

*Lakeside Plantation
Community Development District*

Agenda

September 21, 2016

AGENDA

Lakeside Plantation

Community Development District

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

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

September 14, 2016

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, September 21, 2016 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. Presentation of Memorandum and Consideration of Resolution 2016-07 Adopting Policies and Procedures Related to Prompt Payment
 - B. Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2016
 - C. Consideration of Change Order #1 from Earth Balance
 - D. Discussion of Fiscal Year 2017 Capital Improvement Program
 - E. Consideration of Community Club Applications
- VI. Business Administration
 - A. Approval of Minutes of August 17, 2016 Board of Supervisors Meeting and Acceptance of the Minutes of the August 17, 2016 Audit Committee 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. Updates on the lake bank restoration project and preserve areas will be given by the District Engineer. Any back-up materials will be provided under separate cover.

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

The fifth order of business New Business Items. Section A is the presentation of memorandum prepared by District Counsel and consideration of Resolution 2016-07 adopting policies and procedures related to prompt payment. A copy of the memo and Resolution are enclosed for your review. Section B is the consideration of agreement with Grau & Associates to provide auditing services for the Fiscal Year 2016. A copy of the agreement is enclosed for your review. Section C is the consideration of Change Order #1 from Earth Balance for the preserve maintenance project. Section D is the discussion of the Fiscal Year 2017 Capital Improvement Program. A copy of the draft CIP and the report on the amenities is enclosed for your review. Section E is the consideration of community club applications. Copies of the applications are enclosed for your review.

The sixth order of business is Business Administration. Section A is the approval of the minutes from the August 17, 2016 Board of Supervisors meeting and acceptance of the minutes from the August 17, 2016 Audit Committee meeting. Both minutes are enclosed for your review. Section B is approval of the check register enclosed for your review and Section C includes the balance sheet and income statement for your review.

The eighth order of business is 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 and a quote is 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

Hopping Green & Sams

Attorneys and Counselors

MEMORANDUM

To: Board of Supervisors
Lakeside Plantation Community Development District

From: Mike Eckert

Date: September 9, 2016

Re: Prompt Payment Policies and Procedures

The purpose of this memorandum is to outline the Lakeside Plantation Community Development District's ("District") responsibilities under the Local Government Prompt Payment Act (Chapter 218, Part VII, Florida Statutes) ("Act"). The Act requires districts to establish procedures for marking payment requests or invoices as "received" and to establish dispute resolution procedures in the event a dispute occurs between a district and a contractor.

The accompanying proposed resolution and policy ("Prompt Payment Policies and Procedures") sets forth specific policies and procedures to ensure timely payment to vendors or contractors providing goods or services to the District and to provide guidance in contracting matters. The Prompt Payment Policies and Procedures will provide more protection for the District by establishing a process to deny and resolve instances of improper invoices such as an invoice for goods or services that fail to meet the contract requirements. As required by the Act, the Prompt Payment Policies and Procedures delineate the procedure for accepting and calculating the date of payment for construction services and non-construction goods and services.

If you have questions regarding the Prompt Payment Act, or the attached proposed Resolution and Prompt Payment Policies and Procedures, please do not hesitate to contact me.

RESOLUTION 2016-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT ADOPTING PROMPT PAYMENT POLICIES AND PROCEDURES PURSUANT TO CHAPTER 218, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapter 218, Florida Statutes, requires timely payment to vendors and contractors providing certain goods and/or services to the District; and

WHEREAS, the Board of Supervisors of the District (the “Board”) accordingly finds that it is in the best interests of the District to establish by resolution the Prompt Payment Policies and Procedures attached hereto as **Exhibit A** for immediate use and application.

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

SECTION 1. The Prompt Payment Policies and Procedures attached hereto as **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business. The Prompt Payment Policies and Procedures shall remain in full force and effect until such time as the Board may amend them; provided, however, that as the provisions of Chapter 218, Florida Statutes, are amended from time to time, the attached Prompt Payment Policies and Procedures shall automatically be amended to incorporate the new requirements of law without any further action by the Board.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. All District resolutions, policies or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed, except as noted below.

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

PASSED AND ADOPTED THIS ____ DAY OF _____, 2016.

ATTEST:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Prompt Payment Policies and Procedures

LAKE SIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Prompt Payment Policies and Procedures

**In Accordance With the Local Government Prompt Payment Act
Chapter 218, Part VII, Florida Statutes**

_____, 2016

Lakeside Plantation Community Development District **Prompt Payment Policies and Procedures**

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I. Purpose

In accordance with the Local Government Prompt Payment Act (Chapter 218, Part VII, Florida Statutes) (“PPA”), the purpose of the Lakeside Plantation Community Development District (“District”) Prompt Payment Policies and Procedures (“Policies & Procedures”) is to provide a specific policy to ensure timely payment to Vendors and Contractors (both hereinafter defined) providing goods and/or services to the District and ensure the timely receipt by the District of goods and/or services contemplated at the time of contracting. Please note that the PPA, like any statute or law, may be amended from time to time by legislative action. These Policies & Procedures are based on the statutory requirements as of the date identified on the cover page of this document. By this reference, as applicable statutory provisions subsequently change, these Policies & Procedures shall automatically be amended to incorporate the new requirements of law. These Policies & Procedures are adopted by the District to provide guidance in contracting matters. Failure by the District to comply with these Policies & Procedures shall not expand the rights or remedies of any Provider (hereinafter defined) against the District under the PPA. Nothing contained herein shall be interpreted as more restrictive on the District than what is provided for in the PPA.

II. Scope

These Policies & Procedures apply to all operations of the District, including Construction Services and Non-Construction Goods and Services, as applicable.

III. Definitions

A. Agent

The District-contracted architect, District-contracted engineer, District Manager, or other person, acting on behalf of the District, which is required by law or contract to review invoices or payment requests from Providers (hereinafter defined). Such individuals/entities must be identified in accordance with §218.735 (1), Fla. Stat., and further identified in the relevant agreement between the District and the Provider.

B. Construction Services

All labor, services, and materials provided in connection with the construction, alteration, repair, demolition, reconstruction, or other improvement to real property that require a license under parts I and II of Chapter 489, Fla. Stat.

C. Contractor or Provider of Construction Services

The entity or individual that provides Construction Services through direct contract with the District.

D. Date Stamped

Each original and revised invoice or payment request received by the District shall be marked electronically or manually, by use of a date stamp or other method, which date marking clearly indicates the date such invoice or payment request is first delivered to the District through its Agent. In the event that the

Agent receives an invoice or payment request, but fails to timely or physically mark on the document the date received, "Date Stamped" shall mean the date of actual receipt by the Agent.

E. Improper Invoice

An invoice that does not conform to the requirements of a Proper Invoice.

F. Improper Payment Request

A request for payment for Construction Services that does not conform to the requirements of a Proper Payment Request.

G. Non-Construction Goods and Services

All labor, services, goods and materials provided in connection with anything other than construction, alteration, repair, demolition, reconstruction, or other improvements to real property.

H. Proper Invoice

An invoice that conforms to all statutory requirements, all requirements of these Policies and Procedures not expressly waived by the District and any additional requirements included in the agreement for goods and/or services for which the invoice is submitted not expressly waived by the District.

I. Proper Payment Request

A request for payment for Construction Services which conforms to all statutory requirements, all requirements of these Policies & Procedures not expressly waived by the District and any additional requirements included in the Construction Services agreement for which the Payment Request is submitted not expressly waived by the District.

J. Provider

Includes any Vendor, Contractor or Provider of Construction Services, as defined herein.

K. Purchase

The purchase of goods, materials, services, or Construction Services; the purchase or lease of personal property; or the lease of real property by the District.

L. Vendor

Any person or entity that sells goods or services, sells or leases personal property, or leases real property directly to the District, not including Construction Services.

IV. Proper Invoice/Payment Request Requirements

A. General

Prior to Provider receiving payment from the District, Non-Construction Goods and Services and Construction Services, as applicable, shall be received and performed in accordance with contractual or other specifications or requirements to the satisfaction of the District. Provision or delivery of Non-Construction Goods and Services to the District does not constitute acceptance for the purpose of payment. Final acceptance and authorization of payment shall be made only after delivery and inspection by the Agent and the Agent's confirmation that the Non-Construction Goods and Services or Construction Services meet contract specifications and conditions. Should the Non-Construction Goods and Services or Construction Services differ in any respect from the specifications, payment may be withheld until such time as the Provider takes necessary corrective action. Certain limited exceptions which require payment in advance are permitted when authorized by the District Board of Supervisors ("Board") or when provided for in the applicable agreement.

B. Sales Tax

Providers should not include sales tax on any invoice or payment request. The District's current tax-exempt number is _____. A copy of the tax-exempt form will be supplied to Providers upon request.

C. Federal Identification and Social Security Numbers

Providers are paid using either a Federal Identification Number or Social Security Number. To receive payment, Providers should supply the District with the correct number as well as a proper Internal Revenue Service W-9 Form. The District Manager shall treat information provided in accordance with Florida law.

Providers should notify the District Manager when changes in data occur (telephone _____, email _____, Fax _____).

D. Proper Invoice for Non-Construction Goods and Services

All Non-Construction Goods and Services invoiced must be supplied or performed in accordance with the applicable purchase order (including any bid/proposal provided, if applicable) or agreement and such Non-Construction Goods and Services quantity and quality must be equal to or better than what is required by such terms. Unless otherwise specified in the applicable agreement, invoices should contain all of the following minimum information in order to be considered a Proper Invoice:

1. Name of Vendor
2. Remittance address
3. Invoice Date
4. Invoice number

5. The “Bill To” party must be the District or the Board, or other entity approved in writing by the Board of the District Manager
6. Project name (if applicable)
7. In addition to the information required in Section IV.D.1-6 above, invoices involving the purchase of goods should also contain:
 - a. A complete item description
 - b. Quantity purchased
 - c. Unit price(s)
 - d. Total price (for each item)
 - e. Total amount of invoice (all items)
 - f. The location and date(s) of delivery of the goods to the District
8. In addition to the information required in Section IV.D.1-6 above, invoices involving the purchase of services should also contain:
 - a. Itemized description of services performed
 - b. The location and date of delivery of the services to the District
 - c. Billing method for services performed (i.e., approved hourly rates, percentage of completion, cost plus fixed fee, direct/actual costs, etc.)
 - d. Itemization of other direct, reimbursable costs (including description and amount)
 - e. Copies of invoices for other direct, reimbursable costs (other than incidental costs such as copying) and one (1) of the following:
 - i. Copy of both sides of a cancelled check evidencing payment for costs submitted for reimbursement
 - ii. Paid receipt
 - iii. Waiver/lien release from subcontractor (if applicable)
9. Any applicable discounts
10. Any other information or documentation, which may be required or specified under the terms of the purchase order or agreement

E. Proper Payment Request Requirements for Construction Services

Payment Requests must conform to all requirements of Section IV.A.-D., above, unless otherwise specified in the terms of the applicable agreement or purchase order between the District and the Contractor.

V. Submission of Invoices and Payment Requests

The Provider shall submit all Invoices and Payment Requests for both Construction Services and Non-Construction Goods and Services to the District’s Agent as provided in the purchase order or agreement, as applicable, and to the District Manager as follows:

Submit the invoice and/or payment request, with required additional material and in conformance with these Policies and Procedures, by mail, by hand delivery, or via email (Note: email is the preferred method for receipt of Non-Construction Goods and Services invoices).

1. **Mailing and Drop Off Address**

c/o _____

2. **Email Address**

VI. Calculation of Payment Due Date

A. Non-Construction Goods and Services Invoices

1. **Receipt of Proper Invoice**

Payment is due from the District forty-five (45) days from the date on which a Proper Invoice is Date Stamped.

2. **Receipt of Improper Invoice**

If an Improper Invoice is received, a required invoice is not received, or invoicing of a request for payment is not required, the time when payment is due from the District is forty-five (45) days from the latest date of the following:

- a. On which delivery of personal property is fully accepted by the District;
- b. On which services are completed and accepted by the District;
- c. On which the contracted rental period begins (if applicable); or
- d. On which the District and the Vendor agree in a written agreement that provides payment due dates.

3. **Rejection of an Improper Invoice**

The District may reject an Improper Invoice. Within ten (10) days of receipt of the Improper Invoice by the District, the Vendor must be notified that the invoice is improper and be given an opportunity to correct the deficient or missing information, remedy the faulty work, replace the defective goods, or take other necessary, remedial action.

The District's rejection of an Improper Invoice must:

1. Be provided in writing;
2. Specify any and all known deficiencies; and
3. State actions necessary to correct the Improper Invoice.

If the Vendor submits a corrected invoice, which corrects the deficiencies specified in the District's written rejection, the District must pay the corrected invoice within the later of: (a) ten (10) business days after date the corrected invoice is Date Stamped; or (b) forty-five (45) days after the date the Improper Invoice was Date Stamped.

If the Vendor submits an invoice in response to the District's written rejection which fails to correct the deficiencies specified or continues to be an Improper Invoice, the District must reject that invoice as stated herein.

4. Payment of Undisputed Portion of Invoice

If the District disputes a portion of an invoice, the undisputed portion shall be paid in a timely manner and in accordance with the due dates for payment as specified in these Policies & Procedures.

B. Payment Requests for Construction Services

1. Receipt of Proper Payment Request

The time at which payment is due for Construction Services from the District is as follows:

a. If an Agent must approve the payment request before it is submitted to the District Manager, payment (whether full or partial) is due twenty-five (25) business days after the payment request is Date Stamped. The Contractor may send the District an overdue notice. If the payment request is not rejected within four (4) business days after Date Stamp of the overdue notice, the payment request shall be deemed accepted, except for any portion of the payment request that is fraudulent, misleading or is the subject of dispute.

The agreement between the District and the Contractor shall identify the Agent to which the Contractor shall submit its payment request, or shall be provided by the District through a separate written notice no later than ten (10) days after contract award or notice to proceed, whichever is later. Contractor's submission of a payment request to the Agent shall be Date Stamped, which shall commence the time periods for payment or rejection of a payment request or invoice as provided in this section.

b. If, pursuant to contract, an Agent is not required to approve the payment request submitted to the District, payment is due twenty (20) business days after the payment request is Date Stamped unless such payment request includes fraudulent or misleading information or is the subject of dispute.

2. Receipt and Rejection of Improper Payment Request

a. If an Improper Payment Request is received, the District must reject the Improper Payment Request within twenty (20) business days after the date on which the payment request is Date Stamped.

b. The District's rejection of the Improper Payment Request must:

1. Be provided in writing;
2. Specify any and all known deficiencies; and

3. State actions necessary to correct the Improper Invoice.

c. If a Contractor submits a payment request which corrects the deficiency specified in the District's written rejection, the District must pay or reject the corrected submission no later than ten (10) business days after the date the corrected payment request is Date Stamped.

3. Payment of Undisputed Portion of Payment Request

If the District disputes a portion of a payment request, the undisputed portion shall be paid in a timely manner and in accordance with the due dates for payment as specified in this section.

VII. Resolution of Disputes

If a dispute arises between a Provider and the District concerning payment of an invoice or payment request, the dispute shall be resolved as set forth in § 218.735, Fla. Stat., for Construction Services, and § 218.76, Fla. Stat. for Non-Construction Goods and Services.

A. Dispute between the District and a Contractor

If a dispute between the District and a Contractor cannot be resolved following resubmission of a payment request by the Contractor, the dispute must be resolved in accordance with the dispute resolution procedure prescribed in the construction contract, if any. In the absence of a prescribed procedure in the contract, the dispute must be resolved by the procedures specified below.

B. Dispute Resolution Procedures

1. If an Improper Payment Request or Improper Invoice is submitted, and the Provider refuses or fails to submit a revised payment request or invoice as contemplated by the PPA and these Policies and Procedures, the Provider shall, not later than thirty (30) days after the date on which the last payment request or invoice was Date Stamped, submit a written statement via certified mail to the Agent, copying the District Manager, specifying the basis upon which the Provider contends the last submitted payment request or invoice was proper.
2. Within forty-five (45) days of receipt by the Agent and District Manager of the disputed, last-submitted payment request or invoice, the Agent and/or District Manager shall commence investigation of the dispute and render a final decision on the matter no later than sixty (60) days after the date on which the last-submitted payment request or invoice is Date Stamped.
3. Absent a written agreement to the contrary, if the Provider refuses or fails to provide the written statement required above, the Agent and/or District Manager is not required to contact the Provider in the investigation. In

addition, and absent a written agreement to the contrary, if such written statement is not provided, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider.

4. The Board shall approve any decision of the District Manager to contract with a third party which would result in: 1) an expenditure above what is budgeted for the Construction Services or Non-Construction Services; or 2) an expenditure which exceeds the original contract amount for the Construction Services or Non-Construction Services by more than ten percent (10%) or Ten Thousand Dollars (\$10,000).
5. A written explanation of the final decision shall be sent to the Provider, via certified mail, within five (5) business days from the date on which such final decision is made. A copy of the written explanation of the final decision shall be provided to the Chairperson of the Board simultaneously with the certified mailing to the Provider.
6. If a Provider does not accept in writing the final decision within five (5) days after receipt by the Provider, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider. If the costs of the third party purchases exceed the amount the District owes to the Provider, the District may seek to recover such excess from the Provider in a court of law or as otherwise provided in an agreement between the District and the Provider. Nothing contained herein shall limit or affect the District's ability to enforce all of its legal and contractual rights and remedies against the Provider.

VIII. Purchases Involving Federal Funds or Bond Funds

When the District intends to pay for a purchase with federal funds or bond funds, the District shall make such purchases only upon reasonable assurances that federal funds or bond funds sufficient to cover the cost will be received. When payment is contingent upon the receipt of bond funds, federal funds or federal approval, the public procurement documents and any agreement with a Provider shall clearly state such contingency. (§ 218.77, Fla. Stat.).

IX. Requirements for Construction Services Contracts – Project Completion; Retainage

The District intends to follow the PPA requirements for construction project completion and retainage, including, but not limited to, § 218.735 (7) and (8), Fla. Stat.

X. Late Payment Interest Charges

Failure on the part of the District to make timely payments may result in District responsibility for late payment interest charges. No agreement between the District and a Provider may prohibit the collection of late payment interest charges allowable under the PPA as mandatory interest. (§218.75, Fla. Stat.).

A. Related to Non-Construction Goods and Services

All payments due from the District, and not made within the time specified within this policy, will bear interest, from thirty (30) days after the due date, at the rate of one percent (1%) per month on the unpaid balance. The Vendor must submit a Proper Invoice to the District for any interest accrued in order to receive the interest payment. (§ 218.74 (4), Fla. Stat.).

An overdue period of less than one (1) month is considered as one (1) month in computing interest. Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

B. Related to Construction Services

All payments for Construction Services that are not made within the time periods specified within the applicable statute, shall bear interest from thirty (30) days after the due date, at the rate of one percent (1%) per month, or the rate specified by agreement, whichever is greater. The Contractor must submit a Proper Payment Request to the District for any interest accrued in order to receive the interest payment. An overdue period of less than one (1) month is considered as one (1) month in computing interest. (§ 218.735 (8)(i), Fla. Stat.).

Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

C. Report of Interest

If the total amount of interest paid during the preceding fiscal year exceeds \$250, the District Manager is required to submit a report to the Board during December of each year, stating the number of interest payments made and the total amount of such payments. (§ 218.78, Fla. Stat.).



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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September 6, 2016

Board of Supervisors
Lakeside Plantation Community Development District
c/o GMS, LLC
135 West Central Blvd, Suite 320
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Lakeside Plantation Community Development District, Sarasota County, Florida ("the District") for the fiscal year ended September 30, 2016, with an option for two (2) additional annual renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Lakeside Plantation Community Development District as of and for the fiscal year ended September 30, 2016, with an option for two (2) additional annual renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to using the audit's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be

public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$3,500 for the September 30, 2016 audit. The fees for fiscal year 2017 and 2018 will not exceed \$3,600 and \$3,700, respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2013 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Lakeside Plantation Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Lakeside Plantation Community Development District.

By: _____

Title: _____

Date: _____



PEER REVIEW PROGRAM

is proud to present this

Certificate of Recognition

to

GRAU & ASSOCIATES

For having a system of quality control for its accounting and auditing practice in effect for the year ended June 30, 2013 which has been designed to meet the requirements of the quality control standards for an accounting and auditing practice established by the AICPA, and which was complied with during the year then ended to provide the firm with reasonable assurance of conforming with professional standards.

