplies Postage Copies	1,368.34 352 313 51 42 425	3,004.17 58.33 83.33 1.53 89.51 41.85	3,004.17 58.33 83.33 1.53 89.51 41.85
Total			\$3,278.72
Payments/Credits			\$0.00
Balance Due			\$3,278.72

INVOICE 98821 Dated 4/26/2017

A-1 Superior Pest Control
340 Tamiami Trl
Port Charlotte, FL 33953
941-624-2111

If payment has already been made, please
disregard. Thank You!

RECEIVED

MAY 01 2017

C/O GOVERNMENTAL MANAGEMENT SERVICES
135 W Centra Blvd Suite 320
Orlando, FL 32801

BY: _____

Acct # 2112
Lic#:
Purchase order
Registration #: 1A95CCD1

DESCRIPTION	INVOICE	DISCOUNT	TAX	QUANTITY	AMOUNT DUE
-------------	---------	----------	-----	----------	------------

For service at: Lakeside Plantation Comm. 2200 Plantation Blvd. North Port, FL 34289

Pest Control - Quarterly	\$150.00	\$0.00	\$0.00		\$150.00
--------------------------	----------	--------	--------	--	----------

Total Payment Amount: \$0.00
Previous Program Balance \$0.00

PLEASE REMIT	\$150.00
---------------------	-----------------

#3101
Qtrly Pest Control - April 17
1-370-578-483

A-1 Superior Pest Control

340 Tamiami Trl
Port Charlotte, FL 33953

Acct # 2112
C/O GOVERNMENTAL MANAGEMENT SERVICES

INVOICE 98821 Dated 4/26/2017
PLEASE REMIT \$150.00

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Accepted Credit Cards: VISA, MASTERCARD & DISCOVER

Check/Card # _____

Exp. Date _____ CVV _____

Amt. Paid _____ Signature _____

Email _____

Comments _____

A-1 SUPERIOR

PEST CONTROL

340 Tamiami Tr., Ft. Charlotte, FL 33953 • WWW.A1SPC.COM
RChar/PG. (941) 624-2111 • Sara (941) 906-8333 • Eng./Ven (941) 475-0044

SERVICE ADDRESS

Lakeside Plantation Comm.
2200 Plantation Blvd.

North Port, FL 34289

135 W Centra Blvd Suite 320

SERVICE INVOICE

WO#: 98821

Account: 2112

Schedule service: 4/17/2017

Route 1

LSD: 1/30/2017

SON/PC/ROBENT X & BOXES/anyday but Wed 423-5500 CODE: Firm- 0072 /BIRU - GET KEY FROM OFFICE
/CardGRm 1776

SERVICE TYPE

AMOUNT

Pest Control - Quarterly

\$150.00

Tax:

\$0.00

Total:

\$150.00

Credits /Prepsys:

\$0.00

PREVIOUS BALANCE

\$0.00

TOTAL DUE

\$150.00

TOTAL
PAID

☐ CASH

☐ CK#

☒ BILL

☐ CREDIT CARD

ARE YOU SATISFIED
ACCEPTED BY:

☐ YES ☐ NO

DATE

4/26/17

COMMENTS:

THANK YOU
MARK

FLAG LIFT?

YES

☐ NO

TREATMENT AREA

- ☐ LANAI
- ☐ ATTIC
- ☐ GARAGE
- ☐ BASEBOARDS
- ☒ PERIMETER
- ☐ KITCHEN
- ☐ BATHROOMS
- ☐ FOUNDATION
- ☐ LAWN
- ☐ ORNAMENTALS

- ☐ CRAWLSPACE
- ☐ WALL VOIDS
- ☐ STATION # _____
- ☐ LAWN MOWING: _____
- ☐ SHRUB TRIMMING: _____
- ☐ TREE TRIMMING: _____
- ☐ OTHER: _____
- ☐ OTHER: _____

PESTS

- ☒ ANTS
- ☐ SUBTERRANEAN TERMITES
- ☐ CARPENTER ANTS
- ☐ DRYWOOD TERMITES
- ☒ ROACHES
- ☐ WEEDS
- ☒ RODENTS
- ☐ FUNGUS
- ☐ FLEAS
- ☐ SCALE
- ☒ SILVERFISH
- ☐ APHIDS
- ☐ FIRE ANTS
- ☐ OTHER: _____
- ☐ CHINCH BUGS
- ☐ OTHER: _____
- ☐ SOD WEBWORMS
- ☐ ARMY WORMS
- ☐ MOLE CRICKETS

CHEMICALS:

Phantom _____	Delta Dust _____	Merit 75 W/P _____	Fertilizer _____
Flusher _____	Borid Dust _____	Cyper T/C _____	Fungicide _____
Evercide _____	Cyonara _____	Bifenthrin <u>EGAL</u>	1st Line GT Plus _____
Gentrol _____	Termidor SC _____	Atrazine _____	Miracle Grow _____
Maxforce Ant Gel _____	Termidor 80WG _____	Basagran _____	Other _____
Maxforce Roach Gel _____	Premise 75 _____	Manor _____	Other _____
Contrac Blox <u>24PCS</u>	Onslaught _____	Bifen XTS _____	Other _____



better water. pure and simple.®

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

IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW		
☐	☒	☐
☐ DISC. YES ☐ PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT		
CARD NUMBER	V. CODE	
SIGNATURE	EXP. DATE	
DATE	PAY THIS AMOUNT	ACCOUNT NUMBER
04/30/2017	169.46	1017805
AMOUNT PAID \$		

Pay By Date: May 15

17*3911 1 MB 0.420*
LAKESIDE PLANTATION
135 W Central Blvd Ste 320
Orlando FL 32801-2435

RECEIVED
MAY 03 2017

BY: _____

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

Balance Forward Statement

RETURN THIS TOP PORTION WITH YOUR PAYMENT

Page: 1

InvDate	InvNum	Location	Billed	Tax	Balance
Previous Balance: 03/31/2017					76.48
Location 1017805					
LAKESIDE PLANTATION 2200 PLANTATION BLVD					
04/13/2017	212991	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
04/28/2017	216217	1017805	PO#		57.49
2413	5 GALLON DRINKING WATER	10.000 @	5.50	55.00	0.00
4201	DELIVERY CHARGE	1.000 @	2.49	2.49	0.00

#14mel
water cooler - April 7
1-330-578.418101

THIRTY DAYS OVERDUE

Current	92.98	30day	76.48	60day	0.00	90day	0.00	Balance	169.46
---------	-------	-------	-------	-------	------	-------	------	---------	--------

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

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

LAKE MASTERS AQUATIC WEED CONTROL, LLC
P.O. BOX 2300
PALM CITY, FL 34991
TOLL FREE: 1-877-745-5729

Invoice

DATE	INVOICE #
5/1/2017	17-03886

BILL TO

LAKESIDE PLANTATION CDD
1412 S. NARCOOSSEE ROAD
ST. CLOUD, FL 34771

RECEIVED
MAY 02 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 # 27 hel Monthly Lake Maint May 17 1.320.578.46	966.00	966.00	
Thank you for your business.		Payments/Credits		\$0.00
		Balance Due		\$966.00

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



Invoice Number 173210
Sale Date 4/26/2017
Due Date 5/6/2017

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

RECEIVED
MAY 08 2017

BY: _____

Description	Qty	Price	Net	Tax	Total
Monitoring-Commercial-Fire-Basic For: Lakeside Plantation-F at 2200 Plantation Blvd. North Port, FL 34286 Period Covered: 05/01/2017 to 07/31/2017 Inclusive.	3	\$28.00	\$84.00	\$0.00	\$84.00
Monitoring-Commercial-Security-Basic For: Lakeside Plantation at 2200 Plantation Blvd. North Port, FL 34289 Period Covered: 05/01/2017 to 07/31/2017 Inclusive.	3	\$21.00	\$63.00	\$0.00	\$63.00

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

#411h
Alarm Monit - May 17 - Jul 17
1-330-538-484

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

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

Customer : Lakeside Plantation CDD



Acct. Bal. \$491.11 Amount Remitted

Payment Method Check ☐ Check Number

Invoice Number 173210

Bill Payer ID: 11765

(Primary) CSID:

Date Remitted

Charge* ☐ Card Number

Name On Card

Billing Zipcode

Exp Date

Card ID

Signature

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

Please remit to : Security Alarm Corp. 17776 Toledo Blade Blvd, Port Charlotte, FL 33948 Tel. (941) 625-9700 Fax. (941) 625-9804 Inv No.

173210

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



Proposal Number 23104
Created 4/28/2017 **Expires** 5/28/2017
Salesperson Toth-Erick

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

Fire Alarm Inspection Report Summary

We performed the required fire alarm inspection at your premises on:
The alarm panel has been tagged per National Fire Protection Association Codes and Standards as to the condition of the alarm system. The following is a summary of the report included in this envelope.