A handwritten signature in dark ink, appearing to read "Rick Reeder", written over a horizontal line.

*Rick Reeder, Chair
AICPA Peer Review Board
2013*



CHANGE ORDER #1

PROJECT NAME: LAKESIDE PLANTATION CDD PRESERVE MAINTENANCE

CLIENT: David Robson
Johnson Engineering, Inc.
2158 Johnson Street
Fort Myers, Florida 33901-1550
(239) 334-0046
dkr@johnsoneng.com

EarthBalance® is requesting a change order due to additional work necessary to complete the Lakeside Plantation CDD exotics removal beyond the conditions stated in the RFP. Additional preserve area not clearly labeled in the RFP was required to be treated, causing delays in the project completion time-line, and resulting in additional man hours and equipment costs. The site conditions encountered also deviated from those stated in the RFP. Brazilian pepper (*Schinus terebinthifolia*) was found exceeding 5 years in age, which goes contrary to the RFP stating a maintenance event took place approximately five years previous. These more established pepper trees required additional man hours to cut and chip.

The need for additional services has caused a change in the scope of the project and has prompted us to submit this contract addendum.

EarthBalance® will perform all of the services described above for a **lump sum fee of \$3,600.00**

The net amount for Change Order #1 is an increase of \$

Original Contract Amount	\$ 27,400.00
Change Order # 1	\$ 3,600.00
New Contract Amount	\$ 31,000.00

I hereby grant authorization for the Scope of Work and Fees listed above. I understand that all terms and conditions of the standard **EarthBalance®** Professional Services Agreement still apply to these requested services.

QUOTED BY: Calvin Serviss
Project Manager
EarthBalance®
2579 North Toledo Blade Blvd.
North Port, FL 34289

Signature

Title

Date

**LAKESIDE PLANTATION CDD
DRAFT CAPITAL IMPROVEMENT PLAN**

	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	Notes:
<u>REVENUE</u>							
Projected Beginning Balance	\$ 295,280	\$ 431,422	\$ 407,026	\$ 518,749	\$ 373,746	\$ 503,746	
Budgeted Transfer In	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	
Additional Transfer In	\$ 125,181						
Total Revenue	\$ 550,461	\$ 561,422	\$ 537,026	\$ 648,749	\$ 503,746	\$ 633,746	
<u>EXPENDITURES</u>							
Conservation Area Cleanup	\$ 27,400						Per contract
Stormwater Repairs	7,100						MRI Underwater Specialist
Fountain Repair	3,321						Bradley A. Ray
Paver Restoration	5,877						Paving Crew
Amenity Master Plan							
Conceptual Master Plan	8,655						Ugarte & Associates
Pool Deck	35,000						Estimated from written quotes
Pool Fencing	23,000						Estimated from written quotes
Reconfigured Basketball Court		5,800					Estimated from Hugarte
Playground Equipment		55,000					Estimated from Hugarte
Bocce Ball Court		14,000					Quote from Nidy
Pickleball Court		25,000					Quote from Nidy - 2 courts approx. \$35k
Putting Green							
New Bench Seating		6,500					Estimated from Hugarte
Elevated Picnic Deck							

EXPENDITURES (continued)

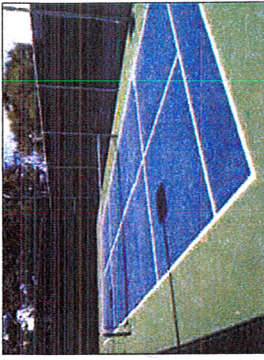
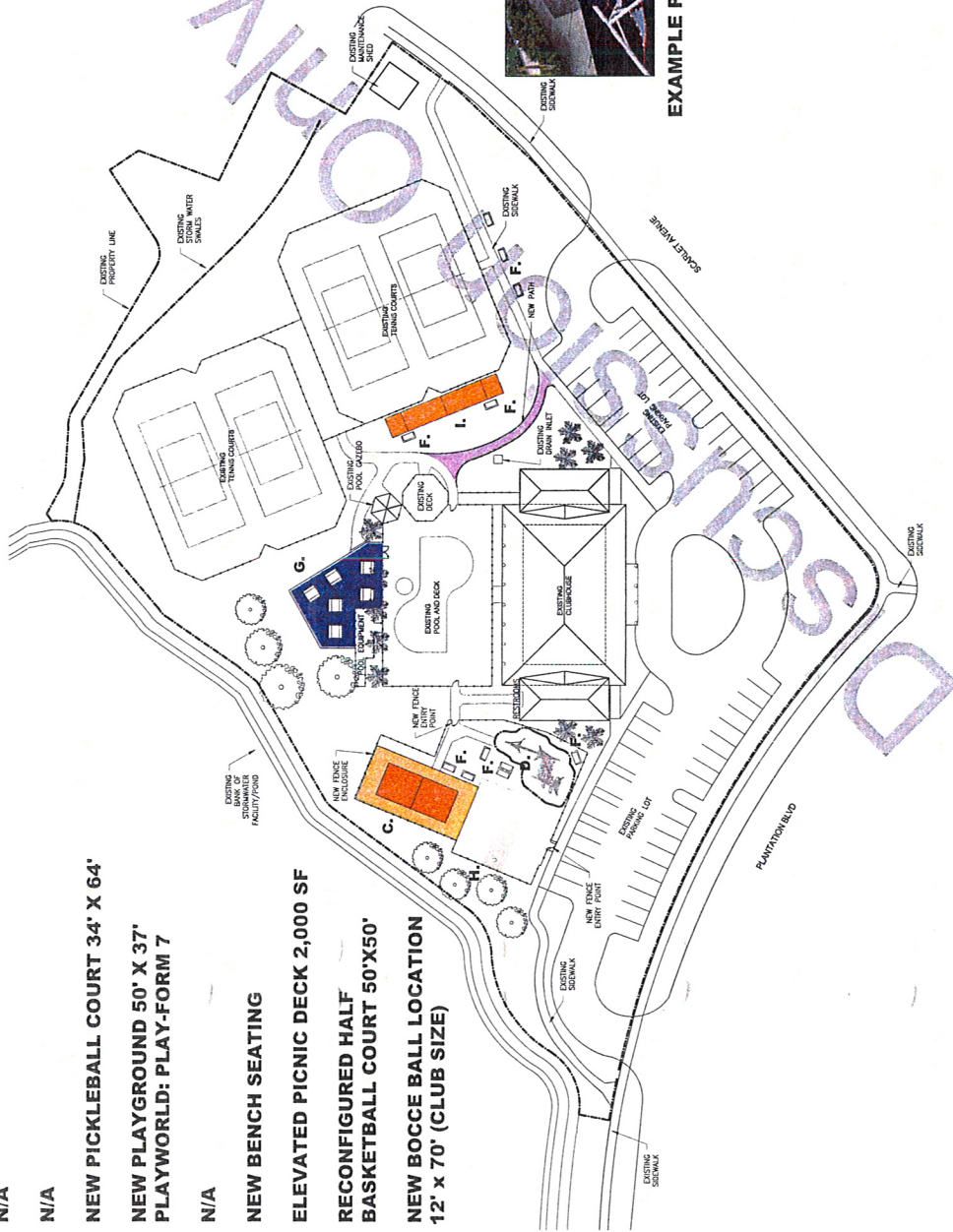
	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	Notes:
Reserve Study							
Clubhouse Roof						40,146	Estimate from Reserve Study
Clubhouse Exterior Paint						8,071	Estimate from Reserve Study
Fountain Capital Repairs						20,855	Estimate from Reserve Study
Pool Remarcite						30,110	Estimate from Reserve Study
Pool Fencing							Included in Master Plan Above
Lake Bank Restoration	8,686						Advantage Marine
Gazebo			8,096				Estimate from Reserve Study
Playground							Included in Master Plan Above
Irrigation Pumps			10,181				Estimate from Reserve Study
Exercise Equipment		23,416					Estimate from Reserve Study
Access Control		21,380					Estimate from Reserve Study
Asphalt Mill/Overlay - Sycamore				53,991			Estimate from Reserve Study
Concrete Curbs and Gutters				25,759			Estimate from Reserve Study
Concrete Sidewalks*				91,032			Estimate from Reserve Study
Tennis Court Resurface				11,334			Estimate from Reserve Study
AC Units				25,347			Estimate from Reserve Study
Clubhouse carpet				13,446			Estimate from Reserve Study
Clubhouse Interior Paint				3,091			Estimate from Reserve Study
Clubhouse Furnishings				25,759			Estimate from Reserve Study
Pool Mechanical Equipment				25,244			Estimate from Reserve Study
Update Reserve Study		3,300					
Total Expenditures	\$ 119,039	\$ 154,396	\$ 18,277	\$ 275,003	\$ -	\$ 99,182	
Projected Ending Balance	\$ 431,422	\$ 407,026	\$ 518,749	\$ 373,746	\$ 503,746	\$ 534,564	
Reserve Study Rec. Balance	\$ 402,113	\$ 447,014	\$ 577,526	\$ 433,028	\$ 563,526	\$ 594,923	

*Sidewalks are repaired on an ongoing basis and therefore this projected expense is likely overstated.

Prepared by GMS on 06/14/16

HIGHLIGHTS OF OPTION 4:

- A. N/A
- B. N/A
- C. NEW PICKLEBALL COURT 34' X 64'
- D. NEW PLAYGROUND 50' X 37'
PLAYWORLD: PLAY-FORM 7
- E. N/A
- F. NEW BENCH SEATING
- G. ELEVATED PICNIC DECK 2,000 SF
- H. RECONFIGURED HALF
BASKETBALL COURT 50'X50'
- I. NEW BOCCIE BALL LOCATION
12' x 70' (CLUB SIZE)



EXAMPLE PICKLEBALL COURT (C.)



EXAMPLE PLAY SYSTEM MULTIPLE AGE GROUPS (D.)
(PLAYWORLD SYSTEMS)



ELEVATED PICNIC DECK (G.)



EXAMPLE BOCCIE BALL (I.)
(CLUB SIZE)

Lakeside Plantation

2200 Plantation Boulevard

North Port, Florida 34289

(941) 423-5500

COMMUNITY CLUB APPLICATION FORM

Community Clubs are able to be established by self-organized Residents, Renters and Non-Resident Members (as defined in the District's Amenity Facilities Policies) within the Lakeside Plantation community in order to allow the members thereof to pursue common interests in hobbies or in recreational, social, service and/or cultural endeavors. All proposed clubs are required to complete the following Application Form in order to be designated as a Community Club by the Lakeside Plantation Community Development District (the "District").

Process for Designation as a Community Club:

1. Any Resident, Renter and/or Non-Resident Member that desires to have a group of two (2) or more Residents, Renters or Non-Resident Members with common interests designated as a Community Club may submit an Application Form to the District's Facility Manager, whose office is located in the Clubhouse.
2. The completed Application Form will be provided to the District's Board of Supervisors (the "Board") for consideration at its next regularly-scheduled Board meeting.
3. The Board will review the Application Form for completeness and compliance.
4. After designation as a Community Club by the Board, such club shall register its existence with the Facility Manager, and may thereafter rent the District's Amenity Facilities at no cost, subject to the terms of the District's Amenity Facilities Policies and Facility Reservation and Use Agreement.
5. Note that the District reserves the right to revoke a group's designation as a Community Club at any time.

I. BASIC INFORMATION

PROPOSED CLUB NAME PAINTERS ANONYMOUS

DOES THE PROPOSED CLUB'S MEMBERSHIP CONSIST OF ANYONE WHO IS NOT A RESIDENT, RENTER OR NON-RESIDENT MEMBER? YES _____ NO ☒

PLEASE TELL US ABOUT YOUR CLUB INTENDS TO USE THE FACILITIES:

We intend to pursue the arts in
the form of painting, instruction and
enjoyment

HOW OFTEN IS YOUR CLUB ANTICIPATED TO MEET? once a month

WHEN IS YOUR CLUB ANTICIPATED TO MEET? 2nd Tuesday of month

WHERE DO YOU ANTICIPATE THAT YOUR CLUB WILL WANT TO MEET? Clubhouse (dance hall)

II. CONTACT INFORMATION FOR CLUB LEADER/ALTERNATE LEADER

Please list the contact information for the person seeking the designation of the group as a Community Club (the "Club Leader").

NAME OF CLUB LEADER Elaine Diehl
HOME ADDRESS Dixie
PHONE NUMBER (1) 757 647 7811 PHONE NUMBER (2) _____
EMAIL ADDRESS elpdant@cox.net

Please list the contact information for at least one other proposed club member who may serve as an Alternate Leader in the Club Leader's absence or departure.

ALTERNATE LEADER NAME Marie Bush Smiley
HOME ADDRESS 1111 Jorah Dr.
PHONE NUMBER (1) 941 275-7916 PHONE NUMBER (2) _____
EMAIL ADDRESS charitysheppers@gmail

ALTERNATE LEADER NAME _____
HOME ADDRESS _____
PHONE NUMBER (1) _____ PHONE NUMBER (2) _____
EMAIL ADDRESS _____

III. ACKNOWLEDGMENT OF RULES AND POLICIES

DID YOU READ AND UNDERSTAND THE RULES AND POLICIES APPLYING TO COMMUNITY CLUBS, INCLUDING BUT NOT LIMITED TO THE DISTRICT'S AMENITY FACILITIES POLICIES? YES ☒ NO ☐

Signature: Marie Bush Smiley
Name: MARIE A BUSH SMILEY
Date: 2/2/06/2016

Lakeside Plantation

2200 Plantation Boulevard

North Port, Florida 34289

(941) 423-5500

COMMUNITY CLUB APPLICATION FORM

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Process for Designation as a Community Club:

1. Any Resident, Renter and/or Non-Resident Member that desires to have a group of two (2) or more Residents, Renters or Non-Resident Members with common interests designated as a Community Club may submit an Application Form to the District's Facility Manager, whose office is located in the Clubhouse.
2. The completed Application Form will be provided to the District's Board of Supervisors (the "Board") for consideration at its next regularly-scheduled Board meeting.
3. The Board will review the Application Form for completeness and compliance.
4. After designation as a Community Club by the Board, such club shall register its existence with the Facility Manager, and may thereafter rent the District's Amenity Facilities at no cost, subject to the terms of the District's Amenity Facilities Policies and Facility Reservation and Use Agreement.
5. Note that the District reserves the right to revoke a group's designation as a Community Club at any time.

I. BASIC INFORMATION

PROPOSED CLUB NAME Lakeside Plantation Village Families
with kids under 18 years old.

DOES THE PROPOSED CLUB'S MEMBERSHIP CONSIST OF ANYONE WHO IS NOT A RESIDENT, RENTER OR NON-RESIDENT MEMBER? YES _____ NO X

^{HOW}
PLEASE TELL US ABOUT YOUR CLUB INTENDS TO USE THE FACILITIES:

Family friendly activities, games, cards, movies.

HOW OFTEN IS YOUR CLUB ANTICIPATED TO MEET? monthly

WHEN IS YOUR CLUB ANTICIPATED TO MEET? Friday evening

WHERE DO YOU ANTICIPATE THAT YOUR CLUB WILL WANT TO MEET? Inside the Clubhouse

II. CONTACT INFORMATION FOR CLUB LEADER/ALTERNATE LEADER

Please list the contact information for the person seeking the designation of the group as a Community Club (the "Club Leader").

NAME OF CLUB LEADER Bonnie Benjamin

HOME ADDRESS 1735 Scarlett Ave

PHONE NUMBER (1) 574.217.2069 PHONE NUMBER (2) _____

EMAIL ADDRESS bonnie.benjamin@gmail.com

Please list the contact information for at least one other proposed club member who may serve as an Alternate Leader in the Club Leader's absence or departure.

ALTERNATE LEADER NAME Lina Powell

HOME ADDRESS 1731 Scarlett Ave

PHONE NUMBER (1) 941.447.2654 PHONE NUMBER (2) _____

EMAIL ADDRESS lina4hepow@gmail.com

ALTERNATE LEADER NAME Sara Woods

HOME ADDRESS 1726 Scarlett Ave

PHONE NUMBER (1) 941.650.2747 PHONE NUMBER (2) _____

EMAIL ADDRESS csawoods@yahoo.com

III. ACKNOWLEDGMENT OF RULES AND POLICIES

DID YOU READ AND UNDERSTAND THE RULES AND POLICIES APPLYING TO COMMUNITY CLUBS, INCLUDING BUT NOT LIMITED TO THE DISTRICT'S AMENITY FACILITIES POLICIES? YES X NO _____

Signature: Bonnie Benjamin

Name: Bonnie Benjamin

Date: 8.31.16

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, August 17, 2016 at 7:14 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

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

Also present:

George Flint	District Manager
Mike Eckert	District Counsel
David Robson	District Engineer
Alicia Belden	Amenities Manager
Joe Montagna	Vesta
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 7:14 p.m. 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)

Resident: Is there anything on here about the pool deck?

Mr. Flint: It is under Action Items. If you've got comments and the Board is okay with that we will move back to public comment.

Resident: I just wanted to compliment this Board for such a wonderful job that we see on these papers. It is resort style and secondly we have our fence that is going up around the pool. It is going to go up the whole perimeter of the pool and prior to this we had the fence going to the gazebo over to the other side. It looks so nice and people can flow into this so why did we

need to put that fence back up again? Let's eliminate that fence and that is my opinion. When that fence went up we didn't have staff there we only had volunteers and I guess the bottom line here is let's try to keep this looking the way it does right now without that fence. It is going to change the whole concept of this.

Ms. Johnson: He took my comment and I just wanted to say thank you and that you guys are doing a great job. Everything looks great.

THIRD ORDER OF BUSINESS

District Engineer Report

A. Update on Lake Bank Restoration Project

Mr. Robson: Since it rained some of the repairs look pretty rough. We had a contractor come back with more sod and correct a couple of places. I did a spot check before tonight's meeting and they recovered quiet well and I would say mostly everything is looking pretty good. I have high hopes that we have got through the most all green season and the repairs are holding up. Unless someone has individual places that they have noticed that I didn't see and I will follow up on. Everything looks fine on the Lake Bank Restoration.

B. Update on Preserve Areas

Mr. Robson: The preserve maintenance started a little over a week ago. I had a preliminary meeting with them and we went through the contract documents, looked at the map, and talked about the areas they were going to be entering. I also cautioned them about getting behind houses and we have also encouraged them to work under the obligation of exotics only and vegetation was too close to buildings. They weren't as aggressive to turn back from the buildings but it is unusual for them to trim native plants. They still did a very good job and they have one area they are coming back to tomorrow that we noted in our tour around and oddly enough again, there is a Peach Drive and a Peach Court. Peach Court is where they missed a good size pepper and they told me that they would take care of it tomorrow. We thought it had only been five to seven years since the last time maintenance was done but I photographed a Brazilian Pepper stump that was over 12 inches in diameter. It typically takes almost ten to twelve years to get that big. Most of the time they were dealing with 4 to 6 inch material and even less than that but they were amazed at that. They sprayed it with chemical and it should not come back. I have asked them based on their experience with seeing it and doing the clean up

for them to propose a maintenance schedule. I would imagine they would start out with the least recommending semi-annual twice a year and I think that is still a good idea. Initial clean ups are almost always 80% to 90% and then when you do follow up you tend to catch the last 15% to 20%. Once that happens I think two years of twice year maintenance and then we should be able to go back to once a year depending on performances over time.

FOURTH ORDER OF BUSINESS

Public Hearing

Mr. Flint: The Board previously approved a proposed budget and you set the date, place, and time of the public hearing for this evening. We did mail a copy of the proposed budget to the County and to the City of North Port at least 60 days in advance of today. We placed two notices in the newspaper as required by statutes and we placed the budget on the District's website. We have met all of the statutory requirements for the public hearing.

On MOTION by Ms. Moore, seconded by Mr. Szewczyk, with all in favor, the public hearing was opened.

Mr. Flint: You will need to take public comment before you consider any action on this. Do you want to have discussion and then take public comment or would you like to take public comment first and then have discussion on the Resolution of the budget?

Mr. Sabol: Public comment and then the discussion.

A. Consideration of Resolution 2016-03 Adopting the Fiscal Year 2017 Budget and Relating to the Annual Appropriations

Mr. Flint: Are there any members of the public that would like to provide comment on the Fiscal Year 2017 budget or the Assessments?

Ms. Buckley: We have over the past year or so been looking at the oak trees that have been growing. I would like to make sure that we haven't lost site of the fact that it is the CDD's responsibility to take care of the trees and the land that goes from the sidewalk to the street. I would just like to say that we aren't the only ones and the bobcat trail are fighting the city to be able to remove trees because their sewers are being destroyed. The water pipes are being over

run and I would like to be on top of things so that we do not have to correct damage that we could prevent if we get on it right away. One of the selling points of being able to remove some of these trees, which the City is against removing these beautiful trees because there won't be a beautiful canopy. Well, there will also be damage. I do not know how many acres of clear-cutting that they did at the corner of Summer and Price. I don't think they take their \$35 a tree and have to replace all of the trees. I think we have to get proactive and try to prevent future problems. The Carriage Homes would be glad to assist in anyway that we can in working with you as to what can be done. I offer our services and I would like to have something in the budget that will for see that.

Resident: Is the telephone amendment written for \$5,000 a year?

Mr. Flint: Yes it is \$388.33 a month and that includes cable, Internet, and the phone system. It is all combined. It also includes the fax and emergency line. Are there any other comments? If not we will bring it back to the Board for discussion. Mike may have some regards to the tree issue but I will let him deal with that in his report. I know in the past that we have gone line item by line item through the budget and it is not a requirement. We have gone through this budget in a fair amount of detail when you approved the proposed budget initially. You can see that it is substantially the same as the current year budget so there are not a significant number of changes that are made. It assumes that the Assessment levels will be the same in 2017 as they are in the current year. It also includes that the transfer of \$130,000 out to the Capital Reserve Fund, which is consistent with your reserve study that you've had prepared. If you look at the Capital Reserve budget, which is on page 9, you will see that we are projecting to carry forward about \$457,458 into next Fiscal Year and we would add \$130,000 to that. You would have a projected Capital Reserve Fund of \$587,695 and the reserve study has a planned balance of about \$447,000. This doesn't take into account all of the improvements that were recommended in the amenity study that you all commissioned. At the last meeting I did prepare a spreadsheet that projected out how those would be funded and there is adequate reserves to be able to fund those improvements.

Ms. Moore: I am fine with the Operating budget and I know our process is that we budget the Capital Reserve and what is going in so that we have that capital fund. We really don't have in the budget process at this point identify what we are going to spend in Capital in a subsequent year in the upcoming budget year. I don't want to do that tonight but I would like to

make sure that we set a specific meeting where we are going to talk about that because for example, I was thinking that we still have the open comment at the beginning and I am getting at least a dozen of the tennis crowd, if not more, on the need for some sort of shade provided on the court. It is really not a healthy situation because you cannot get any shade at all and to me that would be a Capital expenditure. While I understand we aren't going to talk about anything regarding Capital tonight, I feel that it is important that the Board has a specific meeting to take the time to review the Capital Reserve Plan that shows which assets are scheduled for repair or replacement. I would like to recommend that at November's meeting we have a discussion reviewing the Capital Reserve and the asset study that shows any other Capital items that we need to take care of.

Mr. Flint: We could do that in October if the Board wanted to. I've already got a spreadsheet that we put together that shows the projects identified in the reserve study and it shows the projects identified in the amenity study. It also shows the fund balance carrying forward and how those expenses would flow through and what our remaining balance would be here depending on how those are programmed in. We could add and take away projects from that.

Ms. Moore: We as a Board I think identified the priorities and then the amenities and after this was the playground because that is on schedule anyway. Then we were looking at the basketball court, pickle ball court, and the bocce ball court. If we are prepared to start and have an in depth discussion from the Capital budget side in October I think that is a good idea.

Mr. Flint: Then we can either come into the October or November meeting with bids so that the Board could actually take action and we could get moving forward on some of those.

Ms. Moore: That would meet my needs if the rest of the Board were okay with that.

Mr. Flint: Are there any questions or comments on the proposed General Fund, Debt Service, or Capital Reserve Fund budget?

On MOTION by Mr. Szewczyk, seconded by Mr. Sabol, with all in favor, Resolution 2016-03 adopting the Fiscal Year 2017 budget and relating to the annual appropriations was approved.
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B. Consideration of Resolution 2016-04 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: There are two exhibits that are attached to this Resolution and one is the budget that you just approved, and the other is the assessment roll. I have a copy of the assessment roll with me and it lists all of the individual properties in the District and the per-unit assessment amounts that would be certified to the tax collector for collections. It is a public hearing and we did take public comment at the beginning on both Resolutions so if there is any Board discussion we can handle that now.

Ms. Moore: The townhomes are actually being finished and will the completion of those change our income?

Mr. Flint: No we have been billing those parcels based on the planned unit so they've already been paying O & M Assessments. The Debt assessment was wiped out when the foreclosure took place so there won't be any Debt assessments collected on those but the O & M was already on the tax bill for those parcels.

Ms. Moore: So we don't have to recognize this uncollectable?

Mr. Flint: No the O & M has already been collected even though there were no buildings on those. There is no debt on that property and the debt was wiped out on that phase when the District foreclosed on the land.

Mr. Szewczyk: We will be responsible for a sidewalk now, right?

Mr. Flint: Yes, we will take over a sidewalk that we will have to take over and we will make sure that we go through the process of having them inspected to make sure that they are constructed properly, have the expansion joints, and everything that we went through with the balance of the sidewalks in that development. Are there any other questions on the Assessment Resolution?

On MOTION by Ms. Stephens, seconded by Mr. Szewczyk, with all in favor, Resolution 2016-04 imposing special assessments and certifying an assessment roll was approved.

On MOTION by Ms. Moore, seconded by Mr. Szewczyk, with all in favor, the public hearing was closed.

FIFTH ORDER OF BUSINESS

Unfinished Business

Mr. Flint: We didn't list any specific items but we have a number of items under New Business. Is there anything the Board would like to discuss?

Ms. Moore: The amenity study and the additional items but we have already talked about that and there is going to be more addressed in the October meeting in conjunction with the General Capital program and come to conclusion on what we want done.

Mr. Flint: Correct.

SIXTH ORDER OF BUSINESS

New Business

A. Consideration of Resolution 2016-05 Declaring Vacancy in Seat 5 of the Board of Supervisors

Mr. Flint: This is Sharon's seat and it was up for election but no one qualified to run for that seat. The Board is required to declare the seat vacant as of the second Tuesday after the election, which is November 22, 2016. Mike has prepared this Resolution.

Mr. Eckert: You can't appoint somebody right now but you can declare that seat vacant as of the November date and that is required for you to do. From a process standpoint, what the Board is required to do within 90 days of when the seat becomes vacant is to appoint someone to that seat. That person needs to be a resident of the District and registered to vote at that address in the District. Those are really the primary qualifications that you have and the Board needs to consider how they want to fill that seat. Start thinking about it towards October or November and it can be filled by anyone that meets those requirements. From a process standpoint we will be talking about it a couple more times before the end of the calendar year.

Mr. Sabol: We do have to fill it within 90 days right?

Mr. Eckert: It is 90 days starting in November.

Mr. Sabol: If we do not find a qualified person then what happens at that point?

Mr. Eckert: Then the person who is in that seat now stays in that seat until we find a qualified person.

On MOTION by Ms. Stephens, seconded by Mr. Sabol, with all in favor, Resolution 2016-05 declaring vacancy in Seat 5 of the Board of Supervisors was approved.
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B. Presentation of Memorandum and Consideration of Resolution 2016-06 Adopting Policies Related to Use of Service Animals in Public Accommodations

Mr. Eckert: This is Memorandum from our office to the Board, which talks about a new law that went into effect on the use of service animals in public accommodations. The law says that all local Governments have to adopt policies to allow for service animals in their facility. The Memorandum outlines what a service animal is and the Board staff can ask if it is a service animal and what task is it trained to perform but you cannot ask about the nature of somebody's disability or require paper work. I think the reason why the law is structured that way is because there are significant penalties for somebody to misrepresent that an animal is a service dog. I would also say that the Florida Statute is very clear that a service animal does not include one that is there purely for emotional support and that is not a recognized service animal in Florida. It has to be an animal that performs a service for someone who can't perform that service. We have included in your agenda packet a proposed policy to make sure that we are allowing for service animals. I will say that Exhibit A is fairly generic and we should put a little bit of thought into whether or not that Exhibit A meets everything that you guys want to accomplish in terms of where you allow pets and where you do not. This is certainly something that if you want to make changes, we can make changes today. Or if it is something that you are not comfortable considering at this point because you want to think about it a little more is fine. My instruction to staff is to follow with the law and what you are familiar with. In here it says parking lots and that may not be an issue with you all so I think we need to finalize it and what the Memorandum does is outline what your responsibilities are here.

Ms. Moore: Right now I think our policy says they are not allowed in the building, on the building walkway, the patio, and in the pool area. I could also see saying they aren't allowed on the tennis court.

Mr. Eckert: I think you have in here the basketball court, playgrounds, parking lots, open spaces, and other basic infrastructure. I had some Boards do is eliminate parking lots and open spaces and keep it as written.

Mr. Szewczyk: That is what I would do because you don't want them in the other areas but parking lots and open spaces I think we can deal with that.

Mr. Eckert: This is a policy that you can change at any time if something becomes problematic.

Mr. Flint: Do you want to bring it back and have them approve the Resolution at the next meeting?

Mr. Eckert: We have Resolution 2016-06 that adopts this policy as Exhibit A and I would just say that as the Board's pleasure we will delete parking lots and open spaces from the restriction. I will give George a clean copy after the meeting and you can adopt the Resolution with that change.

On MOTION by Mr. Szewczyk, seconded by Ms. Stephens, with all in favor, Resolution 2016-06 adopting policies related to use of service animals in public accommodations was approved as amended.

C. Consideration of Agreement with Amenity Services Group, Inc. Regarding Amenity Facility Management and Maintenance; Pool Maintenance and Janitorial Services

Mr. Flint: You don't have a copy of the agreement to consider but the ASG Agreement comes up annually and their current agreement expires with the Fiscal Year on September 30, 2016. What ASG is requesting is the Board consider extending their contract for an additional year at the same rate but there is a change in service level that they are suggesting that would allow them to provide more facility staff.

Mr. Montagna: What we are looking for is a reduction in operating hours on Sunday and Monday nights. Currently we are open until 9:00 p.m. on Sunday and Monday nights. We have taken a survey from February of this year and the usage of the clubhouse and the office on Sunday and Monday nights from 6:00 p.m. to 9:00 p.m. is very minimal. Sometimes we have hours where no body is coming in at all. Our suggestion is to take the hours on Sundays from 12:00 p.m. to 9:00 p.m. and reduce them from 12:00 p.m. to 6:00 p.m. and Monday is 9:00 a.m. to 9:00 p.m. and reduces those from 9:00 a.m. to 6:00 p.m. That would be a six hour reduction in facility attendance and the six hours would be put again into the weekly services in additional Facility Attendant hours to help out with janitorial and light maintenance because our maintenance guy is not here on the weekends. It would essentially be the same dollar amount

that you are approving in years past but the operating hours would change for Sunday and Monday nights.

Mr. Flint: It is very typical in communities to even have the clubhouse closed on Monday's to have it cleaned. You do have some communities that have no office hours on Monday's but what Joe is suggesting is limit the hours on Sunday and Monday as far as office staff to be able to divert that to having additional facility hours.

Ms. Moore: I know there is access to the gym but would there still be access to the card room?

Mr. Montagna: You will still have access to everything.

Ms. Moore: Are you going to hire additional staff to work on the weekend to do some light maintenance?

Mr. Montagna: We are going to take the existing staff that we have now and give them additional hours throughout the week to make up for the six hours that we are not here on Sunday and Monday night.

Mr. Sabol: They won't be required to do anything else just janitorial work, right?

Mr. Montagna: They will be doing extra janitorial work like restocking bathrooms but they will not be doing any major maintenance projects on the weekends.

Ms. Stephens: I think that is a good idea and Sunday is usually a dead day from 6:00 p.m. to 9:00 p.m. I agree with that.

Mr. Flint: I think District Counsel has drafted an ASG Agreement that reflects this structure that Joe just described. If the Board is amenable to that then a motion to approve that agreement to extend their contract for an additional twelve months and adjusting their operating hours is in order.

Mr. Eckert: It is the same form of contract that you had last year and the only difference is the reallocation of the hours. It still also has the same termination provisions that we had in the last one.

On MOTION by Ms. Moore, seconded by Ms. Stephens; with all in favor, the agreement with Amenity Services Group, Inc. regarding Amenity Facility Management and Maintenance; Pool Maintenance and Janitorial Services was approved.

D. Approval of Fiscal Year 2017 Meeting Schedule

Mr. Flint: Each year the Board is required to approve an annual meeting schedule. In your agenda packet we have provided you with a suggested annual meeting schedule that follows the same third Wednesday of each month at 7:00 p.m. in this location. I don't believe there are any conflicts with any major holidays and typically you do not meet in the months of December and July. December has been excluded from this and we have July identified but we can always include that in here and not meet if there is no business going on, or we can pull July out of here. If you want to change the date, time, and frequency you can do that as well.

Mr. Szewczyk: I am fine with keeping it as is including leaving July on there because if we are in the middle of the budget process and depending how it is going we may have to meet. We can list it ahead of time and then always cancel it if we need to.

On MOTION by Mr. Szewczyk, seconded by Ms. Stephens, with all in favor, the Fiscal Year 2017 meeting schedule was approved.

E. Discussion of Signs Regarding Alligators in Ponds

Mr. Flint: The issue of alligators has been in the news and the unfortunate incident that occurred at Walt Disney World. The issue of gators and safety has been a topic of discussion in many of the communities that we manage and other communities around the state. Mike, from a legal perspective if you want to frame the issue for the Board or if you've done research on this. The installation of signs is not a requirement and there is no additional liability to the Board by not having signs in place. There are some state statutes that deal with feeding alligators and there are communities that put signs up that say "No Feeding Alligators" because it is illegal to do that and there are penalties. That is one way to deal with the alligator issue without saying "Warning there are alligators in these lakes." If the Board wanted to do something like that or signage about not feeding the alligators that would be one way to do it. If you put a sign telling them not to feed the alligators then people will understand that there must be alligators there.

Mr. Eckert: I think it really comes down to you all deciding if it would improve the community safety if you had such signage. It is not a requirement under Florida law it is really within your discretion.

Ms. Stephens: The only reason I brought it up is because a few residents had come to me and mentioned that they didn't want people fishing behind their homes and they said they didn't

know that there were alligators. This one particular person mentioned it to me a few times and trying to do the right thing I contacted George and said maybe we should do something. We should put something out but it is not really necessary. Behind my work building there is a little pond with little alligators in there and they do have a sign that says "No feeding or molesting the alligators." As weird as that sounds it is true. I don't know if that is what you want to do but it is something to think about.

Ms. Moore: We have a lot of ponds and a lot of different egress to each pond. I think it is not a bad idea if we have a "No feeding" sign and if we did something like that I would like to see the monetary fine or consequences of doing that so people can understand that. Where do you put them and how many because if you put them one place and not the other because every single lake here has multiple accesses. If there is no liability I don't think we need to do it.

Mr. Sabol: I agree with Sharon. I think we have enough signs and they should have enough common sense to know the ponds have alligators in them.

Mr. Flint: If that is the consensus of the Board, then we will move on.

F. Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services for the Fiscal Year 2016

Mr. Flint: The Board met as the Audit Committee prior to this meeting and ranked Grau & Associates as the number one ranked firm. Is there a motion to accept the Audit Committee's rankings and rank Grau & Associates number one and authorize an agreement?

On MOTION by Ms. Moore, seconded by Ms. Stephens, with all in favor, the Audit Committee's recommendation was accepted and Grau & Associates was selected to provide auditing services for the Fiscal Year 2016.
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SEVENTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of June 15, 2016 Meeting

Mr. Flint: These are included in your agenda packet. Are there any additions, deletions, or corrections to those?

Ms. Moore: On page 2 at the top, it should say Mr. Weir.

Mr. Eckert: George, I think there were a couple changes that Lindsay may have sent over to your office. We would just like to make sure you get those incorporated in them. On page 10

on the second line it says, "Some of them had deck removable," and I think that should probably be removal.

Ms. Stephens: I have something on page 17 and it says that Ms. Stephens says, "As long as the community doesn't know when the police are going to be here." The way it sounds is that the police do not know when the police are going to be here.

Mr. Flint: I can make that change.

Ms. Moore: Are minutes supposed to reflect exactly what we said or is it okay to change them? Someone could've said removable instead of removed or someone could've said plural instead of singular. We all do not speak proper grammatical English with every sentence.

Mr. Eckert: What you do for your minutes is so much more detailed than what is required by law and the more detail you get the more it looks like a transcript. The law doesn't require it to be transcript. What the minutes are supposed to be is a reflection of the conversation and the votes that are taken. If something doesn't come out the right way on paper because of reflections or what was said, I think it is your duty as a Board to get correct those to get the intent across that the Board had.

Ms. Stephens: On page 21 Ms. Stephens says, "The dumpster across the street from the Kiser residence is turning out to be a big problem."

Mr. Flint: What residence is that? I'm sorry.

Ms. Stephens: I think it should be spelled Conibear.

Mr. Flint: It is the fourth line down and it says Kiser but should be Conibear. Is there anything else?

On MOTION by Ms. Stephens, seconded by Mr. Szewczyk, with all in favor, the minutes of the June 15, 2016 meeting were approved.

B. Approval of Check Registers

Mr. Flint: You have the check register for the Month of June totaling in the amount of \$50,558.27 and you have July totaling \$56,854.26. The detail is behind each one of the summaries. Are there any questions? The invoices are also included.

On MOTION by Mr. Szewczyk, seconded by Mr. Sabol, with all in favor, the June check register totaling \$50,558.27 and the July check register totaling \$56,854.26 were approved.

C. Balance Sheet and Income Statement

Mr. Flint: We have provided you the unaudited financial statements through July 31, 2016. There is no action required on those and this shows you the first ten months of the Fiscal Year's actual expenses and that compares it against the prorated budget. You can see that we are over 100% collected on our line item Assessments. We budgeted \$656,000 and we've collected \$677,000 and our expenses are in line and lower than our budget expenses. If the Board has any questions we can answer those.

Ms. Moore: I know we were doing a lot of repair work to the fountains in the front but I don't see that showing up in the budget line item. Have we not paid those bills yet for the recent repairs that have been going on?

Mr. Flint: Some of those repairs were funded through the Capital Reserve Fund because we were not just doing repairs we were replacing some items.

Ms. Moore: Can you show me how much more money that was?

Mr. Flint: I can get you the breakdown if you look at page 5 you can see the actual expenses in the Capital Reserve Fund but they are by category. They are by the categories identified in the reserve study but I can break those down for you if you want a detail on the repairs.

Ms. Moore: I would like to know how much roughly.

Mr. Flint: You want the expenses associated with the fountains in the front?

Ms. Moore: Yes because we have been doing so much work on that I think it is important that we are aware of how much work and costs we are putting into that.

Mr. Flint: We've replaced the lights on both sides with LED lighting and that was over \$5,000 alone and there have been other repairs. I will get the break down for the Board.

Ms. Moore: Thank you.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert: I have two items I want to talk to you about and one is that we have a follow up audience comment. We have been confronting with Districts throughout the state in the last couple of months and we have had multiple public records requests from equal entities that have no desire to get the public records that they are requesting. They are hoping they will get some Districts to not properly acknowledge their requests or respond with excessive fees that we require getting the public records in an effort to file a suit against the ones that mess up. It has been going on throughout the state and now it has narrowed down to CDDs as well. One of the requests we got was they wanted all of the receipts for band aids in the last three years and that is the level of what we are dealing with. We are fortunate our firm represents about 170 Districts that we have those for all of them and we are able to communicate with all of the Managers. They know pretty much already but making sure they understand who they are dealing with is important. I just want the Board to be aware of that and primarily not because we can't handle what we have to deal with but if you receive a public records request or have a spam filter that will pick up a public records request, that is important for you to check that and forward it to George as soon as you get it so he can take care of responding to that. It is not individual supervisor's duties to respond to public records requests but your email addresses for the District is provided and in the public domain so it wouldn't surprise me if you did receive public records requests. It is all about making sure you do the right process because no one is trying to hide any public records from anybody but in all of these occasions where we have come back and said that is 300 copies at \$0.15 a copy, if you pay that we will give you the copy then no one comes and pays the money. We will keep protecting you that way but if you do receive them make sure you get them to George right away.