Problems found: Smoke detectors in the gym (left side) and gate room (s.w. corner) are both bad

Repairs Needed: Replace both smoke detectors

Estimated Repair Cost: See Below - Hourly Rate is \$125.00 (included in price below & is subject to change if more time is needed).

Qty	Description		
1	Service-Comm-Fire		
2	Smoke Detector 2 Wire (521BXT)		
		SubTotal	\$258.84
		Sales Tax	\$0.00
			\$258.84

SIGNATURE (I authorize the repairs listed above.)

Please return signed copy as soon as possible so we can schedule repairs.

If you have any questions or need to schedule repairs, please feel free to call me anytime.

James Tincher, Manager
Commercial Fire Division

Security Alarm Corp.

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



RECEIVED
MAY 01 2017

Invoice Number
Sale Date
Due Date

173552
4/28/2017
5/8/2017

BY: _____

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

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

Description	Qty	Price	Net	Tax	Total
Fire Alarm Inspection	1	\$344.11	\$344.11	\$0.00	\$344.11
TOTALS		\$344.11	\$0.00	\$344.11	

For Service Provided As Per Work Order Number 72299
Performed Fire Alarm Inspection

#41nd
1.730.538.484

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

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

Customer : Lakeside Plantation CDD



Acct. Bal. \$491.11 Amount Remitted
Payment Method Check ☐ Check Number

Invoice Number 173552
Bill Payer ID: 11765
(Primary) CSID:
Date Remitted

Charge* ☐ Card Number
Name On Card
Signature

Billing Zipcode
Exp Date
Card ID

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

Please remit to : Security Alarm Corp. 17776 Toledo Blade Blvd, Port Charlotte, FL 33948 Tel. (941) 625-9700 Fax. (941) 625-9800 Inv No. 173552

Security Alarm Corp.

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



Proposal Number 23104
Created 4/28/2017 **Expires** 5/28/2017
Salesperson Toth-Erick

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

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Repairs Needed: Replace both smoke detectors

Estimated Repair Cost: See Below - Hourly Rate is \$125.00 (included in price below & is subject to change if more time is needed).

Qty	Description
1	Service-Comm-Fire
2	Smoke Detector 2 Wire (521BXT)

SubTotal **\$258.84**

Sales Tax **\$8.75**

\$267.59

SIGNATURE (I authorize the repairs listed above.)

Please return signed copy as soon as possible so we can schedule repairs.

If you have any questions or need to schedule repairs, please feel free to call me anytime.

James Tincher, Manager
Commercial Fire Division



Invoice

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

Invoice # 32481
Date 5/1/2017
Terms Net 30
Due Date 5/31/2017
Memo 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

RECEIVED
MAY 03 2017

BY: _____

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 hcl
Amenity Center Mgmt - May 17
1,330.538.12

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: May 17, 2017

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

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

Approved for Payment:


District Manager Signature

5/17/17
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: May 17, 2017

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

55

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

Approved for Payment:


District Manager Signature

5/17/17
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

Board Meeting Date:

May 17, 2017

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

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

Approved for Payment:


District Manager Signature

5/17/17
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Lakeside Plantation CDD

Board Meeting Date:

May 17, 2017

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

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

Approved for Payment:


District Manager Signature

5/17/17
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: May 17, 2017

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

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

Approved for Payment:


District Manager Signature

5/17/17
Date

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

312382

Statement		DATE	TERMS
TO		Lakeside Plantation	
IN ACCOUNT WITH		Biscayne Savings	
		13671 TAMiami TR	
		North Port, FLA 34287	
4/6/17	4489-4	21 00	
4/10/17	4489-8	25 50	
4/24/17	4489-19	20 00	
CURRENT	OVER 30 DAYS	OVER 60 DAYS	TOTAL AMOUNT
			66 50

Adams DC5612

01-11

RECEIVED
MAY 16 2017
BY: _____

#137

Laundry Services - April
1-730-538-48102

DART Pool Solutions, Inc.

1181 S. Sumter Blvd - PMB 324

North Port, FL 34287

CPC1457408

RECEIVED
MAY 19 2017

BY: _____

Invoice

Date	Invoice #
5/6/2017	WO-6499

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

Service Location
2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	month's end	5/30/2017	RK	5/6/2017

Item	Description	Qty	Rate	Amount
Quoted	Me and Steve removed the DE grid assembly from the pit and cleaned the pit out then installed the new grids and reinstalled them in the pit. After coating the grids the flow was normal. replace DE and DE filter grids FL Sales Tax #260 1,350.00 7.00%	1	1,350.00 7.00%	1,350.00 0.00

Thank you for your business!

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

Total	\$1,350.00
Payments/Credits	\$0.00
Balance Due	\$1,350.00

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

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

April 27, 2017

Lakeside Plantation Community Development District
c/o GMS, LLC
135 W. Central Blvd.
Suite 320
Orlando, FL 32801

Bill Number 93488
Billed through 03/31/2017

#66
1-310-513,315

General Counsel/Monthly Meeting LPCDD 00001 JLE

FOR PROFESSIONAL SERVICES RENDERED

03/13/17	LCW	Confer with Robson regarding public facilities report; review same and provide comments; prepare for board meeting.	1.50 hrs
03/15/17	LCW	Attend board meeting.	1.00 hrs
03/16/17	LCW	Follow-up from board meeting; prepare letter rejecting all landscape bids; prepare agreement for reserve study services.	0.60 hrs
03/20/17	LCW	Review correspondence from Huddleston regarding board appointment; review correspondence regarding enhanced traffic enforcement within community.	0.20 hrs
03/27/17	APA	Prepare budget approval resolution and budget notice.	0.30 hrs
03/28/17	JLE	Review draft auditor request letter and response; review rules and other documentation regarding amenity usage inquiry; follow-up regarding the same.	0.70 hrs
03/28/17	LCW	Confer with Flint regarding preparation of attorney response to auditor letter; coordinate finalizing of same.	0.20 hrs
03/29/17	JLE	Confer with Flint regarding amenity access rate inquiry.	0.20 hrs
03/31/17	LCW	Review draft audit report and meeting minutes and provide comments to same.	1.10 hrs
03/31/17	CGS	Monitor proposed legislation which may impact district.	0.30 hrs

Total fees for this matter \$1,435.50

DISBURSEMENTS

Document Reproduction	31.50
Postage	0.46
Conference Calls	28.34

Total disbursements for this matter \$60.30

MATTER SUMMARY

Papp, Annie M. - Paralegal	0.30 hrs	145 /hr	\$43.50
Stuart, Cheryl G.	0.30 hrs	395 /hr	\$118.50
Earlywine, Jere L.	0.90 hrs	265 /hr	\$238.50
Whelan, Lindsay C.	4.60 hrs	225 /hr	\$1,035.00

TOTAL FEES	\$1,435.50
TOTAL DISBURSEMENTS	\$60.30

TOTAL CHARGES FOR THIS MATTER	\$1,495.80
--------------------------------------	-------------------

BILLING SUMMARY

Papp, Annie M. - Paralegal	0.30 hrs	145 /hr	\$43.50
Stuart, Cheryl G.	0.30 hrs	395 /hr	\$118.50
Earlywine, Jere L.	0.90 hrs	265 /hr	\$238.50
Whelan, Lindsay C.	4.60 hrs	225 /hr	\$1,035.00

TOTAL FEES	\$1,435.50
TOTAL DISBURSEMENTS	\$60.30

TOTAL CHARGES FOR THIS BILL	\$1,495.80
------------------------------------	-------------------

Please include the bill number on your check.

The Sun
23170 Harborview Road
Port Charlotte, FL 33980

05/04/17

Phone: (941) 206-1000 Fax: (941) 629-2085 Website: www.sunnewspapers.net
Email: custserv@sun-herald.com

Date: 05/04/17	Ad Taker: SCVIN	Agate Lines: 72
Ad Date: 05/08/17	Sales Person: 200	Depth: 7.583
Class: 3126	Words: 268	Inserts: 1
Ad ID: 3451820	Lines: 57	Blind Box:

Account: 297693

STACIE VANDERBILT
LAKESIDE PLANTATION CDD
GOV MGMT SERVICES - CF, LLC
135 W. CENTRAL BLVD., SUITE 320
ORLANDO, FL 32801

#106
1-705-513-448

Description: May 17, 2017 Lake Side PLantation CDD Telephone: (407)

Other Charges:	\$0.00	Gross:	\$81.51
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	7.583	Amount Due:	\$81.51

Publication	Start	Stop	Inserts	Cost
Legal Advertising	✓ 05/08/17	✓ 05/08/17	1	\$81.51

invoice

Ad Note:
Submitted by: Stacie Vanderbilt

Customer Note:

Legals

Please remit to:

The Sun
23170 Harborview Road
Port Charlotte, FL 33980

We Appreciate Your Business!
Thank You!