The second issue is just a follow up on the trees and sidewalks. I know Lindsay was at then last meeting and I talked to her before this meeting and I also talked to George. George and I still have a little bit of a discussion I think to have in terms of some aspects of that issue. I think we agree that sidewalks in those areas that were talked about last time are the District's responsibilities. Trimming the roots can be causing problems with the sidewalks and that is something that the District is responsible for doing in those areas. The only thing that Lindsay didn't look at it was other type of maintenance of the trees that have nothing to do with the sidewalks. We would need to look into that because her focus was what was presented, which was the sidewalks and the roots pushing them up and who was responsible for dealing with that

particular issue. I think she did also look at the City Ordinance and she told me that when she looked at that there might be an exception in terms of fees that we might be able to take advantage of and we could reach out to their legal counsel. I will research what you guys want me to research but in terms of doing anything more than looking at the sidewalks and the root problems, I do not think we can have definitive answer on more general maintenance.

Ms. Moore: I appreciate that and going back to what Ilene brought up about Bobcat, which is down the road and it is an older community than us so their trees are going to be even bigger. If you see where these trees are and I am shocked that they had approval to put oaks that can get so big in a small area. I think it is just a matter of time before we were faced with the same issue, which comes down to the roots. Where does our responsibility stop? The sewer lines aren't ours but we put them in and are they to be on those, or do they belong to the City?

Mr. Eckert: The sewer lines?

Ms. Moore: Yes.

Mr. Eckert: I don't believe that the District owns those. Typically we build it and then it is the City's.

Ms. Moore: I just want to keep in mind what is the bigger issue with long term so we are not caught by surprise.

Mr. Eckert: I understand the responsibility for the roots and the sidewalk maintenance. All I am trying to say is for general maintenance in that area we didn't do the research for who is responsible for that.

Ms. Moore: When our sidewalk guy goes around, are they looking at all of the sidewalks in all of the areas and saying if there is a sidewalk or root problem?

Mr. Flint: Yes.

Ms. Moore: Mike, what you are saying is that you need to finalize the opinion as to whether or not we have to do anything further than just roots or you are confident that we don't have to do anything further?

Mr. Eckert: I don't know I wasn't here at the last meeting Lindsay was but I don't know if anybody has asked us to look into grass, weed control, or anything like that. I will certainly do that but I haven't been asked to and I don't want to spend your resources doing that.

Ms. Moore: I think the question came down to is for the maintenance of the trees, which includes pruning and not just pruning roots because they are intrusive on our sidewalks and

creating a safety hazard. I don't know that for me that we need to be pruning those trees that are not on the main street.

Mr. Eckert: I will have a definite answer for you on that.

Mr. Szewczyk: Who is making the determination on cutting the root and replacing the sidewalk versus the size of the tree, cut the root, and the tree is no longer stable and the tree needs to go? We are going to get to that point where we are going to have enough roots and someone professional will have to determine that this is not good and no longer stable. I think if we are going to get into this we need to be thinking about that because it is not going to be just cut the root back.

Ms. Moore: My mind was going to when do we do the overall analysis because what is happening around here is all of these plants are getting to the point where they only have a certain life to begin with? I don't want to jump ahead but it is an issue long term because we have a lot of trees on the plantation that we are responsible for. If what we have to do right now is deal with the sidewalk issue as long as the inspections are going on and I know the first thing to do is sand it down but once you do that it's too big of a hump and you can see where you have to dig it up. I think Joe has a good point, is that person able to evaluate at what point at how many roots we can cut or is it a bad tree.

Mr. Flint: We are not really there yet in this community and the situation with the sidewalks now and the size of the trees we are not where Joe is talking about. That is not to say that we won't be down the road. We do have other communities with mature trees and we do have Arborous if we have to take out significant roots we have them inspect it as part of that process. We also have contractors in some areas that also have expertise and we rely on that regarding the roots. We are not there yet now but down the road that is a good point and it is something we will keep in mind. These issues are something that Cities, Counties, and CDD's throughout the State of Florida struggle with. It is just a balance between having those trees and having to deal with the issues that come along with it. Ideally we wouldn't have them between sidewalks and roads but the reality of it is we have a lot of them there and we have to figure out how to deal with it. It is a maintenance issue long term especially with Arborous that indicates they're reluctant to a lot of them being removed.

Mr. Sabol: The City of North Port will probably be the ones to make that final decision.

Mr. Flint: Typically over a certain size diameter trunk you have to go permanent to remove the trees and I think the discussion was the City Arborous is reluctant to a lot of those trees to be removed and Bobcat. Probably the same opinion would occur here.

Mr. Sabol: The problem is the trees were \$500 and their going to cost us thousands of dollars.

Mr. Flint: If you go to the City of Orlando and Downtown Orlando you have 150 year old oak trees and they deal with the same issues. They are popping up the sidewalks but it is a maintenance issue.

Mr. Eckert: I do not have anything else for the Board and if you have any questions I would be glad to answer them.

B. District Manager – Action Items

Mr. Flint: Dave covered the conservation areas. The ID access card process we really haven't dealt with. We thought we were going to deal with that when we went through the Amenity Study and I don't think that issue was really dealt with but that is something we could pick back up once the fence gets installed. If that is something that the Board wants to move forward with we can get proposals to do that. We also have the access control for the tennis courts that was brought up. The traffic common alternatives the Board had a fairly detailed discussion and presentation by District Counsel. I think Mr. Szewczyk requested that the cost of the study to do that be included in the Fiscal Year 2017 budget and unfortunately it was not included in there because there were not adequate funds in the General Fund to be able to do that. I think it was about \$8,000 to do that study. The cost of that study is not in the 2017 budget and if it something that the Board wants to move forward with we would need to figure out how to be able to fund that. The conservation issue is dealt with, the alternative designs and evaluation of the amenities has been dealt with, and we have a follow up CIP discussion on that in October. The traffic common I think the Board decided they weren't in favor of the expense of moving forward installing the traffic common and that brings us down to access control. We have two issues and one is the clubhouse and pool and the other is the tennis court.

Ms. Moore: I don't know if it is you or Alicia that we should talk to about the suggestion about not putting the fence back around that area where we have tables and the food area. We

need to clarify what the rules are with the Health Department around food and what are the thoughts about that.

Mr. Flint: The Health Department rules what is called the Wet Deck Area, which is about 4 feet from the edge of the water. You can't have food, beverages, or glass and the District's Amenity Policy precludes food and beverages from being on the pool deck. It goes beyond what the Health Department requirement is and at some point there is an area designated for those people that do want to eat and that is the octagonal shape area. That was designated by the Board as an area because I think there were issues keeping people out of that wet deck area. Some point prior to my involvement with the District was decided that food and beverage would be kept out of the pool deck area so that is what the current Amenity Policies reflect. When we went through the process of the design and bidding of the pool fencing the decision was to replace what we currently have. The fencing contractor provided a bid based on the current design and they've got a permit from the City of North Port. I think they are probably ready to mobilize within the next two weeks to start installing it. I'm sure they are in process of manufacturing the fencing right now. I think it might be late in the process to eliminate that and if it was eliminated there may be some costs that we would have to absorb and the permit would have to be modified, which may cause a delay.

Ms. Moore: What if we just do not put the gate up between the pool area and that area so you can just walk in and out of it? I understand what you are saying and I don't think it is a big deal but if it is going to cause problems for use to move it then we don't want to do it. To me I like it because it creates a visual to the people that this is where they can eat.

Mr. Flint: I think we might be able to do a better job of creating shade in that area.

Mr. Sabol: Isn't it ridiculous to not provide a place for the people to eat? Where else would they go?

Ms. Moore: I think the idea is you go there and just do not do it inside of the fencing but I think people need that kind of excluded area or a designated section that gives the message that this where you go to eat.

Ms. Stephens: When that was first thought of at the time we were having a problem with rats and people were not cleaning up after themselves. I believe that it was decided by the powers that be that maybe if there was one area that people could eat in they would have a tendency to clean up after themselves. That is what made that rule happen and that was the

reasoning behind that. I like what Carl said and I like that idea but if it is going to cause a monetary problem or any kind of delay then maybe we don't need the gate in and out. Some people will clean up after themselves and some won't.

Mr. Eckert: In terms of leaving out a gate we are still going to have a fence perimeter and this is just an interior area where you may or may not have a gate?

Mr. Flint: Correct. The perimeter is fenced.

Mr. Sabol: A lot of times when people are out there eating and they have two or three children with them it doesn't make a difference if the gate is there or not. They close the gate and eat in there and let them do their thing but I don't think we should be able to tell them.

Mr. Flint: If the Board would like we could look at discussing with the contractor eliminating the gate. I don't think that would necessarily be an issue if it were something that the Board would want to look at. We could always have the interior gate installed and take it out later I do not think it would be an issue with removing it after being installed. Are there any preferences?

Ms. Moore: Have it installed and consider it later.

Mr. Flint: Are there any other issues that the Board would like included on the Action Items that aren't on there?

C. Amenities Manager – Report

Facility Report

Ms. Belden: This month we installed the new grills out in the back and removed all of the old ones. There is actually one still back there that we do have to remove and it has rusted onto the pole so they are currently trying to figure out how to get it off. We had the ovens installed in the kitchen. There was removal work done around the tennis courts. The underwater fountain lights were replaced with LED lights and at the same time there were cracks down all inside the fountains that were repaired. We had our AC lines cleaned, there was some pressure washing, cleaning out gutters, and normal maintenance work done. There were repairs to the sinks in both restrooms. We had our normal weekly activities and for special events because it was two months we had quiet a few extra. We had a back to school bash, breakfast extravaganza, and a few pizza nights.

Amenity Management

Ms. Belden: I have the tennis awning for in between the tennis courts and I only have one quote for \$3,840. Right now there is the awning there that is in desperate need of replacement and there is not enough shade. I would ask that we move forward on that.

Ms. Moore: The awning is between the two courts and it is full of holes. I think that is probably eight to ten years old. How come we only have one quote?

Mr. Flint: You could set a not to exceed and direct that we get another quote and if the other quote is less we could go with that.

Ms. Moore: I'm good with the not to exceed. This is more of a maintenance replacement.

Mr. Sabol: Sharon, what about the lines on the tennis court?

Ms. Moore: I was going to ask her.

Ms. Belden: That is scheduled for the 29th.

Mr. Sabol: How long do those lines actually last, when was the last time they were replaced?

Ms. Belden: I'm not exactly sure.

Ms. Moore: It's been three years.

Mr. Sabol: Some people have been saying that it is the way that they have been cleaned and that has ruined the lines.

Ms. Belden: I spoke specifically to Welch Tennis Courts and asked if it was the way they were being cleaned and they said that it is not it is just normal wear.

Ms. Moore: Who is doing the replacement?

Mr. Flint: We have already paid a deposit on that work.

Ms. Moore: The lines are coming up and as you slide or walk you hit one of those lips and you fall down you could hurt yourself. Do we need a motion on the not to exceed on the awning?

Mr. Flint: Yes.

On MOTION by Ms. Moore, seconded by Mr. Szewczyk, with all in favor, a not to exceed amount of \$3,840 for awning replacement and to search for other bids was approved.

Ms. Belden: Last week you asked me to get a price on the Wall Street Journal and it is \$488 a year. Right now it is up for renewal and we do not have it coming in.

Mr. Sabol: Sharon, do you want to discuss bringing canopies on the inside of the tennis courts on the outside wall?

Ms. Moore: I think we will discuss this on the Capital Plan for the year. It won't be this kind of structure but depending on the cost. It should last for ten years. Somebody looked at the poles to make sure the structure of that awning is still good so we don't want to put a new top on and have rusted poles. I think it is okay but I haven't inspected it.

Ms. Belden: A guy did inspect the poles that we have and I would assume that he checked that.

Mr. Flint: We will verify that.

Ms. Moore: The cement underneath is cracked and it will need to be replaced. It may not need to be replaced right now but I think we have to look at that being within the next year or two and to put proper drainage there.

Mr. Flint: It is not pitched correctly and there is no drain. At some point we would want to redo that and put some drains in.

Ms. Moore: Alicia I think the painting looks wonderful but in the process they have gotten a lot of silk in that pool. Do we need to have a special cleaning or to make sure that the pool guys are out here because we don't want that to go through the filtration system?

Ms. Belden: Howard's is still coming out and I am not sure why they are not scooping that stuff out. They have been doing chemical work.

Ms. Moore: Will you talk to them to make sure they come out and clean that before it gets in the filtration system?

Ms. Moore: Yes.

Mr. Montagna: I will make sure to do additional business before you open the pool.

Ms. Moore: Right you don't want all of that silk into the filters.

NINTH ORDER OF BUSINESS

Other Business

There not being any, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: For general audience comments I think we talked about putting it a little earlier than at the very end of the meeting. Maybe for next month do we want to move it up before Business Administration or do we want to keep it where it is?

Ms. Moore: I would like to see this item further up. I want to thank you for getting the plaque done and working with Alicia on getting that done in recognizing tennis members that have passed away that were very active in the program for many years.

Mr. Flint: Do we want to put it before Approval of the Minutes and those items?

Ms. Moore: I think it is a good idea.

Mr. Flint: Do we have Other Business or Supervisor's Requests before we take General Audience comments?

Mr. Szewczyk: How are we feeling about Bloomings and the quality of their work? I am asking because there is an HOA that is going to go out for other bids who also has Bloomings and if we were dissatisfied it might not be such a bad time to do things together. Overall are we happy with their work or not?

Ms. Moore: I don't have any problems with their work and I still believe as what is being on an HOA Board we are not asking for the right things to be done. Every time we did do that we were talking at least \$40,000 more because they do not want that job. It is different and we control what they are supposed to do. I don't have any problems with them. Didn't we just do a bid two years ago?

Mr. Flint: Closer to three I think. I've had my frustration and we know that the scoring was right on the cusp. The first inspection they had they were actually impacted financially and since that time 31 is passing and they have been 32 or 33 on their evaluation. I do see some improvement recently and I think the turf is looking better and I'm not seeing as much weeds as I saw. It looks like the turf has filled in on the sides a little bit better where the oak trees are where it was very thin. They are swapping out the annuals right now and I understand that it hasn't been that long. We did have an issue with them where there were extended periods of time where those annuals were pulled. It is always a gamble when you bid out especially right now when you are bidding these things out. This company has agreed to hold their price and they've held it for three years. You may end up seeing an increase but I don't know until you actually bid it. We've had incidents where we bid it out and it went up so that is always a risk but you

will definitely hear from staff if we have gotten to the point where we believe that we can't work with them any longer.

Mr. Szewczyk: Maybe this is for Lake Masters but I used to be able to walk out of my back door and walk straight to the water and fish. Now, I have to cast a good 15 feet to get over the grass that is growing there. I would like somebody to take a look at that because that lake is not like the wetlands going down Plantation. It is slowly being taken over.

Mr. Flint: We will definitely look at that. If it is beneficial native vegetation then their option is actually a benefit to that because it helps prevent lake bank erosion, which we have been dealing with. We will have the lake contractor look at that area. Is there anything else from the Board?

Mr. Szewczyk: No.

ELEVENTH ORDER OF BUSINESS

General Audience Comments

Mr. Flint: Are there any general audience comments?

Resident: This is for Mike and the Carriages are very interested in working with trees and it was determined that the trees are on the land that the CDD owns and operates. In no way shape or form would we come to you and request that you mow it or put weed and feed on it. We like that and that is part of what we do. We are requesting the bigger picture of the trees. We are not coming to you to help us out with our weeding and feeding and cutting the grass.

Mr. Eckert: Thank you.

Resident: When will the City of North Port be coming out and inspecting Plantation Boulevard? We've got some potholes that are getting bigger as time goes on. I don't know who needs to contact Public Works about getting those fixed. The commercial properties on Sycamore, is there any way or influence to the Board to maintain those properties and cut down all of that shrub? It is not attractive to the community. You are talking about changing the hours, does that mean you are going to change the pool time because no body will be here to inspect and check on the pool?

Mr. Sabol: I don't think that will change the pool time.

Mr. Flint: On the issue of the private lots that was one of the things that when Mike was first hired he opined on. The fact that we are a governmental entity we cannot maintain private property. It was brought up when we did it in the past and that doesn't mean we should do it in

the future. It could be a code enforcement issue and we will contact the City of North Port and ask if there is any enforcement on behalf of the City of North Port for those lots. We can also look at the white fence there is an easement area along the back of those lots that is actually in favor of the CDD where that fence is located. We can get with Bloomings and see if they might be able to help trim along where the fence is so that the vegetation is not poking through the fence but we wouldn't be able to go in and mow those lots.

Mr. Carl: I want to bring up about the fence again at the pool. I think you are making a big mistake by putting the fence back up and I've been to six other CDD communities and we're the only one that has this look about it. Everybody else eats around the pool and they even have bars set up at River Strand. We need to make a phone call to the company that is doing the fence and if we could get the fence out of there and get a refund on that portion that is not going to be installed I think you will see a big difference out there. People are going to go in there and eat. We have Vesta here to go out and tell people to take their food to the eating area where the sign is. If you close that in you are going to change the whole concept of that and it is not going to look like it does right now and it looks beautiful. You are being complimented on what you've done here so don't spoil it. I think you need to make a phone call to see if it can be done and don't rule it out or you may want to take a vote on it. It should've been brought up earlier at the last meeting so we could take a vote on this.

Ms. Powell: Carl's suggestion about removing the fence could we instead fence in the currently covered gazebo area and have that as a designated food area? It already has shade and it is under utilized whenever I am at the pool. Some of the trees in the Carriage Homes, one thing to keep in mind is once they reach a large amount of size they will be considered heritage trees and those are more expensive to remove and/or deal with in regards of cutting down roots. I would plan sooner rather than later to benefit them so if that is costly in the future. Sharon, to answer your question it is \$100 every time you feed an alligator if you can get at the BC to come out and enforce it.

Resident: I agree with Carl and until the fence is gone you don't see all of the beautiful space that is over there so that is a good idea. It is going to cost maybe new permits or maybe you could use the \$500 to pay for that. The Carriage Homes sidewalks look great who pressured washed them?

Resident: Gorilla Clean.

Resident: Ours look really bad in the single-family. We have to take care of our sidewalks.

Mr. Flint: Their HOA pressure washed their sidewalks.

Residents: That's nice. That should be maintained as well.

Resident: I just wanted to ask the Board to ensure that the staff in the office knows how to use the power lift in the pool. My son is in a wheelchair and he and his friend were there a couple of months ago and staff had no idea how to put a battery on it or use the remote. It was a big hassle and we had to make a bunch of phone calls and I just had two kids that wanted to use the pool. I just wanted to make sure they knew that there was staff that weren't sure how to use it.

Ms. Belden: Maybe he was a new staff member at the time.

Resident: He said that the person that trained him told him not to worry about it because no one ever uses it.

Ms. Belden: They are supposed to be trained on the lifts. I'm not sure why he would say that.

Mr. Flint: We apologize for that and we will make sure they know how to use them. Are there any other comments?

Mr. Sabol: We should discuss this fencing problem because people in the audience are complaining about it and the permits are going to run out on that fence. How do you feel about changing it? Do you think we should take part in that?

Ms. Moore: It is fine with me.

Ms. Stephens: Who do we need to tell, Alicia?

Mr. Flint: We will have to contact the contractor and find out how far along they are with manufacturing the fence. It doesn't mean you can't stop it from being installed it is just going to determine how much of a financial impact it will be to delete it.

Mr. Sabol: If he hasn't made the fence it is still going to cost us the original price.

Mr. Flint: You can still delete it. It becomes a question of whether you want to do that or not. You could delegate authority to one of the Board members because there are some unknowns here that we need to find out that will drive the decision making. You could delegate authority to the Chairman or another Board member to make that determination but I think you

probably want to provide some direction so that Board member has some guidance on making the decision.