NOTICE OF MEETING
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT

The regular meeting of the Board of Supervisors of the Lake-side Plantation Community Development District will be held on Wednesday, **May 17, 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.

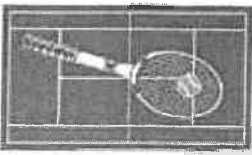
Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be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

George S. Flint
Governmental Management Services - Central Florida, LLC
District Manager
Publish: May 8, 2017
297693 3451820

RECEIVED

MAY 17 2017

GMS-CF, LLC



Welch Tennis Courts, Inc.
P.O. Box 7770
Sun City, FL 33586
Phone: 813-641-7787
Fax: 813-641-7795

RECEIVED
MAY 15 2017

BY: _____

Invoice

Date	Invoice #
5/12/2017	42178

Bill To
Lakeside Plantation 135 W Central Blvd Suite 320 Orlando FL 32801

Ship To
Milan Lakeside Plantation 2200 Plantation Blvd. North Port FL 34289

Terms	PO #	Due Date
Net 30	Alicia	6/11/2017
Sales Rep	Ship Via	Ship Date
Angela Leija		5/12/2017

Notes

Quantity	Units	Description	Options	Unit Price	Amount
1		Ballast for LSI Courtsider XL Black		157.00	157.00
1		Shipping & Handling		47.00	47.00

Thank you for your business.	Total	\$204.00
------------------------------	-------	----------

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

#52
1-278-598-52

May 23, 2017

Lakeside Plantation Community Development District
135 West Central Blvd., Suite 320
Orlando, FL 32801
(407) 841-5524 x 103

Re: Invoice for Services Rendered – June 2017

Dear Mr. Flint:

This invoice is for the services rendered to your organization on June 1st, June 7th, and June 16th, 2017 at Lakeside Plantation (2200 Plantation Blvd., North Port, FL). The charge for an officer, as set by the city, is **\$43.00** per hour plus a **\$5.00** Administrative Fee per day. The officers worked for a total of **9.00** hours, and **3** days. The amount due to the City of North Port is **\$402.00**.

Please forward a check to me in the amount of **\$402.00** made payable to the **City of North Port**.

Thank you for using North Port Police Department for this security detail.

Sincerely,

Sergeant Jason Selzer
Detail Coordinator



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date 5/1/2017 Invoice # 2017-00795

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
1412 S Narcoossee Road
St. Cloud, FL 34771

RECEIVED
MAY 16 2017

BY: _____

Terms

Due Date

Net 30

5/31/2017

Description	Qty	Amount
Month of May Monthly Grounds Maintenance Fee = 10 - 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



**Florida Department of Health
in Sarasota County
Notification of Fees Due**



58-BID-3392074

Permit Number

58-60-01251

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2017).

Fee Amount: \$400.00

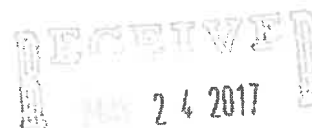
Previous Balance: \$0.00

Total Amount Due: \$400.00

Payment Due Date: 06/30/2017 or Upon Receipt

NOTE: Payments made online will be assessed a convenience fee. Visit the site for more information
*Please note: Payment by AMEX, MC, Discover online only.

**Mail To: Attention: Governmental Management Services
Lakeside Plantation CDD
135 W Central Boulevard, Suite 320
Orlando, FL 32801**



Please verify all information at www.myfloridaehpermit.com and make changes as necessary. If not paying online, make changes directly on this invoice and return the entire invoice with payment.

Account Information:

Name: Lakeside Plantation Community Pool
Location: 2200 Plantation Boulevard
North Port, FL 34289

Pool Volume: 76,442 gallons
Bathing Load: 52
Flow Rate: 260

Owner Information:

Name: Lakeside Plantation CDD
Address: 135 W Central Boulevard, Suite 320
(Mailing) Orlando, FL 32801
Home Phone: (941) 423-5500 Work Phone: (941) 423-5500

Circle One: Visa MC Disc (No AMEX by mail or phone)

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: _____ Zip: _____

***Please go online to pay fee at:
www.MyFloridaEHPermit.com**

Permit Number: 58-60-01251 Bill ID: 58-BID-3392074

Billing Questions call DOH-Sarasota at: (941) 861-6133
If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Sarasota County
1001 Sarasota Center Boulevard
Sarasota, FL 34240

I Authorize Florida Department of Health in Sarasota County
to charge my credit card account for the following:
Payment Amount: \$_____ For: _____

Signature _____

Date _____

[Please RETURN entire invoice with your payment]

Batch Billing ID: 13992

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com





Florida Department of Health
in Sarasota County
Notification of Fees Due



58-BID-3392075

Permit Number

58-60-01252

For: Swimming Pools - Spa-Type Pools

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2017).

Fee Amount: \$275.00

Previous Balance: \$0.00

Total Amount Due: \$275.00

Payment Due Date: 06/30/2017 or Upon Receipt

NOTE: Payments made online will be assessed a convenience fee. Visit the site for more information
*Please note: Payment by AMEX, MC, Discover online only.

Mail To: Attention: Governmental Management Services
Lakeside Plantation CDD
135 W Central Boulevard, Suite 320
Orlando, FL 32801

RECEIVED
MAY 24 2017

Please verify all information at www.myfloridaehpermit.com and make changes as necessary. If not paying online, make changes directly on this invoice and return the entire invoice with payment.

Account Information:

Name: Lakeside Plantation Community Spa
Location: 2200 Plantation Boulevard
North Port, FL 34289

Pool Volume: 1,400 gallons
Bathing Load: 8
Flow Rate: 50

Owner Information:

Name: Lakeside Plantation CDD
Address: 135 W Central Boulevard, Suite 320
(Mailing) Orlando, FL 32801
Home Phone: (941) 423-5500 Work Phone: (941) 423-5500

Circle One: Visa MC Disc (No AMEX by mail or phone)

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: _____ Zip: _____

***Please go online to pay fee at:
www.MyFloridaEHPermit.com**

Permit Number: **58-60-01252** Bill ID: **58-BID-3392075**

Billing Questions call DOH-Sarasota at. (941) 861-6133

If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Sarasota County
1001 Sarasota Center Boulevard
Sarasota, FL 34240

I Authorize Florida Department of Health in Sarasota County
to charge my credit card account for the following:
Payment Amount: \$_____ For: _____

Signature _____

Date _____

[Please RETURN entire invoice with your payment]

Batch Billing ID:13992

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com





CORPORATE OFFICE
Reserve Advisors, Inc.
735 N. Water Street, Suite 175
Milwaukee, WI 53202

FINAL INVOICE

May 3, 2017

21.6.513.441

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

RECEIVED

MAY 08 2017

PROPERTY:

Lakeside Plantation Community Development District
North Port, Florida

BY: _____

INVOICE DATE: 05/03/2017
REFERENCE #: 100133
TOTAL FEE: \$3,300.00
AMOUNT PAID: \$1,650.00
AMOUNT DUE: \$1,650.00
TERMS: DUE UPON RECEIPT

INVOICE
#1758605F-100133
Amount Due Now:
\$1,650.00

Please Remit Payment to:

Reserve Advisors, Inc.
735 N. Water St., Ste. 175
Milwaukee, WI 53202

OR

**CONTACT US FOR
CREDIT CARD PAYMENT**



*In accordance with our contract, any unpaid balance on outstanding invoices beyond
30 days of the Final Invoice is subject to a 1.5% finance charge per month.*

FINAL INVOICE



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

Invoice

DATE	INVOICE #
5/18/2017	4750

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

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

P.O. NO.	TERMS	REP	SHIP VIA	FOB
George Flint	Pay in Advance	DJM	UPS Freight	

QTY	ITEM	DESCRIPTION	RATE	AMOUNT
1	CBT-8-DB	Cabana Bench TABLE 8', Direct Burial, Flat Bench with Durawood Plastic Slats and Pacific Blue Canvas	2,190.00	2,190.00
2	CBT-8-SM	Cabana Bench TABLE 8', Surface Mount, Flat Bench with Durawood Plastic Slats and Pacific Blue Canvas	2,190.00	4,380.00
1	Shipping	Shipping- Lift Gate Delivery	1,062.00	1,062.00
25 081-600-538 00-61000			Total	\$7,632.00



Rapid Security Solutions, LLC
1920 Northgate Blvd. # A9
Sarasota, FL 34234
Tel: 941.219.4190
Fax: 941.866.0439

Invoice

Invoice Number 30550	Date 5/18/2017
Customer Number 10087	Due Date 5/18/2017

To: **Lakeside Plantation CDD**
C/O GMS-Central Florida, LLC
135 W. Central Blvd.
Suite 320
Orlando, FL 32801

Remit To: **Rapid Security Solutions, LLC**
1920 Northgate Blvd. STE A9
Sarasota, FL 34234

Amount Enclosed: _____

Net Due: \$4,725.47

Detach And Return Top Portion With Your Payment

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Lakeside Plantation CDD	10087	RSS Prop.# 8015-2	5/18/2017	5/18/2017

Quantity	Description	Rate	Amount
Lakeside Plantation CDD, 2200 Plantation Drive, Northport, FL			
0.50	Installation of Video Surveillance System	9,450.93	4,725.47
	Tax	Subtotal:	\$4,725.47
	Payments/Credits Applied		0.00
			0.00
		Invoice Balance Due:	\$4,725.47

Please Remember To Test Your
Systems Monthly!