Ms. Moore: I would like to delegate the Chairman because I will be out of town. I don't have a problem if we have to pay for the fencing and not have the install it because we are going to hear complaints on why we put that back. At least we will have the material because it's probably too late to cancel the material. I'm sure they were getting ready to install it within the next few days or so. The pavilion out there is very small so I'm not sure how we can make better use of that little gazebo and it used to have a vending machine in there so I don't know what it will hold. The kids used to put the pool water in the water machine and then someone burned it. I'm happy with giving the Chairman authority to figure out whether or not to install that section of the fencing because it is on the inside. We still have the perimeter taken care of.

Mr. Flint: You could have that installed last and see how it looks without it and then make a determination at that point.

Mr. Szewczyk: Would we have to do anything as far as the permit if we don't put it in?

Mr. Flint: Most likely because it is going to be inspected and that will be a change. The City of North Port does not work very quickly with these permits but that will be a part of what we need to find out to make a determination.

Mr. Sabol: Should Mike look into the Health Department for us to find out if there are any problems?

Mr. Flint: There is not.

Mr. Eckert: As long as you're within the 4 foot wet area and you are precluding glass and food within that area and the pool, you should be okay in terms of the Health Department. I just want to make sure the perimeter around the pool is fenced and it may be that the permit modification may not be too bad if what we're talking about was an interior fence all along. It is an unknown question that we need to track down.

Ms. Moore: Can the pool not be open until the perimeter fencing is up?

Mr. Flint: Correct.

Mr. Sabol: This means the pool may not open for a couple of weeks now.

Mr. Flint: We don't really know but tomorrow we will start making some calls and see what we can find out.

Mr. Sabol: Will you make some calls and talk to Alicia in the morning?

Mr. Flint: Okay. We need a motion to delegate authority to the Chairman to approve a change order.

On MOTION by Ms. Stephens, seconded by Mr. Szewczyk, with all in favor, authority was delegated to the Chairman to approve a change order in the event it is determined that the fence should be deleted from the design.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Stephens, seconded by Mr. Sabol, with all in favor, the meeting was adjourned at 8:34 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Audit Committee of the Lakeside Plantation Community Development District was held Wednesday, August 17, 2016 at 7:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present were:

Sharon Moore

Chairman

Alan (Bud) Sabol

Camille Stephens

Joe Szewczyk

George Flint

Mike Eckert

Alicia Belden

Joe Montagna

Several Residents

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order, lead the Pledge of Allegiance, and called roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of May 18, 2016 Meeting

Mr. Flint: Are there any additions, deletions, or corrections to the minutes?

On MOTION by Mr. Sabol, seconded by Mr. Szewczyk, with all in favor, the minutes of the May 18, 2016 Audit Committee meeting were approved.

FOURTH ORDER OF BUSINESS

**Tally of Audit Committee Members
Rankings and Selection of an Auditor**

Mr. Flint: The Audit Committee at your last meeting approved a form of the bid document and you approved the form of the notice that was advertised in the paper. You also approved the selection criteria that would be used to review and evaluate any responses that were received. As a result of the advertisement and also we mailed it out to five or six firms in Florida that provide the majority of these types of services. We received four responses and those were from Berger Toombs, Carr Riggs and Ingram, Grau & Associates, and McDirmit Davis. You were provided a ranking sheet that includes the ranking criteria that the committee approved and that is the ability of personnel, proposer's experience, understand of the scope of work, ability to furnish the services, and price. Each one of those was weighted at 20 points and the criteria and the weightings add up to 100 points. Price is 20 points out of the 100 points and we have summarized those prices for you for all three years on the ranking sheet. You can see that Berger Toombs bid \$3,590 for each year, Grau & Associates bid \$3,500, \$3,600, and \$3,700, McDirmit Davis bid \$4,200, \$4,300, and \$4,400, and Carr Riggs bid \$4,200, \$4,300, and \$4,500. Has the committee had an opportunity to fill out the ranking sheets? I can also let Mike discuss with you potential alternatives to filling out those sheets individually.

Mr. Eckert: The Board has it's own prerogative in terms of how you want to score these. At the end of the day what we will be looking for is a motion by the Audit Committee to adopt a certain ranking that you have. Sometimes all of the Board members have filled these out and you total them up to see where everyone stands and other times a Board member will say they've been through them and here is what my ranking and scores I've given people, and the Board could adopt that. We do have to have a completed score sheet that everybody has signed off on.

Mr. Szewczyk: I have read through all of these and every one of these companies is more than qualified to do the job as far as the personnel, how long they've been in business, and understanding of scope of what we need. For me it just came down to price and I read through every one of these and I feel they are all qualified. My ranking ended up being by price, which left Berger at #1, Grau at #2, McDirmit at #3, and Carr Riggs at #4.

Ms. Moore: I agree and I went through everything. They all seem more than qualified and I'm going with Grau & Associates.

Mr. Sabol: I like Grau also. They are \$10,800 for three years. It is \$3,500 for the first year and last year we paid \$4,200. My vote would be to go with Grau & Associates to audit for the next three years.

Ms. Stephens: I think all four are qualified but I did like Grau's presentation. There is only a \$30 difference in price between Grau and Berger over three years. I am fine with Grau.

Mr. Eckert: Just to be clear we do need to have a ranking sheet and I think what I heard from Mr. Szewczyk is he would give the same scores for the categories for each of the firms with the exception of price and there would be a differentiation there. If that is what is proposed and what the Board is willing to accept then we should come up with the point totals on that basis, which would be 20 points across until you get to price. Unless there are some Board members that feel differently about that but we do need to have a completed score sheet at the end with actually scoring and numbers.

Ms. Stephens: Since the price difference between Berger and Grau is only \$30 I wouldn't give them different scores so I think you would have equal scores and just have to pick one of the two.

Mr. Flint: They can make them both #1 and then just pick Grau & Associates.

Mr. Eckert: I did hear some distinction between the presentation that was provided and some of the materials that were provided. If there is a distinction in the scoring then you guys go ahead and make that.

Mr. Flint: I would suggest that one criteria that you might look at to distinguish Berger and Grau would be experience. If you look at the number of CDD's that Grau audits there are over 200 CDD's that they do independent auditing for so they do have an advantage in their experience. That might be one factor that distinguishes those two firms and would offset the \$30 in price.

Ms. Stephens: I would give Berger an 18 in their experience versus Grau at 20. To me that would say Grau is the choice.

Mr. Flint: It looks like on ability of personnel they would all be ranked 20 points, on experience Berger would be ranked 18 and the other four with 20 points, understand of scope they would all receive 20 points, ability to furnish the services they would all receive 20 points, and then on price it looks like Grau and Berger would receive 20 points and the other two I would give them 18 points or whatever the Board felt was reasonable.

They are within \$100 of each other. In doing that Grau would be #1, Berger #2, McDirmit #3, and Carr Riggs would be #4. Does the committee agree with those rankings?

Mr. Szewczyk: I would be fine with that. The difference between Berger and Grau price wise is insignificant. Grau by what was presented to us does have a greater experience and what we are looking for.

Ms. Stephens: I would also like to point out before George came on and we did these services previously the Board was paying \$6,000 a year for this service. We are paying less than \$4,000 now.

Mr. Flint: Sharon, do you have a filled out ranking sheet? We might have the committee adopt a consensus sheet.

Mr. Eckert: We will need all of them for public record.

Mr. Szewczyk: It looks like we had Grau in the past, do we know why they left?

Mr. Flint: Typically every three years we recommend these be bid out and I don't know if the last manager did. Normally you bid it out every several years and it may come down to price. Typically it is not going to come down to service necessarily but all other things be close to equal it often will come down to price. It is probably healthy to periodically change auditors and it is typically price driven. Sharon has provided me with her ranking sheet. She has 100 points for Grau, 98 for Berger Toombs, 97 for Carr Riggs, and 97 for McDirmit Davis. Is the committee okay with that ranking?

Mr. Szewczyk: Yes.

On MOTION by Mr. Szewczyk, seconded by Mr. Sabol, with all in favor, tally of Audit Committee Member's rankings and selection of Grau & Associates to provide auditing service was approved.
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FIFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Moore, seconded by Mr. Szewczyk, with all in favor, the Audit Committee meeting was adjourned at 7:14 p.m.

Lakeside Plantation

Community Development District

Summary of Invoices

August 1, 2016 to August 31, 2016

Fund	Date	Check No.'s		Amount
General Fund	8/1/16	1181-1186	\$	3,557.59
	8/7/16	1187	\$	3,037.50
	8/8/16	1188-1195	\$	9,780.13
	8/15/16	1196	\$	14,343.33
	8/18/16	1197-1200	\$	800.00
	8/22/16	1201	\$	10.05
	8/24/16	1202-1204	\$	608.99
	8/30/16	1205-1206	\$	817.00
			\$	32,954.59
Automatic Drafts	<u>July 2016</u>			
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$	1,237.78
		2200 Plantation Blvd - Fountain	\$	593.91
		2200 Plantation Blvd - Tennis Courts	\$	1,045.91
	North Port Utilities	2200 Plantation Blvd - Clubhouse	\$	257.27
		2200 Plantation Blvd - Fountain	\$	63.75
		2200 Plantation Blvd - Tennis Courts	\$	137.87
	TECO Peoples Gas	2200 Plantation Blvd - Pool	\$	12.77
	Frontier Communications	2200 Plantation Blvd - Clubhouse	\$	352.71
			\$	3,701.97
			\$	36,656.56

*** CHECK DATES 08/01/2016 - 08/31/2016 ***
 LAKESIDE PLANTATION - GENERAL
 BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.....
													AMOUNT #
8/01/16	00003	7/21/16	85359	201607	330	53800	48300			A-1 SUPERIOR PEST CONTROL, INC.	*	150.00	150.00 001181
8/01/16	00005	6/30/16	SPE30162	201606	330	53800	48102			BACKFLOW CERT-FIRE LINE 4	*	140.00	
		6/30/16	SPE30162	201606	330	53800	48102			BACKFLOW CERT-POTABLE 2	*	52.00	
		6/30/16	SPE30162	201606	330	53800	48102			BACKFLOW CERT-POTABLE 1	*	35.00	
		6/30/16	SPE30162	201606	330	53800	48102			BACKFLOW CERT-JRRIG 1	*	35.00	
		6/30/16	SPE30163	201606	330	53800	48102			ANNUAL SPRINKLER INSPECT	*	185.00	
										ALLIANCE FIRE & SAFETY		447.00	001182
8/01/16	00137	7/25/16	95049	201607	330	53800	48102			LAUNDRY SERVICES-JUL16	*	46.50	
										BISCAYNE LAUNDRYLAND		46.50	001183
8/01/16	00104	4/15/16	67324	201604	330	53800	48102			RPIC D-PAD-ELLIPTICAL	*	227.00	
										FITNESS LOGIC		227.00	001184
8/01/16	00066	7/25/16	88884	201606	310	51300	31500			TREE MAINT/ATT MTG/MEMO	*	2,588.42	
										HOPPING GREEN & SAMS		2,588.42	001185
8/01/16	00106	7/22/16	3339500	201607	310	51300	48000			REQ.FOR AUDIT PROPOSALS	*	98.67	
										THE SUN		98.67	001186
8/07/16	00001	8/01/16	50	201608	310	51300	34000			MANAGEMENT FEES AUG16	*	3,004.17	
		8/01/16	50	201608	310	51300	35200			WEBSITE ADMIN AUG16	*	33.33	
										GOVERNMENTAL MANAGEMENT SERVICES		3,037.50	001187
8/08/16	00010	7/25/16	2016-010	201607	320	53800	46700			RPLC 1 1/2 IRRITROL VALVE	*	183.50	
		8/01/16	2016-011	201608	320	53800	46400			MTHLY LANDSCAPE MNT-AUG16	*	7,354.17	
										BLOOMINGS LANDSCAPE & TURF MGMT, INC		7,537.67	001188
8/08/16	00014	7/14/16	98799	201607	330	53800	48101			WATER COOLER-JUL16	*	47.49	

LKSD LAKESIDE PLANT KCOSTA

*** CHECK DATES 08/01/2016 - 08/31/2016 ***
 LAKESIDE PLANTATION - GENERAL
 BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/08/16	00027	7/29/16	101903	201607	330-53800-48101					CULLIGAN WATER	*	42.49	89.98 001189
8/08/16	00027	8/01/16	16-06208	201608	320-53800-46000					MTHLY LAKE MAINT-AUG16	*	966.00	- - - - -
8/08/16	00032	8/02/16	54883-15	201607	320-53800-43400					LAKE MASTERS AQUATIC WEED CONTROL	*	156.80	966.00 001190
8/08/16	00229	7/07/16	51954	201607	330-53800-48102					GARBAGE COLLECTION-JUL16	*	106.00	- - - - -
8/08/16	00041	7/27/16	161756	201608	330-53800-48400					NORTH PORT SOLID WASTE DISTRICT	*	147.00	156.80 001191
8/08/16	00106	7/22/16	3339506	201607	310-51300-48000					FACILITY/MAINT INSPECTION	*	251.68	- - - - -
8/08/16	00193	7/29/16	17	201607	310-51300-31100					PYE BARKER FIRE & SAFETY, INC.	*	525.00	106.00 001192
8/15/16	00058	8/01/16	23943	201608	330-53800-12000					ALARM MONIT-AUG16-OCT16	*	14,343.33	- - - - -
8/18/16	00200	8/17/16	AS081720	201608	310-51300-11000					SECURITY ALARM CORP.	*	200.00	147.00 001193
8/18/16	00055	8/17/16	CS081720	201608	310-51300-11000					NOT.PUB HEARING-BDGT/MTG	*	525.00	- - - - -
8/18/16	00054	8/17/16	SM081720	201608	310-51300-11000					THE SUN	*	251.68	251.68 001194
8/18/16	00056	8/17/16	JS081720	201608	310-51300-11000					PROF. ENGINEER SVCS-JUL16	*	525.00	- - - - -
										JOHNSON ENGINEERING, INC.	*	14,343.33	525.00 001195
										AMENITY CENTER MGMT-AUG16	*	14,343.33	- - - - -
										AMENITY SERVICES GROUP, INC.	*	200.00	14,343.33 001196
										SUPERVISOR FEES-08/17/16	*	200.00	- - - - -
										ALAN SABOL	*	200.00	200.00 001197
										CAMILLE STEPHENS	*	200.00	- - - - -
										SHARON MOORE	*	200.00	200.00 001198
										JOE SZEWCZYK	*	200.00	- - - - -
												200.00	200.00 001199
												200.00	- - - - -
												200.00	200.00 001200

LKSD LAKESIDE PLANT KCOSTA

CHECK DATE	VEND#	INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.....
													AMOUNT
8/22/16	00028	8/22/16 08222016	201608	300-20700-10000						LAKESIDE PLANTATION C/O USBANK	*	10.05	10.05
				FY16 DEBT SERVICE ASSES									
8/24/16	00061	8/03/16 WO-7346	201608	330-53800-51000							*	365.84	365.84
				RPIC STA-RITE/PVC/JAN VLV									
8/24/16	00066	8/19/16 89245	201607	310-51300-31500						HOWARD'S POOL WORLD, INC.	*	164.50	164.50
				ANIMAL MEMO/FIREWISE									
8/24/16	00106	8/05/16 3344451	201608	310-51300-48000						HOPPING GREEN & SAMS	*	78.65	78.65
				NOT.OF MEETING-08/08/16									
8/30/16	00061	8/23/16 28072-B	201608	330-53800-51000						THE SUN	*	267.00	267.00
				PAVER CONSTRUCT CLEAN UP									
8/30/16	00077	8/23/16 961	201608	320-53800-46900						HOWARD'S POOL WORLD, INC.	*	550.00	550.00
				LANDSCP INSPECT.-08/23/16									
				PERFORMANCE STANDARD ASSURANCE, INC									
										TOTAL FOR BANK A		32,954.59	32,954.59
										TOTAL FOR REGISTER		32,954.59	32,954.59

LKSD LAKESIDE PLANT KCOSTA

INVOICE 85359 Dated 7/21/2016

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
JUL 25 2016

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

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

A-1 Superior Pest Control

340 Tamiami Trl
Port Charlotte, FL 33953

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Accepted Credit Cards: VISA, MASTERCARD & DISCOVER

Acct # 2112
C/O GOVERNMENTAL MANAGEMENT SERVICES

Check/Card # _____

Exp. Date _____ CVV _____

Amt. Paid _____ Signature _____

Email _____

Comments _____

INVOICE 85359 Dated 7/21/2016
PLEASE REMIT \$150.00

A-1 SUPERIOR

PEST CONTROL

340 Tamiami Tr., Ft. Charlotte, FL 33953 • WWW.A1SPC.COM
PChar/P.G. (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#: 85359

Account: 2112

Schedule service: 7/18/2016

Route 1

LSD: 4/12/2016

EQM/PC/RODENT X 6 BOXES/anyday but Wed 423-2500 CODE:FIRM- 8072 /BIRM - GET KEY FROM OFFICE
/CardGRm 1776

SERVICE TYPE

AMOUNT

Pest Control - Quarterly

\$150.00

Tax:

\$0.00

Total:

\$150.00

Credits /Prepay:

\$0.00

PREVIOUS BALANCE

\$0.00

TOTAL DUE

\$ 150.00

COMMENTS:

TOTAL PAID ☒ CASH ☐ CK#
☒ BILL ☐ CREDIT CARD

ARE YOU SATISFIED ☐ YES ☐ NO
ACCEPTED BY:

DATE 7/21/16

FLAG LEFT? ☐ YES ☒ NO

TREATMENT AREA

PESTS

- ☐ LANAI ☐ CRAWLSPACE
☐ ATTIC ☐ WALL VOIDS
☐ GARAGE ☐ STATION # _____
☒ BASEBOARDS ☐ LAWN MOWING: _____
☒ PERIMETER ☐ SHRUB TRIMMING: _____
☒ KITCHEN ☐ TREE TRIMMING: _____
☒ BATHROOMS ☒ OTHER: RODENT BOXES
☐ FOUNDATION ☐ OTHER: _____
☐ LAWN ☐ ORNAMENTALS

- ☒ 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 <u>1/2 Gall</u>	Delta Dust _____	Merit 75 W/P _____	Fertilizer _____
Flusher _____	Borid Dust _____	Cyper T/C _____	Fungicide _____
Evercide _____	Cyonara _____	Bifenthrin <u>3 Gall</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 _____
Contra Blox <u>30 Pcs</u>	Onslaught _____	Bifen XTS _____	Other _____

Invoice



Date: 6/30/2016
Customer ID: 3941
Invoice No.: SPE30162
Reference: Work Order 39357 / Field Invoice

P.O. Box 637
Venice, FL 34284
(941) 485-5402 (941) 483-3321 (fax)

Bill to:

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

Service at:

Lakeside Plantation Clubhouse
2200 Plantation Blvd
North Port, FL 34286

RECEIVED
JUL 25 2016

BY: _____

P.O. Number:

Description:

Terms: DUE UPON RECEIPT

Work Order 39357 Backflow Certification

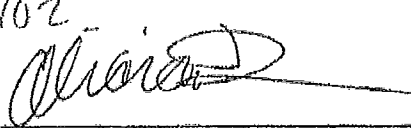
Item	Description	Quantity	Unit Price	Amount
Flat Rate				
	BFP-FIRE4 Backflow Certification Fire Line 4"	1.00	\$140.0000	\$140.00
	BFP-POT 2 Backflow Certification Potable 2"	1.00	\$52.0000	\$52.00
	BFP-POT 1 Backflow Certification Potable 1"	1.00	\$35.0000	\$35.00
	BFP-IRR 1 Backflow Certification Irrigation 1"	1.00	\$35.0000	\$35.00

*Backflow certification(s) complete - device(s) Passed.

Flat Rate Subtotal: \$262.00

Additional Notes:

5
001-330-53800-48102



Subtotal:	\$262.00
Sales Tax:	\$0.00
Payments:	\$0.00
Total Due:	\$262.00



Thank You For Your Business

INVOICES ARE SUBJECT TO A FINANCE CHARGE OF 1.5%/MO (18% / ANNUM) FOR BALANCES DUE BEYOND OUR NORMAL TERMS

Alliance Fire & Safety
Post Office Box 208
Venice, FL 34284



Phone: 941-485-5402
Facsimile: 941-483-3321
Toll Free: 877-664-6612

BACKFLOW TEST AND MAINTENANCE REPORT

Owner Name/ Business Name: Lakeside Plantation Clubhouse
Property Address: 2200 Plantation Blvd North Port FL 34286
Location of Assembly: Street Level Scarlett Ave

INITIAL TEST RESULTS

Customer # 3941 Work Order # 39357 Repair WO # _____ AHJ: NPUTI

Type of Assembly: ☐ DCA ☐ DCVA ☒ RPBA ☐ DDCA ☐ RPDA ☐ Other	Type of Service ☒ Potable Water ☐ Irrigation ☐ Fire Service ☐ Fire ByPass ☐ Other		
Size: 3/4 ☐ 1 ☐ 1.5 ☐ 2 ☒ 3 ☐ 4 ☐ 6 ☐ 8 ☐ Meter # <u>8005382</u>			
Manufacturer: <u>Wilkins</u> Model # <u>975 XL</u> Serial # <u>3391097</u>			
Check Valve #1 ☐ Leaked ☒ Closed Tight	Relief Valve Opened at: <u>2.1</u> PSI or Did Not Open ☐	Check Valve #2 ☐ Leaked ☒ Closed Tight	Pressure Vacuum Breaker Air Inlet: did Not Open ☐ or Opened at _____ PSI
Gauge Pressure Across Check Valve <u>8.3</u> PSI	Outlet Shut-off Valve: ☐ Leaked ☒ Closed Tight	Gauge Pressure Across Check Valve <u>2.0</u> PSI	Check Valve: Leaked ☐ Held at _____ PSI
PASSED ☒ FAILED ☐		TEST BUFFER: _____ PSI	
Remarks: _____			
INITIAL TEST BY: <u>Bo Charnley</u>		CERT # <u>V10-14-8275</u>	DATE: <u>6-30-16</u>
GAUGE MANUFACTURER: <u>Midwest</u>		GAUGE SERIAL#: <u>12070514</u>	Calibration Date: <u>2-1-16</u>

REPAIR & RETEST RESULTS

☐ Cleaned Only Replaced: rubber Kit ☐ CV Assembly ☐ or disc ☐ O-Rings ☐ seat ☐ spring ☐ stem/ Guide ☐ retainer ☐ lock Nuts ☐ Other ☐	☐ RV Cleaned Only Replaced: RV rubber kit ☐ RV assembly ☐ or disc ☐ diaphragm(s) ☐ seat ☐ spring ☐ stem/ guide ☐ O-Rings ☐ Other ☐	☐ Cleaned Only Replaced: rubber Kit ☐ CV Assembly ☐ or disc ☐ O-Rings ☐ seat ☐ spring ☐ stem/ Guide ☐ retainer ☐ lock Nuts ☐ Other ☐	☐ Cleaned Only Replaced: rubber kit ☐ CV Assembly ☐ disc, air inlet ☐ disk, CV ☐ seat, CV ☐ spring, air inlet ☐ spring, CV ☐ retainer ☐ guide ☐ O-rings ☐ Other ☐
Check Valve #1 ☐ Leaked ☐ Closed Tight	Relief Valve Opened at: _____ PSI or Did Not Open ☐	Check Valve #2 ☐ Leaked ☐ Closed Tight	Pressure Vacuum Breaker Air Inlet: did Not Open ☐ or Opened at _____ PSI
Gauge Pressure Across Check Valve _____ PSI	Outlet Shut-off Valve: ☐ Leaked ☐ Closed Tight	Gauge Pressure Across Check Valve _____ PSI	Check Valve: Leaked ☐ Held at _____ PSI
PASSED ☐ FAILED ☐		TEST BUFFER: _____ PSI	
Remarks: _____			
REPAIR TECH: _____		CERT # _____	DATE: _____
FINAL TEST BY: _____		CERT # _____	DATE: _____
GAUGE MANUFACTURER: _____		GAUGE SERIAL#: _____	Calibration Date: _____

Alliance Fire & Safety
Post Office Box 208
Venice, FL 34284



Phone: 941-485-5402
Facsimile: 941-483-3321
Toll Free: 877-664-6612

BACKFLOW TEST AND MAINTENANCE REPORT

Owner Name/ Business Name: Lakside Plantation Clubhouse
Property Address: 2200 Plantation Blvd North Fort FL 34286
Location of Assembly: Street Level Seagrass Ave

INITIAL TEST RESULTS

Customer # <u>3941</u>	Work Order # <u>39357</u>	Repair WO # _____	AHJ: <u>NPUT I</u>
Type of Assembly: ☐ DCA ☐ DCVA ☒ RPBA ☐ DDCA ☐ RPDA ☐ Other _____	Type of Service ☐ Potable Water ☒ Irrigation ☐ Fire Service ☐ Fire ByPass ☐ Other _____	Size: 3/4 ☐ 1 ☒ 1.5 ☐ 2 ☐ 3 ☐ 4 ☐ 6 ☐ 8 ☐ Meter # _____	
Manufacturer: <u>Wilkins</u>	Model # <u>975 XL</u>	Serial # <u>923441</u>	
Check Valve #1 ☐ Leaked ☒ Closed Tight	Relief Valve Opened at: <u>2.6</u> PSI or Did Not Open ☐	Check Valve #2 ☐ Leaked ☒ Closed Tight	Pressure Vacuum Breaker Air Inlet: did Not Open ☐ or Opened at _____ PSI
Gauge Pressure Across Check Valve <u>83</u> PSI	Outlet Shut-off Valve: ☐ Leaked ☒ Closed Tight	Gauge Pressure Across Check Valve <u>2.9</u> PSI	Check Valve: Leaked ☐ Held at _____ PSI
PASSED ☒ FAILED ☐		TEST BUFFER: _____ PSI	
Remarks: _____			
INITIAL TEST BY: <u>Bo Charnley</u>		CERT # <u>V10-14-8275</u>	DATE: <u>6-30-16</u>
GAUGE MANUFACTURER: <u>Midwest</u>		GAUGE SERIAL#: <u>12070514</u>	Calibration Date: <u>2-1-16</u>

REPAIR & RETEST RESULTS

☐ Cleaned Only Replaced: rubber Kit ☐ CV Assembly ☐ or disc ☐ O-Rings ☐ seat ☐ spring ☐ stem/ Guide ☐ retainer ☐ lock Nuts ☐ Other ☐	☐ RV Cleaned Only Replaced: RV rubber kit ☐ RV assembly ☐ or disc ☐ diaphragm(s) ☐ seat ☐ spring ☐ stem/ guide ☐ O-Rings ☐ Other ☐	☐ Cleaned Only Replaced: rubber Kit ☐ CV Assembly ☐ or disc ☐ O-Rings ☐ seat ☐ spring ☐ stem/ Guide ☐ retainer ☐ lock Nuts ☐ Other ☐	☐ Cleaned Only Replaced: rubber kit ☐ CV Assembly ☐ disc, air inlet ☐ disk, CV ☐ seat, CV ☐ spring, air inlet ☐ spring, CV ☐ retainer ☐ guide ☐ O-rings ☐ Other ☐
Check Valve #1 ☐ Leaked ☐ Closed Tight	Relief Valve Opened at: _____ PSI or Did Not Open ☐	Check Valve #2 ☐ Leaked ☐ Closed Tight	Pressure Vacuum Breaker Air Inlet: did Not Open ☐ or Opened at _____ PSI
Gauge Pressure Across Check Valve _____ PSI	Outlet Shut-off Valve: ☐ Leaked ☐ Closed Tight	Gauge Pressure Across Check Valve _____ PSI	Check Valve: Leaked ☐ Held at _____ PSI
PASSED ☐ FAILED ☐		TEST BUFFER: _____ PSI	
Remarks: _____			
REPAIR TECH: _____		CERT # _____	DATE: _____
FINAL TEST BY: _____		CERT # _____	DATE: _____
GAUGE MANUFACTURER: _____		GAUGE SERIAL#: _____	Calibration Date: _____

Alliance Fire & Safety
Post Office Box 208
Venice, FL 34284



Phone: 941-485-5402
Facsimile: 941-483-3321
Toll Free: 877-664-6612

BACKFLOW TEST AND MAINTENANCE REPORT

Owner Name/ Business Name: Lakside Plantation Clubhouse
Property Address: 2200 Plantation Blvd North Port, FL 34286
Location of Assembly: Street Level Scarlett Ave

INITIAL TEST RESULTS

Customer # 3941 Work Order # 39357 Repair WO # _____ AHJ: NPUTI

Type of Assembly: ☐ DCA ☒ DCVA ☐ RPBA ☒ DDCA ☐ RPDA ☐ Other	Type of Service: ☐ Potable Water ☐ Irrigation ☒ Fire Service ☐ Fire ByPass ☐ Other
Size: 3/4 ☐ 1 ☐ 1.5 ☐ 2 ☐ 3 ☐ 4 ☒ 6 ☐	Meter # <u>55300833</u>
Manufacturer: <u>Watts</u> Model # <u>709</u>	Serial # <u>132078</u>

Check Valve #1 ☐ Leaked ☒ Closed Tight	Relief Valve Opened at: _____ PSI or Did Not Open ☐	Check Valve #2 ☐ Leaked ☒ Closed Tight	Pressure Vacuum Breaker Air Inlet: did Not Open ☐ or Opened at _____ PSI
Gauge Pressure Across Check Valve <u>4.6</u> PSI	Outlet Shut-off Valve: ☐ Leaked ☒ Closed Tight	Gauge Pressure Across Check Valve <u>2.1</u> PSI	Check Valve: Leaked ☐ Held at _____ PSI

PASSED ☒ FAILED ☐ TEST BUFFER: _____ PSI

Remarks: _____

INITIAL TEST BY: Bo Charnley CERT # V10-14-8275 DATE: 6-30-16
GAUGE MANUFACTURER: Midwest GAUGE SERIAL#: 12070514 Calibration Date: 2-1-16

REPAIR & RETEST RESULTS

☐ Cleaned Only Replaced: rubber Kit ☐ CV Assembly ☐ or disc ☐ O-Rings ☐ seat ☐ spring ☐ stem/ Guide ☐ retainer ☐ lock Nuts ☐ Other ☐	☐ RV Cleaned Only Replaced: RV rubber kit ☐ RV assembly ☐ or disc ☐ diaphragm(s) ☐ seat ☐ spring ☐ stem/ guide ☐ O-Rings ☐ Other ☐	☐ Cleaned Only Replaced: rubber Kit ☐ CV Assembly ☐ or disc ☐ O-Rings ☐ seat ☐ spring ☐ stem/ Guide ☐ retainer ☐ lock Nuts ☐ Other ☐	☐ Cleaned Only Replaced: rubber kit ☐ CV Assembly ☐ disc, air inlet ☐ disk, CV ☐ seat, CV ☐ spring, air inlet ☐ spring, CV ☐ retainer ☐ guide ☐ O-rings ☐ Other ☐
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Check Valve #1 ☐ Leaked ☐ Closed Tight	Relief Valve Opened at: _____ PSI or Did Not Open ☐	Check Valve #2 ☐ Leaked ☐ Closed Tight	Pressure Vacuum Breaker Air Inlet: did Not Open ☐ or Opened at _____ PSI
Gauge Pressure Across Check Valve _____ PSI	Outlet Shut-off Valve: ☐ Leaked ☐ Closed Tight	Gauge Pressure Across Check Valve _____ PSI	Check Valve: Leaked ☐ Held at _____ PSI

PASSED ☐ FAILED ☐ TEST BUFFER: _____ PSI

Remarks: _____

REPAIR TECH: _____ CERT # _____ DATE: _____
FINAL TEST BY: _____ CERT # _____ DATE: _____
GAUGE MANUFACTURER: _____ GAUGE SERIAL#: _____ Calibration Date: _____

Alliance Fire & Safety
Post Office Box 208
Venice, FL 34284



Phone: 941-485-5402
Facsimile: 941-483-3321
Toll Free: 877-664-6612

BACKFLOW TEST AND MAINTENANCE REPORT

Owner Name/ Business Name: Lakeside Plantation Clubhouse
Property Address: 2200 Plantation Blvd North Port, FL 34280
Location of Assembly: Street Level Scarlett Ave.

INITIAL TEST RESULTS

Customer # 3941 Work Order # 39357 Repair WO # _____ AHJ: NPUT I

Type of Assembly: ☐ DCA ☒ DCVA ☐ RPBA ☐ DDCA ☐ RPDA ☐ Other	Type of Service: ☐ Potable Water ☐ Irrigation ☐ Fire Service ☒ Fire ByPass ☐ Other		
Size: <u>3/4</u> ☒ 1 ☐ 1.5 ☐ 2 ☐ 3 ☐ 4 ☐ 6 ☐ 8 ☐ Meter # <u>55300833</u>	Manufacturer: <u>Watts</u> Model # <u>007</u> Serial # <u>15980</u>		
Check Valve #1 ☐ Leaked ☒ Closed Tight	Relief Valve Opened at: _____ PSI or Did Not Open ☐	Check Valve #2 ☐ Leaked ☒ Closed Tight	Pressure Vacuum Breaker Air Inlet: did Not Open ☐ or Opened at _____ PSI
Gauge Pressure Across Check Valve <u>1.3</u> PSI	Outlet Shut-off Valve: ☐ Leaked ☒ Closed Tight	Gauge Pressure Across Check Valve <u>1.3</u> PSI	Check Valve: Leaked ☐ Held at _____ PSI
PASSED ☒ FAILED ☐		TEST BUFFER: _____ PSI	
Remarks: _____			
INITIAL TEST BY: <u>Bo Charnley</u>		CERT # <u>V10-14-8275</u>	DATE: <u>6-30-16</u>
GAUGE MANUFACTURER: <u>Midwest</u>		GAUGE SERIAL#: <u>12070514</u>	Calibration Date: <u>2-1-16</u>

REPAIR & RETEST RESULTS

☐ Cleaned Only Replaced: rubber Kit ☐ CV Assembly ☐ or disc ☐ O-Rings ☐ seat ☐ spring ☐ stem/ Guide ☐ retainer ☐ lock Nuts ☐ Other ☐	☐ RV Cleaned Only Replaced: RV rubber kit ☐ RV assembly ☐ or disc ☐ diaphragm(s) ☐ seat ☐ spring ☐ stem/ guide ☐ O-Rings ☐ Other ☐	☐ Cleaned Only Replaced: rubber Kit ☐ CV Assembly ☐ or disc ☐ O-Rings ☐ seat ☐ spring ☐ stem/ Guide ☐ retainer ☐ lock Nuts ☐ Other ☐	☐ Cleaned Only Replaced: rubber kit ☐ CV Assembly ☐ disc, air inlet ☐ disk, CV ☐ seat, CV ☐ spring, air inlet ☐ spring, CV ☐ retainer ☐ guide ☐ O-rings ☐ Other ☐
Check Valve #1 ☐ Leaked ☐ Closed Tight	Relief Valve Opened at: _____ PSI or Did Not Open ☐	Check Valve #2 ☐ Leaked ☐ Closed Tight	Pressure Vacuum Breaker Air Inlet: did Not Open ☐ or Opened at _____ PSI
Gauge Pressure Across Check Valve _____ PSI	Outlet Shut-off Valve: ☐ Leaked ☐ Closed Tight	Gauge Pressure Across Check Valve _____ PSI	Check Valve: Leaked ☐ Held at _____ PSI
PASSED ☐ FAILED ☐		TEST BUFFER: _____ PSI	
Remarks: _____			
REPAIR TECH: _____		CERT # _____	DATE: _____
FINAL TEST BY: _____		CERT # _____	DATE: _____
GAUGE MANUFACTURER: _____		GAUGE SERIAL#: _____	Calibration Date: _____

Alliance Fire & Safety
Post Office Box 208
Venice, FL 34284



Phone: 941-485-5402
Facsimile: 941-483-3321
Toll Free: 877-664-6612

BACKFLOW TEST AND MAINTENANCE REPORT

Owner Name/ Business Name: Lakeside Plantation Clubhouse
Property Address: 2200 Plantation Blvd North Port, FL 34286
Location of Assembly: Street Level Scarlett Ave

INITIAL TEST RESULTS

Customer # 3941 Work Order # 39357 Repair WO # _____ AHJ: NPUT I

Type of Assembly:	☐ DCA	☐ DCVA	☒ RPBA	☐ DDCA	☐ RPDA	☐ Other
Type of Service	☒ Potable Water	☐ Irrigation	☐ Fire Service	☐ Fire ByPass	☐ Other	
Size:	3/4 ☐	1 ☒	1.5 ☐	2 ☐	3 ☐	4 ☐ 6 ☐ 8 ☐ Meter # <u>SC000038</u>
Manufacturer:	<u>Febco</u>		Model # <u>825Y</u>	Serial # <u>189415</u>		
Check Valve #1		Relief Valve		Check Valve #2		Pressure Vacuum Breaker
☐ Leaked ☒ Closed Tight		Opened at: <u>2.5</u> PSI or Did Not Open ☐		☐ Leaked ☒ Closed Tight		Air Inlet: did Not Open ☐ or Opened at _____ PSI
Gauge Pressure Across Check Valve <u>8.1</u> PSI		Outlet Shut-off Valve: ☐ Leaked ☒ Closed Tight		Gauge Pressure Across Check Valve <u>1.0</u> PSI		Check Valve: Leaked ☐ Held at _____ PSI
PASSED ☒		FAILED ☐		TEST BUFFER: _____ PSI		
Remarks: _____						
INITIAL TEST BY: <u>Bo Charnley</u>		CERT # <u>V10-14-2275</u>		DATE: <u>6-30-16</u>		
GAUGE MANUFACTURER: <u>Midwest</u>		GAUGE SERIAL#: <u>12070514</u>		Calibration Date: <u>2-1-16</u>		

REPAIR & RETEST RESULTS

☐ Cleaned Only	☐ RV Cleaned Only	☐ Cleaned Only	☐ Cleaned Only
Replaced:	Replaced:	Replaced:	Replaced:
rubber Kit ☐	RV rubber kit ☐	rubber Kit ☐	rubber kit ☐
CV Assembly ☐	RV assembly ☐	CV Assembly ☐	CV Assembly ☐
or ☐	or ☐	or ☐	disc, air inlet ☐
disc ☐	disc ☐	disc ☐	disk, CV ☐
O-Rings ☐	diaphragm(s) ☐	O-Rings ☐	seat, CV ☐
seat ☐	seat ☐	seat ☐	spring, air inlet ☐
spring ☐	spring ☐	spring ☐	spring, CV ☐
stem/ Guide ☐	stem/ guide ☐	stem/ Guide ☐	retainer ☐
retainer ☐	O-Rings ☐	retainer ☐	guide ☐
lock Nuts ☐	Other ☐	lock Nuts ☐	O-rings ☐
Other ☐		Other ☐	Other ☐
Check Valve #1		Check Valve #2	
☐ Leaked ☐ Closed Tight		☐ Leaked ☐ Closed Tight	
Gauge Pressure Across Check Valve _____ PSI		Gauge Pressure Across Check Valve _____ PSI	
Relief Valve		Pressure Vacuum Breaker	
Opened at: _____ PSI or Did Not Open ☐		Air Inlet: did Not Open ☐ or Opened at _____ PSI	
Outlet Shut-off Valve: ☐ Leaked ☐ Closed Tight		Check Valve: Leaked ☐ Held at _____ PSI	
PASSED ☐		FAILED ☐	
TEST BUFFER: _____ PSI		TEST BUFFER: _____ PSI	
Remarks: _____			
REPAIR TECH: _____		DATE: _____	
FINAL TEST BY: _____		DATE: _____	
GAUGE MANUFACTURER: _____		Calibration Date: _____	

Invoice



Date: 6/30/2016
Customer ID: 3941
Invoice No.: SPE30163
Reference: Work Order 39295 / Field Invoice

P.O. Box 637
Venice, FL 34284
(941) 485-5402 (941) 483-3321 (fax)

Bill to:

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

Service at:

Lakeside Plantation Clubhouse
2200 Plantation Blvd
North Port, FL 34286

RECEIVED
JUL 25 2016

BY: _____

Description:

Work Order 39295 Sprinkler Fire Inspecti

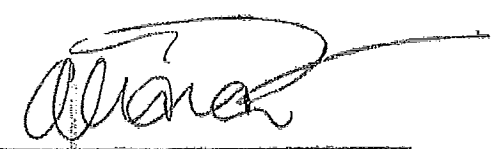
P.O. Number:

Terms: DUE UPON RECEIPT

Item	Description	Quantity	Unit Price	Amount
Flat Rate				
INS-2 Sprinkler Inspection Annual		1.00	\$185.0000	\$185.00
*Inspection(s) complete, control valves Open, FACP Normal, and please see report for any comments.				
Flat Rate Subtotal:				\$185.00

Additional Notes:

5
101-330-53800-48102
annual sprinkler inspect



Subtotal:	\$185.00
Sales Tax:	\$0.00
Payments:	\$0.00
Total Due:	\$185.00



Thank You For Your Business

INVOICES ARE SUBJECT TO A FINANCE CHARGE OF 1.5%/MO (18% / ANNUM) FOR BALANCES DUE BEYOND OUR NORMAL TERMS

CUST 3941 WO 39295 AHJ NPFD**Form for Inspection, Testing and Maintenance of
Wet Pipe Fire Sprinkler Systems****Wet****ONFSA**
The Voice of the Fire Sprinkler Industry

This form covers the minimum requirements of NFPA 25-2008 for wet pipe fire sprinkler systems connected to water supplies without tanks or fire pumps. Separate forms are available for inspection, testing and maintenance of fire pumps, tanks, and other fire protection systems. More frequent inspection, testing and maintenance may be necessary depending on the conditions of the occupancy and the water supply. The work covered on this form is (check one): ☐ Monthly ☐ Quarterly ☒ Annual ☐ Third Year ☐ Fifth Year ☐ Semi Annual

Owner: _____ Owner's Phone Number: _____

Owner's Address: _____

Property Being Evaluated: Lakeside Plantation ClubhouseProperty Address: 2200 Plantation Blvd North Port, FL 34286Date of Work: 6-30-16 All responses refer to the current work (inspection, testing and maintenance) performed on this date.