RSS Service-Option 2
(941) 219-4190

(561) 641-9186

Date	Invoice #	Description	Amount	Balance Due
5/18/2017	30550	50% Deposit on System Installation	\$4,725.47	\$4,725.47
		50% Deposit on Camera Replacement Install		

246
031-600-53800-64000



2 106833

/ 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 0

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	\$1,251.88	May 15 2017	\$

Your electric statement

For: Mar 23 2017 to Apr 24 2017 (32 days)

Customer name: LAKESIDE PLANTATION COMM

Service address: 2200 PLANTATION BLVD # CLBHSE

Account number: 57421-67439

Statement date: Apr 24 2017

Next meter reading: May 24 2017

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
1,138.92	1,138.92 CR	0.00	0.00	1,251.88	\$1,251.88	May 15 2017

Meter reading - Meter KLL2848

Current reading 31454
Previous reading - 30501
kWh constant x 10
kWh used 9530

Demand reading 5.77
kW constant x 10.00
Demand kW 58

Energy usage

	Last Year	This Year
kWh this month	10380	9530
Service days	32	32
kWh per day	323	297

Amount of your last bill 1,138.92
Payment received - Thank you 1,138.92 CR
Balance before new charges \$0.00

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

Electric service amount 1,144.42**
Storm charge 7.82
Gross receipts tax 29.54
Franchise charge 70.30
Total new charges \$1,251.88

Total amount you owe \$1,251.88

FPL automatic bill pay - DO NOT PAY

- Payment received after **July 17, 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 **May 05, 2017**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

Customer charge: \$25.00
Fuel: \$268.75
(\$0.028200 per kWh)
Non-fuel: \$235.87
(\$0.024750 per kWh)
Demand: \$614.80
(\$10.60 per kW)

RECEIVED

APR 27 2017

BY: _____

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





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

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

B 5 5517 2



AUTO **CO 0116
1 106833

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	\$645.42	May 15 2017	\$

Your electric statement

Account number: 04126-05586

For: Mar 23 2017 to Apr 24 2017 (32 days)

Customer name: LAKESIDE PLANTATION

Service address: 2200 PLANTATION BLVD # FNTN

Statement date: Apr 24 2017

Next meter reading: May 24 2017

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (-)	New charges due by
673.07	673.07 CR	0.00	0.00	645.42	\$645.42	May 15 2017

Meter reading - Meter KN48183

Current reading 79799
Previous reading - 72764
kWh used 7035

Demand reading 17.80
Demand kW 18

Energy usage

	Last Year	This Year
kWh this month	6515	7035
Service days	32	32
kWh per day	203	219

Amount of your last bill 673.07
Payment received - Thank you 673.07 CR
Balance before new charges \$0.00

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

Electric service amount	588.31**
Storm charge	5.63
Gross receipts tax	15.23
Franchise charge	36.25
Total new charges	\$645.42

Total amount you owe \$645.42

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

Customer charge:	\$25.00
Fuel:	\$198.39
(\$0.028200 per kWh)	
Non-fuel:	\$174.12
(\$0.024750 per kWh)	
Demand:	\$190.80
(\$10.60 per kW)	

FPL automatic bill pay - DO NOT PAY

- Payment received after **July 17, 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 **May 05, 2017**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

RECEIVED

APR 27 2017

BY: _____

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



3 106833

/ 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
84595-15071	\$1,367.27	May 15 2017	\$

Your electric statement

For: Mar 23 2017 to Apr 24 2017 (32 days)

Customer name: LAKESIDE PLANTATION COMM

Service address: 2200 PLANTATION BLVD # POOL

Account number: 84595-15071

Statement date: Apr 24 2017

Next meter reading: May 24 2017

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
1,504.26	1,504.26 CR	0.00	0.00	1,367.27	\$1,367.27	May 15 2017

Meter reading - Meter KL84533

Current reading 69363
Previous reading - 54899
kWh used 14464

Demand reading 43.13
Demand kW 43

Energy usage

	Last Year	This Year
kWh this month	14751	14464
Service days	32	32
kWh per day	460	452

Amount of your last bill 1,504.26
Payment received - Thank you 1,504.26 CR
Balance before new charges \$0.00

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

Electric service amount 1,246.66**
Storm charge 11.57
Gross receipts tax 32.26
Franchise charge 76.78
Total new charges \$1,367.27

Total amount you owe**\$1,367.27****FPL automatic bill pay - DO NOT PAY******The electric service amount includes the following charges:**

Customer charge: \$25.00
Fuel: \$407.88
(\$0.028200 per kWh)
Non-fuel: \$357.98
(\$0.024750 per kWh)
Demand: \$455.80
(\$10.60 per kW)

- Payment received after July 17, 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 May 05, 2017. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

RECEIVED

APR 27 2017

BY: _____

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



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-156052	18-29	4/26/17	5/17/17

Total Current Charges 194.69
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 194.69

\$ 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

000043123000156052000000194699

2280 LAKE

SERVICE ADDRESS			
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	4/26/17	5/17/17

↑ Please return this upper Bank Deposit ↑ ***

Rate Class : COMMERCIAL

Last payment amount/date: 194.69 4/18/17

Last Bill Amount 194.69
Payments 194.69
Adjustments .00
BALANCE FORWARD .00

WA	Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	3/20/17 4/20/17	31	80000038	1.000	TGAL	792	784	8
						USAGE FOR	4/16	8.00

Service	Consumption	Charge	Total
WA Base facility chg		42.90	
WA Usage block 1	8.00	31.44	
TOTAL WATER			74.34
SE Base facility chg		70.99	
SE Consumption	8.00	49.36	
TOTAL SEWER			120.35

Total Current Charges 194.69
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 194.69

**** OUR MAILING ADDRESS HAS CHANGED ****
 **** PLEASE MAIL PAYMENTS TO: ****
 **** NORTH PORT UTILITIES ****
 **** 4970 CITY HALL BLVD ****
 **** NORTH PORT, FL 34286-4100 ****

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



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154658	18-29	5/03/17	5/24/17

Total Current Charges 177.38
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 177.38



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

RECEIVED
 MAY 05 2017

BY: _____

000043123000154658000000177384

41 LAKE

SERVICE ADDRESS			
2200 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	5/03/17	5/24/17

Rate Class : COMMERCIAL

Last payment amount/date: 74.24 4/20/17

	Service	Period	Days	Meter	Number	Mult	Units	Current	Previous	Usage
WA	3/20/17	4/20/17	31	83717471	1.000	TGAL	1553	1534	19	
							USAGE FOR	4/16	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	4.00	44.12	
WA Usage block 5	3.00	42.48	
TOTAL WATER			177.38

Total Current Charges 177.38
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 177.38

**** OUR MAILING ADDRESS HAS CHANGED ****
 **** PLEASE MAIL PAYMENTS TO: ****
 **** NORTH PORT UTILITIES ****
 **** 4970 CITY HALL BLVD ****
 **** NORTH PORT, FL 34286-4100 ****
 **** ***** ****

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

\$ _____
 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: \$ _____

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

Last Bill Amount 74.24
 Payments 74.24
 Adjustments .00
 BALANCE FORWARD .00



SERVICE ADDRESS			CURRENT CHARGES
2200 PLANTATION BLVD			DUE DATE
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154656	18-29	4/26/17	5/17/17

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

2279 LAKE

SERVICE ADDRESS			
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	4/26/17	5/17/17

↑ Please return this bill with your payment to: ↑ ***

Rate Class : COMMERCIAL

Last payment amount/date: 197.64 4/18/17

Last Bill Amount 197.64
Payments 197.64 -
Adjustments .00
BALANCE FORWARD .00

WA	Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	3/20/17 4/20/17	31	80005382	1.000	TGAL	1853	1825	28
						USAGE FOR 4/16		85.00

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

**** OUR MAILING ADDRESS HAS CHANGED ****
 **** PLEASE MAIL PAYMENTS TO: ****
 **** NORTH PORT UTILITIES ****
 **** 4970 CITY HALL BLVD ****
 **** NORTH PORT, FL 34286-4100 ****

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

RECEIVED
 APR 28 2017

BY: _____



ACCOUNT STATEMENT

RECEIVED

peoplesgas.com

f t p g i n

APR 27 2017

Statement Date: 04/21/2017

Account: 211014212750

BY: _____

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

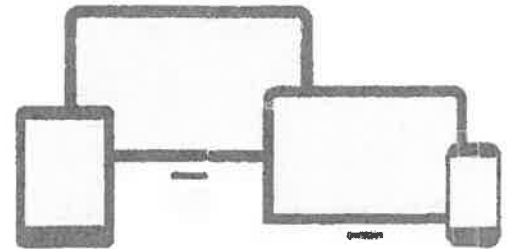
Current month's charges:	\$12.77
Total amount due:	\$12.77
Current month's charges due:	05/12/2017

Your Account Summary

Previous Amount Due	\$12.77
Payment(s) Received Since Last Statement	-\$12.77
Current Month's Charges Due By 05/12/2017	\$12.77
Total Amount Due	\$12.77

DO NOT PAY. Your account will be drafted on 05/12/2017

**Access your account anytime,
anywhere from any device**



Log in to tecoaccount.com
to view and pay your bill, manage
your account and more!