Notes: 1) All questions are to be answered Yes, No, or Not Applicable. All "No" answers are to be explained in Part III of this form.
2) Inspection, Testing and Maintenance are to be performed with water supplies (including fire pumps) in service, unless the impairment procedures of Chapter 15 of NFPA 25 are followed.

Part I – Owner's Section

- A. Is the building occupied? ☒ Yes ☐ No
- B. Has the occupancy and hazard of contents remained the same since the last inspection? ☒ Yes ☐ No
- C. Are all fire protection systems in service? ☒ Yes ☐ No
- D. Has the system remained in service without modification since the last inspection? ☒ Yes ☐ No
- E. Was the system free of actuation of devices or alarms since the last inspection? ☒ Yes ☐ No
- F. Name and address of property insurance contact: _____

G. Policy number (if known): _____

Michael Criswell Michael Criswell
Owner or Representative (print name) Signature and Date

Part II – Inspector's Section**A. Inspections****1. Daily and Weekly Items**

- a. Control valves supervised with seals passed inspection in accordance with II.A.2.a below? ☒ Yes ☐ No ☐ N/A
- b. Backflow preventers:
1. Accessible and isolation valves open? ☒ Yes ☐ No ☐ N/A
 2. Sealed, locked or supervised? ☒ Yes ☐ No ☐ N/A
 3. Relief port on RPZ not discharging? ☒ Yes ☐ No ☐ N/A

2. Monthly Inspection Items (in addition to above items)

- a. Control valves and valves on backflow preventers with locks or electrical supervision:
1. In correct (open or closed) position? ☒ Yes ☐ No ☐ N/A
 2. Lock or supervision in place? ☒ Yes ☐ No ☐ N/A
 3. Accessible and free from external leaks? ☒ Yes ☐ No ☐ N/A
 4. Provided with appropriate wrenches? ☒ Yes ☐ No ☐ N/A
 5. Provided with appropriate identification? ☒ Yes ☐ No ☐ N/A
- b. Sprinkler wrench with spare sprinklers? ☒ Yes ☐ No ☐ N/A
- c. Gages on system in good condition and showing normal water supply pressure? ☒ Yes ☐ No ☐ N/A
- d. Alarm valve free from physical damage, trim in correct (open or closed) position and no leakage from retarding chamber or drains? ☐ Yes ☐ No ☒ N/A

3. Quarterly Inspection Items (in addition to above items)

- a. Fire department connections visible, accessible, couplings and swivels not damaged, gaskets in place and in good condition, identification sign(s) in place, check valve is not leaking, clapper in place and operating properly and automatic drain valve in place and operating properly? ☒ Yes ☐ No ☐ N/A
(If plugs or caps are not in place, inspect interior for obstructions)
- b. Alarm devices free from physical damage? ☒ Yes ☐ No ☐ N/A

3. Quarterly Inspection Items (continued)

- c. Pressure reducing valves in open position, not leaking, with downstream pressure per design criteria, and in good condition with handwheels not broken? ☐ Yes ☐ No ☒ N/A
- d. Hydraulic nameplate (calculated systems) securely attached to riser and legible? ☒ Yes ☐ No ☐ N/A

4. Annual Inspection Items (in addition to above items)

- a. Proper number and type of spare sprinklers? ☒ Yes ☐ No ☐ N/A
- b. Visible sprinklers:
1. Proper position (upright, pendent, sidewall)? ☒ Yes ☐ No ☐ N/A
 2. Free of corrosion and physical damage? ☒ Yes ☐ No ☐ N/A
 3. Proper clearance below sprinklers? ☒ Yes ☐ No ☐ N/A
 4. Free of foreign materials including paint? ☒ Yes ☐ No ☐ N/A
 5. Liquid in all glass bulb sprinklers? ☒ Yes ☐ No ☐ N/A

c. Visible pipe:

1. In good condition/no external corrosion? ☒ Yes ☐ No ☐ N/A
 2. No mechanical damage or leaks? ☒ Yes ☐ No ☐ N/A
 3. No external loads? ☒ Yes ☐ No ☐ N/A
- d. Visible pipe hangers and seismic braces not damaged or loose? ☒ Yes ☐ No ☐ N/A
- e. Hose, hose couplings and nozzles on sprinkler system passed inspection per NFPA 1962? ☒ Yes ☐ No ☐ N/A
- f. Adequate heat in areas with wet piping? ☒ Yes ☐ No ☐ N/A
- g. Internal inspection of the pipe performed in the last 5 years (remove a flushing connection and one sprinkler near the end of a branch line)? ☒ Yes ☐ No ☐ N/A
(If "No", conduct internal inspection)

5. Fifth Year Inspection Items (in addition to above items)

- a. Alarm valves and associated strainers, filters and restricted orifices passed internal inspection? ☐ Yes ☐ No ☒ N/A
- b. Check valves internally inspected, all parts operate properly and are in good condition? ☒ Yes ☐ No ☐ N/A
- c. Internal pipe inspection performed per 4.g? ☒ Yes ☐ No ☐ N/A

B. Testing

Report any failures on Part III of this form.

1. Quarterly Tests

- a. Mechanical waterflow alarm devices passed tests by opening the inspector's test connection with alarms actuating and flow observed? ☐ Yes ☐ No ☒ N/A
- b. Post indicating valves opened until spring or torsion felt in the rod then closed back 1/4 turn? ☐ Yes ☐ No ☒ N/A
- c. Main drain test for system downstream of backflow device or pressure reducing valve:

1. Record static pressure 600 psi, residual pressure 43 psi
2. Was flow observed? ☒ Yes ☐ No ☐ N/A
3. Are results comparable to previous tests? ☒ Yes ☐ No ☐ N/A

CUST 3941 WO 39295 AHJ NPF

2. Semiannual Tests (In addition to previous items)

- a. Valve supervisory switches indicate movement? ☒ Yes ☐ No ☐ N/A
- b. Electrical waterflow alarm devices passed tests by opening inspector's test connection with alarms actuating and flow observed? ☒ Yes ☐ No ☐ N/A

3. Annual Tests (In addition to previous items)

- a. Main drain test for systems not tested quarterly:

1. Record Static 600 psi and Residual Pressure 43 psi
2. Was flow observed? ☒ Yes ☐ No ☐ N/A
3. Are results comparable to previous tests? ☒ Yes ☐ No ☐ N/A
- b. Are all sprinklers dated 1920 or later? ☒ Yes ☐ No ☐ N/A
- c. Sprinklers with fast response elements 20 years old or more replaced or successfully sample tested in last 10 years? ☐ Yes ☒ No ☐ N/A
- d. Standard response sprinklers 30 years old or more replaced or successfully sample tested in last 10 years? ☐ Yes ☒ No ☐ N/A
- e. Standard response sprinklers 75 years old or more replaced or successfully sample tested in last 5 years? ☐ Yes ☒ No ☐ N/A
- f. Dry-type sprinklers replaced or successfully sample tested in last 10 years? ☐ Yes ☒ No ☐ N/A
- g. Antifreeze solution specific gravity:
1. Correct at most remote point? ☐ Yes ☒ No ☐ N/A
2. Correct at interface with wet system? ☐ Yes ☒ No ☐ N/A
3. Correct at other test points (over 150 gal)? ☐ Yes ☒ No ☐ N/A
- h. All control valves operated through full range and returned to normal position? ☒ Yes ☐ No ☐ N/A
- i. Backflow devices passed backflow test? ☒ Yes ☐ No ☐ N/A
- j. Backflow devices passed forward flow test? ☐ Yes ☒ No ☐ N/A
- k. Pressure reducing valves passed partial flow? ☐ Yes ☒ No ☐ N/A

4. Test for every third year (In addition to previous items)

Hose more than 5 years old connected to the system has been service tested per NFPA 1602. Water discharged and water flow alarms operated? ☐ Yes ☒ No ☐ N/A

5. Tests for every fifth year (In addition to appropriate items)

- a. Sprinklers above high temperature tested? ☐ Yes ☒ No ☐ N/A
- b. Gages checked by calibrated gage or replaced? ☐ Yes ☒ No ☐ N/A
- c. Pressure reducing valves passed full flow test? ☐ Yes ☒ No ☐ N/A

C. Maintenance

1. Regular Maintenance Items

- a. If any sprinkler failed the sampling testing of Parts II.B.3.c, d, e or f of this form, were all sprinklers represented by that sample replaced? ☐ Yes ☒ No ☐ N/A
- b. If sprinkler have been replaced, were they proper replacements? ☐ Yes ☒ No ☐ N/A
- c. Used hose was cleaned, drained and dried before being placed back in service? ☐ Yes ☒ No ☐ N/A
- d. Hose exposed to hazardous materials was disposed of or decontaminated in an approved manner? ☐ Yes ☒ No ☐ N/A
- e. Systems normally filled with fresh water were drained and refilled twice if raw water got into the system? ☐ Yes ☒ No ☐ N/A
- f. If any of the following were discovered, was an obstruction investigation conducted? ☐ Yes ☒ No ☐ N/A
- Explain reason(s) and obstruction investigation findings in Part III
1. Defective intake screen on pump supplied from open sources
2. Obstructive material discharged during flow tests
3. Foreign material in dry-pipe valves, check valves or pumps
4. Foreign material in water during drain test or plugging of inspector's test connection
5. Plugging of pipe or sprinklers found during activation or work
6. Failure to flush yard piping or surrounding mains following new installation or repairs
7. Record of broken mains in the vicinity

8. Abnormally frequent false-tripping of dry-pipe valves

9. System is returned to service after an extended period of time out of service (more than one year)

10. There is reason to believe the system contains sodium silicate or its derivatives or highly corrosive fluxes in copper pipe

- g. If conditions were found that required flushing, was flushing of system conducted? ☐ Yes ☒ No ☐ N/A
- h. Was a drain test conducted after opening any closed valves? ☐ Yes ☒ No ☐ N/A

- i. Adjusted, repaired, reconditioned or replaced components had the associated tests and/or inspections required by Table 5.5.1 of NFPA 25 performed? ☐ Yes ☒ No ☐ N/A

2. Annual Maintenance Items (In addition to previous items)

- a. Operating stem of all OS&Y valves lubricated, completely closed, and reopened? ☐ Yes ☒ No ☐ N/A
- b. Sprinklers subject to recall replaced? ☐ Yes ☒ No ☐ N/A
- c. Sprinklers and spray nozzles protecting commercial cooking equipment and ventilating systems replaced except for bulb-type which show no signs of grease build-up? ☐ Yes ☒ No ☐ N/A

Part III - Comments (Any "No" answers, test failures or other problems found with the sprinkler system must be explained here.

Also note here any products noticed on the system that have been the subject of a recall or replacement program.)

Annual Inspection Complete
All Control Valves Open
FAAP Normal Back Online

Part IV - Inspector's Information

Inspector: R. Charney Company: Alliance Fire & Safety
Phone: 941-485-5402

Company Address: 500 Base Ave. Venice, FL 34285

I state that the information on this form is correct at the time and place of my inspection, and that all equipment tested at this time was left in operating condition upon completion of this inspection except as noted in Part III above.

Signature of Inspector: [Signature] Date: 6-30-16

License or Certification Number (if applicable): 16721600012009

Statement

DATE

7/25/6

TERMS

TO

Lakeside Plantation

IN ACCOUNT WITH

NT WITH
Landscape Lending
13671 Tamiami Tr

7/5/86

2902-25

46 58

Alten

CURRENT

OVER 30 DAYS

OVER 60 DAYS

TOTAL AMOUNT

46 52

Adams DC5012

01-11

RECEIVED JUL 28 2016

137
001-330-53806-48102

laundry services-jul/b

Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone # 727-784-4964 Fax # 727-784-0223 E-mail fitlogic@aol.com

Invoice

Date	Invoice #
4/15/2016	67324

Bill To
GMS - Lakeside Plantation 135 W. Central Blvd Suite 320 Orlando, FL 32801

Location/Contact/Phone
Location: Lakeside Plantation 2200 Plantation Blvd, North Port, FL 34289 Contact: Mike Howell Phone: 941-423-5500

P.O. Number	Terms	Rep	Work Order #	Completed
	Net 10	CWC	66604	4/15/2016

Item Code	Description	Quantity	Price Each	Amount
Parts	Quickstart D-Pad	1	125.00	125.00
Shipping	Shipping and Handling	1	18.00	18.00
Labor	Replace quickstart d-pad on Precor elliptical, serial #AJMEC08070042	1	84.00	84.00
104 001-330-53800-48102				

Thank you for your business.

Invoices over 30 Days will incur 1.5% Interest per month

Subtotal \$227.00

Sales Tax (0.0%) \$0.00

Total \$227.00

Hopping Green & Sams

Attorneys and Counselors

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

RECEIVED JUL 27 2016

===== STATEMENT =====

July 25, 2016

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

Bill Number 88884
Billed through 06/30/2016

44
001-310-51300-31500

General Counsel/Monthly Meeting

LPCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

06/03/16	LCW	Review public records request; prepare response to same.	0.20 hrs
06/03/16	KEM	Research sidewalk and tree maintenance responsibility.	1.80 hrs
06/06/16	KEM	Confirm publication regarding notice of qualifying period.	0.10 hrs
06/07/16	LCW	Review requested change to preserve maintenance agreement.	0.10 hrs
06/07/16	KEM	Prepare appropriation and assessment resolutions.	0.10 hrs
06/08/16	LCW	Confer with Sabol regarding attendance at board meeting.	0.10 hrs
06/09/16	LCW	Review budget and assessment adoption resolutions.	0.20 hrs
06/09/16	KEM	Confer with district manager regarding appropriation and assessment resolutions.	0.10 hrs
06/10/16	LCW	Research maintenance of trees in district right-of-ways and process for removal of same; prepare for board meeting.	2.50 hrs
06/14/16	LCW	Prepare for board meeting; confer with Robson regarding status of lake bank restoration repairs.	1.50 hrs
06/15/16	LCW	Prepare for and attend board meeting.	1.90 hrs
06/16/16	LCW	Follow-up from board meeting; prepare agreements regarding pool deck renovation and fence removal and installation services.	1.80 hrs
06/21/16	KEM	Prepare resolution regarding surplus district property.	0.30 hrs
06/24/16	LCW	Review surplus property resolution regarding broken equipment; confer with staff regarding district's obligation to maintain street trees and sidewalks.	0.80 hrs
06/27/16	MCE	Review election status; prepare for elections.	0.10 hrs
06/27/16	KEM	Research qualified electors.	0.10 hrs

06/28/16	MCE	Prepare board seat vacancy resolution.	0.10 hrs
06/28/16	KEM	Prepare resolution declaring vacancies.	0.20 hrs
06/29/16	LCW	Review correspondence regarding result of qualifying period and resolution declaring vacancies.	0.10 hrs
06/30/16	CNG	Prepare memorandum regarding service animals in public accommodations; prepare memorandum to district manager regarding impact from 2016 legislative session on public records and website requirements.	0.30 hrs

Total fees for this matter	\$2,588.00
----------------------------	------------

DISBURSEMENTS

Long Distance	0.42
---------------	------

Total disbursements for this matter	\$0.42
-------------------------------------	--------

MATTER SUMMARY

Gates, Clark N.	0.30 hrs	205 /hr	\$61.50
Ibarra, Katherine E. - Paralegal	2.70 hrs	145 /hr	\$391.50
Whelan, Lindsay C.	9.20 hrs	225 /hr	\$2,070.00
Eckert, Michael C.	0.20 hrs	325 /hr	\$65.00

TOTAL FEES	\$2,588.00
TOTAL DISBURSEMENTS	\$0.42

TOTAL CHARGES FOR THIS MATTER	\$2,588.42
--------------------------------------	-------------------

BILLING SUMMARY

Gates, Clark N.	0.30 hrs	205 /hr	\$61.50
Ibarra, Katherine E. - Paralegal	2.70 hrs	145 /hr	\$391.50
Whelan, Lindsay C.	9.20 hrs	225 /hr	\$2,070.00
Eckert, Michael C.	0.20 hrs	325 /hr	\$65.00

TOTAL FEES	\$2,588.00
TOTAL DISBURSEMENTS	\$0.42

TOTAL CHARGES FOR THIS BILL	\$2,588.42
------------------------------------	-------------------

Please include the bill number on your check.

The Sun
23170 Harborview Road
Port Charlotte, FL 33980

07/22/16

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

Date: 07/22/16	Ad Taker: AFREEMAN	Agate Lines: 67
Ad Date: 07/25/16	Sales Person: 200	Depth: 7.125
Class: 3114	Words: 255	Inserts: 1
Ad ID: 3339500	Lines: 69	Blind Box:

Account: 297693

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

Description: RFPs Audit Services Telephone: (407) 841-5524

Other Charges:	\$0.00	Gross:	\$98.67
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	7.125	Amount Due:	\$98.67

Publication	Start	Stop	Inserts	Cost
Legal Advertising	07/25/16	07/25/16	1	\$98.67

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!

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

The Lakeside Plantation Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2016, with an option for two additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Sarasota County and has a general administrative operating fund and debt service fund.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

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

Proposers must provide seven (7) copies of their proposal to GMS - CF, LLC, District Manager, 135 W. Central Blvd., Suite 320, Orlando, FL 32801, telephone (407) 841-5524, in an envelope marked on the outside "Auditing Services - Lakeside Plantation Community Development District." Proposals must be received by **2:00 PM, Wednesday, August 10, 2016** to the District Manager.

George S. Flint
Governmental Management
Services - Central Florida, LLC
District Manager

Publish: July 25, 2016
297693 3339500

RECEIVED

AUG 01 2016

Governmental Management Services-
Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Date	Invoice #
8/1/16	50

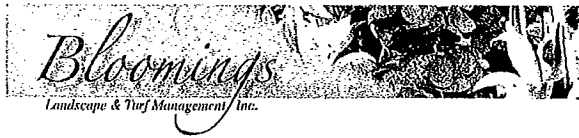
Bill To
Lakeside Plantation CDD 135 West Central Blvd. Suite 320 Orlando, FL 32801

#1

P.O. No.	Terms	Project

Description	Qty	Rate	Amount
Management Fees August 2016		3,004.17	3,004.17
Website Administration August 2016		33.33	33.33

Total	\$3,037.50
Payments/Credits	\$0.00
Balance Due	\$3,037.50



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date

Invoice #

7/25/2016

2016-01090

Bill To:

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

RECEIVED JUL 27 2016

Terms

Due on receipt

Description	Qty	Amount
Locate valve for station 4 on controller 3		
Replace 1 1/2" irritrol valve		
1.5 Irritrol 216B Angle/Globe Valve	1	101.00
Labor - Technician	1.5	82.50

PAYMENT ACCEPTED: CHECK AND CREDIT CARD.