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



TECO Peoples Gas ranks "Highest in Customer Satisfaction With Business Natural Gas Service in the South, Two Years in a Row"

TECO Peoples Gas received the highest numerical score among providers in the South region in the J.D. Power 2016 Calendar-Year and 2016 Gas Utility Business Customer Satisfaction Studies. 2016 Calendar-Year study based on 10,121 total responses, 9 Southern providers, and measures the opinions of customers who spend at least \$150 monthly on gas, surveyed March-December 2016. Your experiences may vary. Visit jdpower.com

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:	05/12/2017

Amount Enclosed \$ _____

661259311621 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED
ON 05/12/2017

00001694 01 AV 0.37 32801 FTECO104221703001810 00000 01 00000000 006 01 1694 003

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

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



ACCOUNT STATEMENT

peoplesgas.com



Account: 211014212750
 Statement Date: 04/21/2017
 Current month's charges due 05/12/2017

Details of Current Month's Charges – Service from - 03/18/2017 to 04/18/2017

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	04/18/2017	404		404		0 CCF		1.042		1.0000		0.0 Therms	32 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

APR 0.0
 2017
 MAR 0.0
 FEB 0.0
 JAN 0.0
 DEC 0.0
 NOV 0.0
 OCT 0.0
 SEP 0.0
 AUG 0.0
 JUL 0.0
 JUN 0.0
 MAY 0.0
 APR 0.0
 2016

00001694-0005063-Page 3 of 6

TEXT CODE: FLBBB
PIN: 7332

PAGE 1 OF 5

Date of Bill 5/01/17
New Charges Due Date 5/25/17

Account Number 941/423-5501 Total Amount Due \$364.88

LAKE SIDE PLANTATION COMMUNIT
135 W CENTRAL BLVD STE 320
ORLANDO, FL 32801-2435
Amount Paid

328012435 0

872005941423550102191300000000000000364885

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

Account Number 941/423-5501 Date of Bill 5/01/17

Previous Balance	356.38
Payments Received Thru 4/21/17	-356.38
Thank you for your payment]	
Balance Forward	.00
New Charges	364.88

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 \$364.88

CURRENT BILLING SUMMARY

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		5.13
FCA Long Distance - Federal USF Surcharge		3.48
Total Basic Charges		240.13
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		1.14
Total Non Basic Charges		-6.28
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		
Frontier Com of America -Detailed Below		6.24
Other Charges-Detailed Below		3.99
FCA Long Distance - Federal USF Surcharge		1.78
Total Toll/Other		12.01
TOTAL		364.88

941/423-5501

Date of Bill 5/01/17

** ACCOUNT ACTIVITY **

Qty	Description	Order Number	Effective Dates	
1	Federal Primary Carrier Centrex Line			
	941/423-5500	AUTOCH	5/01	2.20
			Subtotal	2.20
	Additional Line Discount	AUTOCH	5/01	-30.00
	Solutions Bundle Discount	AUTOCH	5/01	-22.00
	Promo Discount	AUTOCH	5/01	-35.00
1	Federal Primary Carrier Centrex Line			
	941/423-5500	AUTOCH	5/01	2.20
			Subtotal	3.99
1	Carrier Cost Recovery Surcharge			
	941/423-5501		Subtotal	-80.81
1	Federal Primary Carrier Centrex Line			
	941/429-8648	AUTOCH	5/01	2.20
			Subtotal	2.20
	Partial Month Charges			
	FiOS Video Discount 99 MO	PROMOTION	5/01 5/31	-14.99
	FiOS Internet Bus 99 MO	PROMOTION	5/01 5/31	-30.00
	941/423-5501		Subtotal	-44.99
			Subtotal	-121.40

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 APR 06	10:17A	4.0	DD	TAMPASTH FL (813)641-7787	.00 U
E	2 APR 11	4:17P	3.0	DD	TAMPANTH FL (813)279-5108	.00 U
E	3 APR 21	10:51A	2.0	DD	TAMPACEN FL (813)387-9682	.00 U
					941/423-5500 Subtotal	.00

Subtotal Minutes: 9.0 ***REP LINE ONLY

*****Resume printing of detail

Detail of Frontier Charges

Toll charged to 941/423-5501

*****Start suppression of detail

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E	4 APR 17	10:00A	1.2	DD	LAKELAND FL (863)616-5802	.00 U
					941/423-5501 Subtotal	.00

Subtotal Minutes: 1.2 ***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 APR 03	11:14A	.3	DD	FORT MYERS FL (239)246-0469	.00 U
E	6 APR 03	11:14A	2.6	DD	FORT MYERS FL (239)246-0469	.00 U
E	7 APR 05	1:48P	.7	DD	HYANNIS MA (508)776-5231	.00 U
E	8 APR 07	11:57A	.3	DD	SANFORD FL (407)323-8822	.00 U
E	9 APR 07	11:58A	3.0	DD	SANFORD FL (407)323-8822	.00 U
E	10 APR 11	9:07A	.3	DD	SANFORD FL (407)323-8822	.00 U
E	11 APR 11	9:12A	.3	DD	SANFORD FL (407)323-8822	.00 U
E	12 APR 12	10:58A	2.3	DD	ORLANDO FL (407)841-5524	.00 U

941/423-5501

Date of Bill 5/01/17

Detail of Frontier Com of America Charges

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge	
E 13	APR 13	9:40A	1.1	DD	ELGIN IL (224)407-1030	.00	U
E 14	APR 19	9:56A	75.8	DD	LAKE PARK IA (712)432-1438	.00	U
E 15	APR 21	11:02A	.5	DD	PUNTAGORDA FL (941)575-2525	.00	U
E 16	APR 21	11:14A	.4	DD	PUNTAGORDA FL (941)833-4217	.00	U
E 17	APR 21	11:46A	1.7	DD	FORT MYERS FL (239)481-4122	.00	U
E 18	APR 21	3:34P	.7	DD	LEBANON NH (603)667-1150	.00	U
E 19	APR 26	4:46P	.8	DD	ATLANTA GA (404)200-1582	.00	U
E 20	APR 29	7:03P	2.2	DD	NORWICH CT (860)639-7108	.00	U
941/423-5500						Subtotal	.00
Subtotal Minutes: 93.0				***REP LINE ONLY			

****Resume printing of detail

Detail of Frontier Com of America Charges

Toll charged to 941/423-5501

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge	
1	APR 14	9:02A	6.0	DI	CHICOUTIMI PQ (418)549-4694	6.24	
*****Start suppression of detail							
E 21	APR 10	1:53P	.6	DD	UTICA MI (586)566-8778	.00	U
E 22	APR 11	9:54A	1.2	DD	LUBECK WV (304)863-6275	.00	U
E 23	APR 13	9:10A	4.0	DD	CHARLTON MA (508)434-6136	.00	U
E 24	APR 13	11:50A	.6	DD	ENGLEWOOD NJ (201)567-3461	.00	U
E 25	APR 14	12:31P	1.1	DD	CLINTON IA (563)242-1845	.00	U
E 26	APR 14	2:46P	.8	DD	BANGOR ME (207)941-0863	.00	U
E 27	APR 14	2:49P	1.0	DD	BANGOR ME (207)941-0863	.00	U
E 28	APR 18	4:17P	1.1	DD	CLINTON IA (563)242-1845	.00	U
E 29	APR 24	1:16P	.7	DD	SOUTHWEHBR ME (207)244-9861	.00	U
E 30	APR 26	10:34A	2.4	DD	EATONTOWN NJ (732)542-1828	.00	U
E 31	APR 28	10:36A	1.0	DD	ORLANDO FL (407)420-2092	.00	U
E 32	APR 28	10:38A	1.1	DD	ORLANDO FL (407)420-2092	.00	U

*****Resume printing of detail

941/423-5501

Subtotal 6.24

Subtotal Minutes: 21.6 ***REP LINE ONLY

Legend Call Types:

DD - Day

DI - International

Caller Summary Report

	Calls	Minutes	Amount
941/423-5500	19	102	.00
Main Number	14	22	6.24
***Customer Summary	33	124	6.24

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	4	10	.00
Interstate	16	94	.00
Intrastate	12	13	.00
International	1	6	6.24
***Customer Summary	33	124	6.24

941/423-5501

Date of Bill 5/01/17

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 \$364.88 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective May 15, 2017, a Business High Speed Internet Fee of \$1.99 will be added to your bill. Please contact Customer Service with any questions.

Frontier strives to bring you the best entertainment experience. In an effort to manage rising programming costs the Regional Sports Network Fee will increase from \$4.99 to \$6.00 per month. This monthly fee, which applies to video tiers that include regional sports, helps to cover the high costs Frontier pays to Regional Sports Networks to deliver professional and collegiate sports programming in each local team's territory. This new rate will be reflected on your June bill. Please contact Customer Service with any questions.

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.

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.

941/423-5501

Date of Bill 5/01/17

You may still receive marketing contacts that are not based on your restricted CPNI. Frontier takes the privacy of customer information seriously and appreciates the opportunity to provide high quality communications services to you.

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

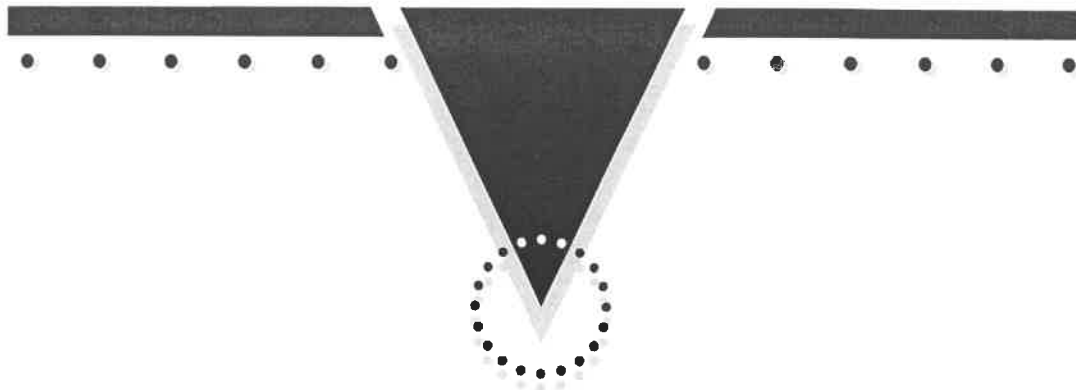
Local Franchise Authority - FiOS TV
Your FCC Community ID is: FL1334

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

REMITTANCE: FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407

CDPIFLBBB94194142332801FLFT-FLABUSBU VOIPNY 00000000000000364.88
NYNYNNNNNNNNNYNNNNNNNNNNNNNNNNNNNN 1-800-921-8102

C



Lakeside Plantation

Community Development District

Unaudited Financial Reporting
May 31, 2017



Table of Contents

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

**Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT**

**COMBINED BALANCE SHEET
May 31, 2017**

	<u>General</u>	<u>Debt Service</u>	<u>Capital Reserve</u>	<u>Totals</u>
Assets				
<u>Cash:</u>				
Operating Account	\$ 113,097	\$ -	\$ -	\$ 113,097
Debit Card Account	2,896	-	-	2,896
Money Market Account	261,889	-	-	261,889
Petty Cash	50	-	-	50
Capital Reserve Account	-	-	428,951	428,951
<u>Investment - Operations:</u>				
Investment - SBA Fund A	477	-	-	477
<u>Investment - Bonds:</u>				
Reserve Fund	-	38,362	-	38,362
Revenue Fund	-	49,434	-	49,434
Prepayment Fund	-	0	-	0
Prepaid Expenses	427	-	-	427
Due from General Fund	-	11,191	-	11,191
Due from Other	950	-	-	950
Total Assets	<u>\$ 379,786</u>	<u>\$ 98,988</u>	<u>\$ 428,951</u>	<u>\$ 907,725</u>
Liabilities & Fund Balances				
Liabilities				
Accounts Payable	\$ 3,324	\$ -	\$ -	\$ 3,324
Due to Debt	11,191	-	-	11,191
Customer Deposits	1,125	-	-	1,125
Total Liabilities	<u>\$ 15,640</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 15,640</u>
Fund Balances				
Restricted for Debt Service	\$ -	\$ 98,988	\$ -	\$ 98,988
Assigned for Capital Projects	-	-	428,951	428,951
Unassigned	364,146	-	-	364,146
Total Fund Balances	<u>\$ 364,146</u>	<u>\$ 98,988</u>	<u>\$ 428,951</u>	<u>\$ 892,085</u>
Total Liabilities & Fund Balances	<u>\$ 379,786</u>	<u>\$ 98,988</u>	<u>\$ 428,951</u>	<u>\$ 907,725</u>

Lakeside Plan tation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending May 31, 2017

	Adopted Budget	Prorated Budget Thru 05/31/17	Actual Thru 05/31/17	Variance
<u>Revenues:</u>				
Tennis Club	\$ 20,000	\$ 13,333	\$ 17,179	\$ 3,846
Activities	10,000	6,667	5,657	(1,010)
Clubhouse Rentals	3,000	2,000	1,575	(425)
Miscellaneous	1,500	1,000	928	(72)
Interest	50	33	20	(14)
Operations & Maintenance Assessments	656,520	656,520	609,990	(46,530)
Total Revenues	\$ 691,070	\$ 679,553	635,349	\$ (44,204)

<u>Expenditures:</u>				
<u>Administrative</u>				
Supervisor Fees	\$ 11,000	\$ 5,500	\$ 6,400	\$ (900)
District Manager	36,050	24,033	24,033	(0)
District Counsel	25,000	16,667	11,185	5,481
Reimbursable Expenses	600	400	-	400
District Engineer	10,000	6,667	6,215	452
Disclosure Report	1,000	667	667	0
Trustee Fees	4,400	2,683	2,683	-
Audit Fees	4,200	4,200	3,500	700
Postage, Phone, Fax, Copies	200	133	799	(666)
General Liability Insurance	5,500	5,500	5,500	-
Legal Advertising	1,500	1,000	616	384
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	1,900	1,267	1,649	(383)
Property Insurance	7,400	7,400	7,996	(596)
Information Technology	700	467	666	(200)
Total Administrative	\$ 109,625	\$ 76,758	\$ 72,085	\$ 4,673

<u>Operations</u>				
Personnel Services (Management Contract)	\$ 172,120	\$ 114,747	\$ 114,984	\$ (237)
Road & Sidewalk Repairs & Maintenance	5,000	3,333	4,193	(860)
Common Area Renewal & Maintenance	10,000	6,667	-	6,667
Street Light/Decorative Light	10,000	6,667	8,430	(1,763)
Landscape Maintenance - Contract	88,250	58,833	58,833	(0)
Landscape Maintenance - Other	5,000	3,333	3,557	(223)
Mulch	12,000	8,000	-	8,000
Irrigation Maintenance	500	333	550	(216)
Lake Maintenance	14,000	9,333	7,728	1,605
Electric Utility Services - Entrance Feature	9,000	6,000	5,379	621
Water Utility Services - Entrance Feature	1,000	667	1,210	(543)
Repairs & Maintenance - Entrance Feature	3,000	2,000	-	2,000
Miscellaneous Tools & Equipment	1,200	800	-	800
Landscape Inspection Services	3,300	2,200	1,650	550
Traffic Enforcement	-	-	402	(402)
Total Operations	\$ 334,370	\$ 222,913	\$ 206,915	\$ 15,998

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending May 31, 2017

	Adopted Budget	Prorated Budget Thru 05/31/17	Actual Thru 05/31/17	Variance
Clubhouse				
Activities	\$ 19,000	\$ 12,667	\$ 12,399	\$ 268
Licenses/Fees	625	289	289	-
General Supplies	10,000	6,667	5,478	1,189
Maintenance	10,000	6,667	5,878	789
Office Supplies	3,000	2,000	1,538	462
Public Communication	1,400	933	866	67
Pest Control	600	400	450	(50)
Security	1,500	1,000	1,172	(172)
AED	300	200	-	200
Telephone & Internet Services	5,000	3,333	2,845	489
Janitorial Supplies	2,500	1,667	2,227	(561)
Electric Utility Services - Clubhouse	16,000	10,667	9,291	1,376
Gas Utility	250	167	102	65
Garbage Collection	1,900	1,267	1,269	(2)
Water Utility Services - Clubhouse	3,000	2,000	1,923	77
Electric Utility Services - Pool	16,500	11,000	10,292	708
Pool Maintenance - Other	10,000	6,667	6,596	71
Tennis Courts - Maintenance	7,500	5,000	7,637	(2,637)
Tennis Courts - Programs	3,000	2,000	3,100	(1,100)
Water Utility Services - Tennis Courts & Pool	5,000	3,333	1,434	1,899
Total Clubhouse	\$ 117,075	\$ 77,922	\$ 74,786	\$ 3,136
Other Expenditures				
Transfer Out - Current Year	\$ 130,000	\$ 100,000	\$ 100,000	\$ -
Total Other Expenditures	\$ 130,000	\$ 100,000	\$ 100,000	\$ -
Total Expenditures	\$ 691,070		\$ 453,787	
Excess Revenues (Expenditures)	\$ -		\$ 181,562	
Fund Balance - Beginning	\$ -		\$ 182,583	
Fund Balance - Ending	\$ -		\$ 364,146	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 1999
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending May 31, 2017

	Adopted Budget	Prorated Budget Thru 05/31/17	Actual Thru 05/31/17	Variance
<u>Revenues:</u>				
Assessments - On Roll	\$ 175,905	\$ 175,905	\$ 163,078	\$ (12,827)
Assessments - Direct Billed	8,842	8,842	8,842	-
Interest	10	7	174	168
Total Revenues	\$ 184,757	\$ 184,754	\$ 172,094	\$ (12,659)
<u>Expenditures:</u>				
Interest - 11/1	\$ 58,380	\$ 58,380	\$ 58,380	\$ -
Principal - 5/1	65,000	65,000	65,000	-
Interest - 5/1	58,380	58,380	58,380	-
Total Expenditures	\$ 181,760	\$ 181,760	\$ 181,760	\$ -
Excess Revenues (Expenditures)	\$ 2,997		\$ (9,666)	
Fund Balance - Beginning	\$ 99,742		\$ 108,653	
Fund Balance - Ending	\$ 102,739		\$ 98,988	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending May 31, 2017

	Adopted Budget	Prorated Budget Thru 05/31/17	Actual Thru 05/31/17	Variance
<u>Revenues:</u>				
Transfer In - Current Year	\$ 130,000	\$ 100,000	\$ 100,000	\$ -
Total Revenues	\$ 130,000	\$ 100,000	\$ 100,000	\$ -
<u>Expenditures:</u>				
Property Site Elements	\$ 106,300	\$ 70,867	\$ 50,226	\$ 20,640
Clubhouse Interior	44,796	29,864	8,700	21,164
Reserve Study	-	-	3,300	(3,300)
Reserve Component Inventory	-	-	4,725	(4,725)
Contingency	-	-	35	(35)
Total Expenditures	\$ 151,096	\$ 100,731	\$ 66,987	\$ 33,744
Excess Revenues (Expenditures)	\$ (21,096)		\$ 33,013	
Fund Balance - Beginning	\$ 457,695		\$ 395,938	
Fund Balance - Ending	\$ 436,599		\$ 428,951	

Lakeside Plantation

COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES & EXPENDITURES

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Tennis Club	\$ 11,207	\$ 3,605	\$ (250)	\$ 1,192	\$ 10	\$ 743	\$ 10	\$ 662	\$ -	\$ -	\$ -	\$ -	\$ 17,179
Activities	1,023	503	1,100	865	270	1,325	305	266	-	-	-	-	5,657
Clubhouse Rentals	700	300	-	575	-	-	-	-	-	-	-	-	1,575
Miscellaneous	16	319	4	83	-	150	293	63	-	-	-	-	928
Interest	1	1	0	5	4	3	3	3	-	-	-	-	20
Operations & Maintenance Assessments	-	207,229	313,736	23,191	17,201	6,774	22,650	19,210	-	-	-	-	609,990
Total Revenues	\$ 12,947	\$ 211,957	\$ 314,590	\$ 25,910	\$ 17,484	\$ 8,996	\$ 23,261	\$ 20,204	\$ -	\$ -	\$ -	\$ -	\$ 635,349
Expenditures:													
Administrative													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ -	\$ 800	\$ 1,000	\$ 600	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 6,400
District Manager	3,004	3,004	3,004	3,004	3,004	3,004	3,004	3,004	-	-	-	-	24,033
District Counsel	2,056	1,033	119	2,345	2,623	1,496	1,514	-	-	-	-	-	11,185
Reimbursable Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
District Engineer	375	241	300	-	1,125	2,974	300	900	-	-	-	-	6,215
Disclosure Report	83	83	83	83	83	83	83	83	-	-	-	-	667
Trustee Fees	2,683	-	-	-	-	-	-	-	-	-	-	-	2,683
Audit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage, Phone, Fax, Copies	9	86	122	64	191	95	98	133	-	-	-	-	3,500
General Liability Insurance	5,500	-	-	-	-	-	-	-	-	-	-	-	799
Legal Advertising	-	92	-	93	186	83	82	82	-	-	-	-	5,500
Dues, Licenses & Fees	175	-	-	-	-	-	-	-	-	-	-	-	616
Other Current Charges	-	833	303	38	134	268	60	15	-	-	-	-	1,649
Property Insurance	7,996	-	-	-	-	-	-	-	-	-	-	-	7,996
Information Technology	83	83	83	83	83	83	83	83	-	-	-	-	666
Total Administrative	\$ 22,965	\$ 6,455	\$ 4,015	\$ 6,510	\$ 8,429	\$ 8,687	\$ 9,724	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ 72,085
Operations													
Personnel Services (Management Contract)	\$ 14,373	\$ 14,373	\$ 14,373	\$ 14,373	\$ 14,373	\$ 14,373	\$ 14,373	\$ 14,373	\$ -	\$ -	\$ -	\$ -	\$ 114,984
Road & Sidewalk Repairs & Maintenance	-	-	498	-	-	3,695	-	-	-	-	-	-	4,193
Common Area Renewal & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Light/Decorative Light	-	3,975	90	860	-	365	3,140	-	-	-	-	-	8,430
Landscape Maintenance - Contract	7,354	7,354	7,354	7,354	7,354	7,354	7,354	7,354	-	-	-	-	58,833
Landscape Maintenance - Other	1,890	-	932	-	195	150	390	-	-	-	-	-	3,557
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Maintenance	169	-	66	-	47	268	-	-	-	-	-	-	550
Lake Maintenance	966	966	966	966	966	966	966	966	-	-	-	-	7,728
Electric Utility Services - Entrance Feature	657	673	653	650	768	659	673	645	-	-	-	-	5,379
Water Utility Services - Entrance Feature	546	231	18	26	34	102	74	177	-	-	-	-	1,210
Repairs & Maintenance - Entrance Feature	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Tools, Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Inspection Services	-	-	550	-	550	-	550	-	-	-	-	-	1,650
Traffic Enforcement	-	-	-	-	-	402	-	-	-	-	-	-	402
Total Operations	\$ 25,956	\$ 27,572	\$ 25,500	\$ 24,729	\$ 24,288	\$ 28,334	\$ 27,520	\$ 23,516	\$ -	\$ -	\$ -	\$ -	\$ 206,915

Lakeside Plantation

COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES & EXPENDITURES

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Clubhouse	\$ 2,224	\$ 1,174	\$ 1,627	\$ 1,131	\$ 2,255	\$ 1,525	\$ 1,284	\$ 1,179	\$ -	\$ -	\$ -	\$ -	\$ 12,399
Activities	-	-	-	289	-	-	-	-	-	-	-	-	289
Licenses/Fees	563	411	957	778	743	738	673	614	-	-	-	-	5,478
General Supplies	2,231	262	853	347	548	93	974	571	-	-	-	-	5,878
Maintenance	45	-	8	7	161	996	143	178	-	-	-	-	1,538
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Communication	40	40	40	321	40	305	40	40	-	-	-	-	866
Pest Control	150	-	-	150	-	-	150	-	-	-	-	-	450
Security	387	147	-	-	147	-	344	147	-	-	-	-	1,172
AED	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone & Internet Services	352	352	352	358	352	356	356	365	-	-	-	-	2,845
Janitorial Supplies	302	75	327	235	216	570	303	200	-	-	-	-	2,227
Electric Utility Services - Clubhouse	1,292	1,180	1,039	1,095	1,177	1,116	1,139	1,252	-	-	-	-	9,291
Gas Utility	13	13	13	13	13	13	13	13	-	-	-	-	102
Garbage Collection	159	159	159	159	159	159	159	159	-	-	-	-	1,269
Water Utility Services - Clubhouse	171	649	251	144	164	154	195	195	-	-	-	-	1,923
Electric Utility Services - Pool	768	977	1,230	1,332	1,700	1,415	1,504	1,367	-	-	-	-	10,292
Pool Maintenance - Other	1,500	555	223	847	109	1,146	110	2,105	-	-	-	-	6,596
Tennis Courts - Maintenance	470	161	2,497	2,872	1,206	27	200	204	-	-	-	-	7,637
Tennis Courts - Programs	-	385	420	895	700	700	-	-	-	-	-	-	3,100
Water Utility Services - Tennis Courts & Pool	157	123	215	154	168	209	198	209	-	-	-	-	1,434
Total Clubhouse	\$ 10,824	\$ 6,663	\$ 10,211	\$ 11,128	\$ 9,857	\$ 9,523	\$ 7,783	\$ 8,797	\$ -	\$ -	\$ -	\$ -	\$ 74,786
Other Expenditures													
Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Total Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Total Expenses	\$ 59,744	\$ 40,691	\$ 39,727	\$ 41,867	\$ 142,574	\$ 46,544	\$ 45,028	\$ 37,613	\$ -	\$ -	\$ -	\$ -	\$ 453,787
Excess Revenues (Expenditures)	\$ (46,798)	\$ 171,266	\$ 274,864	\$ (15,957)	\$ (125,090)	\$ (37,548)	\$ (21,767)	\$ (17,409)	\$ -	\$ -	\$ -	\$ -	\$ 181,562

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT**

SERIES 1999A, CAPITAL IMPROVEMENT REVENUE BONDS		
INTEREST RATE:	6.950%	
MATURITY DATE:	5/1/2031	
RESERVE FUND REQUIREMENT	MAXIMUM ANNUAL DEBT SERVICE	
BONDS OUTSTANDING - 9/30/13	\$	1,860,000.00
LESS: PRINCIPAL PAYMENT 5/1/14	\$	(55,000.00)
LESS: PRINCIPAL PAYMENT 11/1/14 (PREPAYMENT)	\$	(5,000.00)
LESS: PRINCIPAL PAYMENT 5/1/15	\$	(60,000.00)
LESS: PRINCIPAL PAYMENT 5/1/16	\$	(60,000.00)
LESS: PRINCIPAL PAYMENT 5/1/17	\$	(65,000.00)
CURRENT BONDS OUTSTANDING	\$	1,615,000.00

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2017

TAX COLLECTOR

							Gross Assessments \$	880,463	\$	694,731	\$	185,733		
							Net Assessments \$	832,038	\$	656,520	\$	175,517		
1999														
Date		Gross Assessments	Discounts/	Commssions	Interest	Net Amount	General Fund		Debt Svc Fund		Total			
Received	Dist	Received	Penalties	Paid	Income	Received	78.91%		21.09%		100%			
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			
3/29/17	16-07	\$ 8,783.14	\$ 66.80	\$ 130.75	\$ -	\$ 8,585.59	\$ 6,774.47		\$ 1,811.12		\$ 8,585.59			
4/28/17	16-08	\$ 29,091.05	\$ -	\$ 436.37	\$ 50.55	\$ 28,705.23	\$ 22,649.90		\$ 6,055.33		\$ 28,705.23			
5/31/17	16-09	\$ 24,716.63	\$ -	\$ 370.75	\$ -	\$ 24,345.88	\$ 19,210.15		\$ 5,135.73		\$ 24,345.88			
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -			
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -			
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -			
Totals		\$ 814,227.80	\$ 29,592.20	\$ 11,769.54	\$ 202.11	\$ 773,068.17	\$ 609,990.37		\$ 163,077.80		\$ 773,068.17			

Imagine School at North Port Inc.

\$ 8,842.03

\$

-

\$

8,842.03

DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 1999 DEBT
10/13/16	2262	11/1/16	\$ 8,842.03	\$ 8,842.03	\$ -	\$ -	\$ 8,842.03
			\$ 8,842.03	\$ 8,842.03	\$ -	\$ -	\$ 8,842.03

SECTION VIII

B

Lakeside Plantation CDD

ACTION ITEMS

as of 6/21/2017

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	11/16/16	Proposal for Removal of Spike Rush	Vesta/Lake Masters		In Process	Proposals included on 1/18/17 agenda for discussion. Further Evaluation Needed.
3	11/16/16	Line of Site Issues on Medians on Plantation Blvd	Smith/Bloomings		Completed	Anticipated to be complete by 6/21/17 meeting
4	11/16/16	Purchase and Install Playground Equipment	Flint/Gametime		Completed	
5	11/16/16	Permit and Construct Pickleball Courts and Renovate Bocce Court	Flint/NIDY		Completed	Anticipated to be complete by 6/21/17 meeting
6	11/16/16	Evaluate Proposals for Renovation of Koi Pond/Picnic Area	Vesta		Deferred	Deferred to June 2017
7	11/16/16	Consideration of Proposals for Preserve Maintenance	Robson		Deferred	Deferred to Spring 2017
8	1/18/17	Street Lights	Flint		In Process	Review Reserve Study and Solicit Proposals for Replacement of Street Lights.
9	2/15/17	Enhanced Traffic Enforcement	Flint		Ongoing	Alternate months (resume in June 2017)
10	2/15/17	Reserve Study Update	Flint		In Process	On 6/21/17 Agenda for discussion
11	2/15/17	Evaluate Camera System	Vesta		In Process	Proposal from RSS approved at 5/17/17 meeting.
12	4/19/17	Clean Fence on Toledo Blade	Vesta		Completed	Anticipated to be complete by 6/21/17 meeting
13	4/19/17	Pressure Wash Pergolas	Vesta		Completed	
14	5/17/17	Replace Light by Tennis Court	Vesta		Completed	

Lakeside Plantation CDD Community Development District

Amenity Center Management Report

Date of Meeting: June 21st, 2017

Submitted by: Alicia Belden

➤ Facility

- Fountain intake repaired
- Tennis fence clamps replacement(on-going)
- New light timers installed at Tennis courts
- Replaced toilet tank in men's bathroom
- Breaker repaired by pool
- Bathroom doors painted
- Tennis light ballast replaced
- Fence repaired by gas station
- Replaced 3 chemical feed lines
- Repaired water feed pipe
- Repaired light by shed
- Replaced bathroom signage
- Plantation BLVD median renovation started
- Golf cart repaired

➤ Activities- kids, adults, fitness, athletics, swim team

- Tennis – Daily
- 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
- Swim Lessons – every Tuesday & Thursday at 10:30 pm
- Stretch & Strengthen – Monday & Thursday @ 10 am

➤ Special Events:

- Pizza Night
- Wine & Cheese
- Memorial Day BBQ
- Coffee & Donuts
- Summer Potluck
- Pizza Night
- Breakfast

Amenity Management

1. Quote for fence pressure washing
2. Quote for playground landscaping & irrigation
3. Quote for spike rush trimming
4. Quote for sidewalk grinding
5. Quote for landscaping changes to clubhouse entrance

**7282 55th Avenue East
Suite 217
Bradenton, FL 34203
941-306-7609**



Date	Estimate #
5/18/2017	217

Name / Address
bloomings

Job Site
Fence in North Port

Pressure Clean:	Qty	Rate	Total
FENCE		600.00	600.00
		Total	\$600.00

By signing this contract you agree to pay the total amount of this

By signing this contract you agree to pay the total amount of this bill. A 50% deposit is due upon signing this contract. The balance is due at upon completion of the job.



Lakeside Plantation Playground Area Renovation

Bloomings Landscape proposes to complete the following at the playground area,

Removal of excessive mulch and dirt in turf area from playground to sidewalk

Install 1220 square feet of St. Augustine sod

Modify/ upgrade irrigation to provide proper coverage

Bloomings Landscape shall furnish labor and materials to complete the aforementioned services for a fee of \$1680.00, Which is due in full upon completion.

Joe Lytle Bloomings Landscape

Lakeside Plantation CDD Representative



Lakeside Plantation Spike Rush Cutting

Bloomings Landscape proposes the following in the long lake East of Scarlett;

Cut the spike rush as low as possible to the waters edge

Rake up and remove debris

5 men- 2 days @ \$30.00 per man hour

Bloomings Landscape shall provide labor and materials to complete the following for a fee of \$3000.00, Which is due in full upon completion.

Joe Lytle Bloomings Landscape

Lakeside CDD Authorized Rep.



BRADLEY A. RAY

PORT CHARLOTTE, FL

941-743-9423

4235501

☒ Proposal		☐ Invoice	
Submitted To: <u>Alicia</u>		Work To Be Performed At:	
Name <u>Lakeside Plantation</u>	Address <u>Same</u>		
Address <u>2200 Plantation Blvd</u>	City, State <u>Same</u>		
City, State <u>North Port, Fla</u>			
Phone # <u>941 423 5500</u>	Date <u>6-8-17</u>		

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

- Excavate (2) 7'x10' areas for new concrete pads.
- Form areas to proper grade & pitch.
- Pump 3000 PSI concrete, fiber mesh, min 4" thick
- Wet set 2 peach mounts in each pad.
- Non-Skid finish
- Cut Control joints.

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

In full @ Completion Dollars (\$ 2216.⁰⁰)
With payments as follows:

Respectfully submitted

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

ACCEPTANCE OF PROPOSAL

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

Signature _____ Date _____

Signature _____ Date _____