Please contact our office to pay by credit card.

Make check payable to:

Bloomings Landscape & Turf Management, Inc.

Please include invoice number on your check.

Thank You For Your Business

Total

\$183.50

Payments/Credits

\$0.00

Balance Due

\$183.50

Phone #

Fax #

E-mail

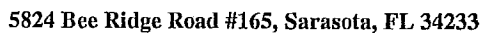
Web Site

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com



Date	Invoice #
------	-----------

8/1/2016 2016-01147

Bill To:

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

RECEIVED
AUG 08 2016

BY: _____

Terms

Due Date**Net 30**

8/31/2016

PAYMENT ACCEPTED: CHECK AND CREDIT CARD.

Please contact our office to pay by credit card.

Make check payable to:

Bloomings Landscape & Turf Management, Inc.

Please include invoice number on your check.

Thank You For Your Business

Total

\$7,354.17

Payments/Credits

\$0.00

Balance Due

\$7,354.17

Phone #

Fax #

E-mail

Web Site

(941) 927-9765

(941) 929-9356

carla@bloomingslandscape.com

www.bloomingslandscape.com



better water. pure and simple.®

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

LAKE SIDE PLANTATION
135 W. CENTRAL BOULEVARD
SUITE 320
ORLANDO, FL 32801

IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW			
☐	☐	☐	☐
☐ PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT			
CARD NUMBER		V. CODE	
SIGNATURE		EXP. DATE	
DATE 07/31/2016	PAY THIS AMOUNT 210.94	ACCOUNT NUMBER 1017805	
Pay By Date: Aug 15		AMOUNT PAID \$	

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

Balance Forward Statement
RETURN THIS TOP PORTION WITH YOUR PAYMENT
PLEASE WRITE ACCOUNT NUMBER ON CHECK

Page: 1

InvDate	InvNum	Location	Billed	Tax	Balance
Previous Balance: 06/30/2016					120.96
Location 1017805					
LAKE SIDE PLANTATION 2200 PLANTATION BLVD					
07/14/2016	98799	1017805	PO#		47.49
2413	5 GALLON DRINKING WATER	9.000 @	5.00	45.00	0.00
4201	DELIVERY CHARGE	1.000 @	2.49	2.49	0.00
07/29/2016	101903	1017805	PO#		42.49
2413	5 GALLON DRINKING WATER	8.000 @	5.00	40.00	0.00
4201	DELIVERY CHARGE	1.000 @	2.49	2.49	0.00

Total Due by the 15th: 210.94

RECEIVED
AUG 08 2016

THIRTY DAYS OVERDUE

BY: _____

Current	89.98	30day	120.96	60day	0.00	90day	0.00	Balance	210.94
---------	-------	-------	--------	-------	------	-------	------	---------	--------

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

Culligan Water Conditioning
1099 Enterprise Court

Nokomis, FL 34275
941-485-7526

Invoice # 98799

07/14/2016 03:36 PM

Driver: KEVIN STEINER

Customer: 1017805

LAKESIDE PLANTATION

2200 PLANTATION BLVD

DOOR CODE 8072

NORTH PORT, FL 34289

P O Num:

Item	Price	Total
2413 5 GALLON DRINKING WAT	9.000 @ 5.00	45.00
4201 DELIVERY CHARGE	1.000 @ 2.49	2.49
SubTotal Sales:		47.49
Sales Tax:		0.00
Invoice Total:		47.49
Prev Balance:		

Signed By:

Culligan Water Conditioning
1099 Enterprise Court

Nokomis, FL 34275
941-485-7526

Invoice # 101903

07/29/2016 11:13 AM

Driver: KEVIN STEINER

Customer: 1017805

LAKESIDE PLANTATION

2200 PLANTATION BLVD

DOOR CODE 8072

NORTH PORT, FL 34289

P O Num:

Item	Price	Total
2413 5 GALLON DRINKING WAT	8.000 @ 5.00	40.00
4201 DELIVERY CHARGE	1.000 @ 2.49	2.49
SubTotal Sales:		42.49
Sales Tax:		0.00
Invoice Total:		42.49
Prev Balance:		

Signed By:

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

Invoice

DATE	INVOICE #
8/1/2016	16-06208

BILL TO

LAKE SIDE PLANTATION CDD
135 W. CENTRAL BLVD.
SUITE 320
ORLANDO, FL 32801

RECEIVED
AUG 03 2016

BY: _____

E-mail		P.O. NO.	TERMS	REP	MAIL STOP ID
susan.oraczewski@lakomasters.com			Net 30		4696
QUANTITY	DESCRIPTION		RATE		AMOUNT
	Monthly Service-Treatment of Waterways & Canals as per map aug 27 001-320-53800-40000 monthly lake maint-aug16 Olivia		966.00		966.00
Thank you for your business.			Payments/Credits		\$0.00
			Balance Due		\$966.00

NORTH PORT SOLID WASTE DISTRICT

SERVICE ADDRESS			
2200 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	8/02/16	9/01/16



Total Current Charges 156.80
 PAST DUE - MUST PAY NOW .00
 Total Amount Due 156.80



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

000054883000159826000000156801

35

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

SERVICE ADDRESS

2200 PLANTATION BLVD SWD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826 JUL 16	55-55	8/02/16	9/01/16

Rate Class : COMMERCIAL WASTE

Last payment amount/date: 156.80 7/18/16

Last Bill Amount 156.80
 Payments 156.80-
 Adjustments .00
 BALANCE FORWARD .00

Service	Consumption	Charge	Total
GB DUMPSTER 4YD/1 PICKUP	6/30/16 7/31/16	156.80	156.80

Total Current Charges 156.80
 PAST DUE - MUST PAY NOW .00
 Total Amount Due 156.80

Pay your bill by phone is here!! Call 1-855-941-INFO (4636) to make payments 24/7 at NO CHARGE.

hd
 32
 320-53800-43400
 garbage collection - jul 16

RECEIVED
 AUG 02 2016

BY: _____

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

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

ORIGINAL INVOICE

INVOICE NO.	INVOICE DATE	ACCOUNT NO.	PAY-EE AMOUNT	AMOUNT ENCLOSED
FS 51954	7/07/16	57705590	15.42	106.00

67705530
LAKEVIEW PLANTATION
2200 PLANTATION BLVD
NORTH PORT, FL
74289-9472

LAKESIDE PLANTATION
2200 PLANTATION BLVD
NORTH FORT FL 34289-9472

PYE-BARKER FIRE & SAFETY, INC.
P.O. BOX 69
ROSWELL GA 30077-0069

TO PAY ONLINE GO TO: www.pyebarkerfire.com

DUE TO SHORT CREDIT, PLEASE RETURN THE ORDER POSITION WITH YOUR NEXT ORDER								PAGE 1
ORDER NUMBER	ACCOUNT NUMBER	CHECKED NAME						
ES: 51954	57705530	LAKESIDE PLANTATION	ADDRESS		TELEPHONE	CITY		DATE
STANDARD CHECKAL ORDER NUMBER		GAS FUEL-TYPE, GRADE, VOLUME	OUR TRUCK		MICHAEL BRENNANET 3Q		7/07/2016	
OTHER NUMBER	DESCRIPTION	QUANTITY	UNIT	PRICE	EXCLUDED DISC DISC		AMOUNT	
E AFI E I	ANNUAL FACILITY INSPECTIO MAINTENANCE INSPECTION	1	EACH	40.0000			40.00	
		11	EACH	6.0000			66.00	
SUB TOTAL	HAZ MAT CHARGE	DELIVERY CHARGE	SALES TAX		TOTAL		106.00	

Pye • Barker
Fire & Safety, Inc.

REMIT TO: P.O. BOX 69
ROSWELL, GA 30077-0069

800-927-8610

Thank You!
ORIGINAL INVOICE

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



Invoice Number 161756
Sale Date 7/27/2016
Due Date 8/6/2016

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

RECEIVED JUL 29 2016

Description	Qty	Price	Net	Tax	Total
CSID: 2564 Monitoring-Commercial-Fire-Basic For: Lakeside Plantation-F at 2200 Plantation Blvd. North Port, FL 34286 Period Covered: 08/01/2016 to 10/31/2016 inclusive.	3	\$28.00	\$84.00	\$0.00	\$84.00
CSID: 2582 Monitoring-Commercial-Security-Basi For: Lakeside Plantation at 2200 Plantation Blvd. North Port, FL 34289 Period Covered: 08/01/2016 to 10/31/2016 inclusive.	3	\$21.00	\$63.00	\$0.00	\$63.00

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

Deposits On Account: \$0.00

Your Balance as of 7/26/2016	\$147.00
------------------------------	----------

Consumer Beware: Seasonal salesmen from a company called Vivint are using deceptive sales practices to solicit alarm business. They are NOT affiliated with us at Security Alarm Corporation. Always check to be sure they are FL licensed Alarm Representatives and carry the required BASA ID card. Please also check Better Business Bureau (BBB) before signing any contracts. You can always call us with any questions at 941-625-9700. We are here to help.

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

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

Customer : Lakeside Plantation CDD



Acct. Bal. \$147.00 Amount Remitted
Payment Method Check ☐ Check Number

Invoice Number 161756

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

Inv. No 161756

The Sun
23170 Harborview Road
Port Charlotte, FL 33980

07/22/16

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

Date: 07/22/16	Ad Taker: AFREEMAN	Agate Lines: 87
Ad Date: 07/25/16	Sales Person: 200	Depth: 9.167
Class: 3124	Words: 385	Inserts: 2
Ad ID: 3339506	Lines: 88	Blind Box:

Account: 297693

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

Description: 8/17 Public Hearing Telephone: (407) 841-5524

Other Charges:	\$0.00	Gross:	\$251.68
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	9.167	Amount Due:	\$251.68

Publication	Start	Stop	Inserts	Cost
Legal Advertising	07/25/16	08/01/16	2	\$251.68

invoice

Ad Note:
Submitted by Stacie Vanderbilt

RECEIVED

Customer Note:

AUG 08 2016

Legals

Governmental Management Services-
Central Florida, LLC

106
001-310-51300 - 48000
not pub hearing - budg mgt

Please remit to:

The Sun
23170 Harborview Road
Port Charlotte, FL 33980

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

**NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR
2016/2017 BUDGETS; AND
NOTICE OF REGULAR BOARD
OF SUPERVISORS' MEETING.**

The Board of Supervisors of the Lakeside Plantation Community Development District will hold a public hearing on Wednesday, August 17, 2016 at 7:00 p.m. at Lakeside Plantation Clubhouse, 2200 Plantation Blvd., North Port, FL 34289 for the purpose of hearing comments and objections on the adoption of the budgets of the District for Fiscal Year 2016/2017. In addition, the Board will hear public comment and objections relative to the levy of a non ad valorem assessment pursuant to Florida Law for the purpose of funding operations and maintenance and principal and interest expenses of the District.

A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and budgets may be obtained at the offices of the District Manager, 135 W. Central Boulevard, Suite 320, Orlando, FL 32801, during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 711, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
District Manager
Governmental Management
Services - Central FL, LLC
Publish: 7/25/16 and 8/1/16
297693 3339506

*We Appreciate Your Business!
Thank You!*

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

July 29, 2016

Project No: 20150050-000

Invoice No: 17

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

FEID #59-1173834

RECEIVED
AUG 03 2016

Project 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
Professional Services through July 17, 2016

BY: _____

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	10,102.50	T&M	100 %	10,102.50	9,577.50	525.00	0.00
3.	Lake Bank Brosion 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
Totals		25,565.00			25,565.00	25,040.00	525.00	0.00

SUB-TOTAL PROFESSIONAL SERVICES:

525.00

INVOICE TOTAL:

525.00

193
006-310-51300-31100
prof. engineer VCS - jml

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Engineer VI	3.50	150.00	525.00
1. - General Engineering Total	3.50		525.00

Invoice

Amenity Services Group, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202
904-355-1831

Invoice # 23943
Date 8/1/2016
Terms
Due Date 8/1/2016

Bill To

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

Description	Quantity	Rate	Amount
Services of Facility Manager for the Lakeside Plantation Amenity Center - covers the month of August 2016	1		4,715.00
Services of Office Administrative Assistant for the Lakeside Plantation Amenity Center - covers the month of August 2016	1		2,730.00
Services of Facility Attendants for the Lakeside Plantation Amenity Center - covers the month of August 2016	1		2,015.00
Facility Maintenance Services for the Lakeside Plantation Amenity Center - covers the month of August 2016	1		4,853.33
Cell phone reimbursement for Facility Manager - covers the month of August 2016	1		30.00

Total \$14,343.33

58
001-330-53800-12000
amenity center mgmt - august

RECEIVED
AUG 09 2016

BY: _____

RECEIVED

Attendance Confirmation
for
BOARD OF SUPERVISORS

AUG 18 2016

BY: _____

District Name: Lakeside Plantation CDD

Board Meeting Date: August 17, 2016

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

200
001-310-51300 - 11070

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

Approved for Payment:

M J L
District Manager Signature

8/17/16
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

RECEIVED

AUG 18 2016

BY: _____

District Name: Lakeside Plantation CDD

Board Meeting Date: August 17, 2016

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

SS
001-310-51300-11000

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

Approved for Payment:

M J L
District Manager Signature

8/17/16
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

RECEIVED

AUG 18 2016

BY: _____

District Name: Lakeside Plantation CDD

Board Meeting Date: August 17, 2016

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

54
001-310-51360-11000

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

Approved for Payment:

M J L
District Manager Signature

8/17/16
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

RECEIVED

AUG 18 2016

BY: _____

District Name: Lakeside Plantation CDD

Board Meeting Date: August 17, 2016

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

54
001-310-51300-11000

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

Approved for Payment:

M J L
District Manager Signature

8/17/16
Date

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

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Lakeside Plantation CDD DATE: 08/22/16

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

AMOUNT REQUESTED: \$10.05

REQUESTED BY: Katie Costa

ACCOUNT # 001-300-20700-10000

DESCRIPTION OF NEED: FY16 Debt service Assessment

APPROVED BY: Ariel Lovern

SIGNATURE: 

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2016

TAX COLLECTOR

							Gross Assessments \$	880,463	\$	694,730	\$	185,733		
							Net Assessments \$	832,037	\$	656,520	\$	175,517		
														1999
Date Received	Dist	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 78.91%	Debt Svc Fund 21.09%	Total 100%					
11/6/15	1	\$ 75,491.90	\$ 1,132.38	\$ -	\$ -	\$ 74,359.52	\$ 58,673.46	\$ 15,686.06	\$ 74,359.52					
11/16/15	2	\$ 168,095.20	\$ 2,521.43	\$ -	\$ -	\$ 165,573.77	\$ 130,646.16	\$ 34,927.61	\$ 165,573.77					
12/11/15	3	\$ 380,197.43	\$ -	\$ 5,702.96	\$ -	\$ 374,494.47	\$ 295,495.26	\$ 78,999.21	\$ 374,494.47					
12/31/15	4	\$ 23,499.39	\$ -	\$ 352.49	\$ -	\$ 23,146.90	\$ 18,264.09	\$ 4,882.81	\$ 23,146.90					
1/29/16	5	\$ 25,280.36	\$ -	\$ 379.21	\$ 61.15	\$ 24,962.30	\$ 19,696.53	\$ 5,265.77	\$ 24,962.30					
2/29/16	6	\$ 26,499.51	\$ -	\$ 397.49	\$ -	\$ 26,102.02	\$ 20,595.83	\$ 5,506.19	\$ 26,102.02					
3/31/16	7	\$ 15,920.11	\$ -	\$ 238.80	\$ -	\$ 15,681.31	\$ 12,373.35	\$ 3,307.96	\$ 15,681.31					
4/29/16	8	\$ 51,719.14	\$ -	\$ 775.79	\$ 34.27	\$ 50,977.62	\$ 40,223.94	\$ 10,753.68	\$ 50,977.62					
5/31/16	9	\$ 14,390.54	\$ -	\$ 215.86	\$ -	\$ 14,174.68	\$ 11,184.55	\$ 2,990.13	\$ 14,174.68					
6/30/16	10	\$ 89,993.75	\$ -	\$ 1,349.91	\$ -	\$ 88,643.84	\$ 69,944.52	\$ 18,699.32	\$ 88,643.84					
7/29/16	11	\$ -	\$ -	\$ -	\$ 47.66	\$ 47.66	\$ 37.61	\$ 10.05	\$ 47.66					
Totals		\$ 871,087.33	\$ 3,653.81	\$ 9,412.51	\$ 143.08	\$ 858,164.09	\$ 677,135.28	\$ 181,028.81	\$ 858,164.09					

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

DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 1999 DEBT
11/23/15	5564	11/1/15	\$ 8,842.03	\$ 8,842.03	\$ -	\$ -	\$ 8,842.03
			<u>\$ 8,842.03</u>	<u>\$ 8,842.03</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,842.03</u>

HOWARD'S POOL WORLD, INC.

OFFICE: (941) 625-6007
TOLL FREE: (800) 215-0226
FAX: (941) 766-1108

12419 SW COUNTY RD 769
LAKE SUZY, FL 34269

Bill To

LAKESIDE PLANTATION
245 RIVERSIDE AVE STE 250
JACKSONVILLE, FL 32202

Invoice

Date

8/3/2016

Work Done At:		Invoice #	Terms	Due Date	Rep
2200 PLANTATION BLVD NORTHPORT, FL 34289		WO-7346	NET 10	8/13/2016	SG
Quantity	Description	Rate	Amount		
1	STA-RITE VOLUTE	132.58	132.58		
1	STA-RITE 4-HOLE GASKET	11.75	11.75		
1	DIFFUSER O-RING	5.16	5.16		
1	SEAL PLATE O-RING	23.04	23.04		
4	PVC FITTING	4.14	16.56		
1	1 1/2" X 2" 3WAY JANDY VALVE	87.75	87.75		
1	SERVICE CALL	89.00	89.00		
customer ok'd					
replaced sta-rite volute either 4 pvc fittings and 1.5"x2" 3 way jandy valve with orings.					
RECEIVED AUG 11 2016 BY: _____					
Total			\$365.84		
Payments/Credits			\$0.00		
Total Account Balance					

CALL US FOR ALL YOUR SWIMMING POOL NEEDS! WE ARE YOUR FULL
SERVICE ONE STOP POOL SERVICE AND REPAIR COMPANY!!

LIC. # CPC 053310

POOL MAINTENANCE & REPAIRS

www.howardspoolworld.com

Hopping Green & Sams

Attorneys and Counselors

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

RECEIVED

AUG 22 2016

BY: _____

===== STATEMENT =====

August 19, 2016

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

Bill Number 89245
Billed through 07/31/2016

General Counsel/Monthly Meeting
LPCDD 00001 MCE

104
001-310-51300-31500

FOR PROFESSIONAL SERVICES RENDERED

07/06/16	LCW	Confer with Flint regarding items for agenda.	0.10 hrs
07/08/16	KEM	Prepare service animal memorandum, resolution and policies.	0.50 hrs
07/11/16	LCW	Review correspondence regarding date for Firewise presentation.	0.10 hrs
07/14/16	KEM	Confer with district manager regarding service animal memorandum, resolution and policy.	0.10 hrs
07/29/16	MCE	Research public records request.	0.10 hrs
Total fees for this matter			\$164.50

MATTER SUMMARY

Ibarra, Katherine E. - Paralegal	0.60 hrs	145 /hr	\$87.00
Whelan, Lindsay C.	0.20 hrs	225 /hr	\$45.00
Eckert, Michael C.	0.10 hrs	325 /hr	\$32.50

TOTAL FEES \$164.50

TOTAL CHARGES FOR THIS MATTER **\$164.50**

BILLING SUMMARY

Ibarra, Katherine E. - Paralegal	0.60 hrs	145 /hr	\$87.00
Whelan, Lindsay C.	0.20 hrs	225 /hr	\$45.00
Eckert, Michael C.	0.10 hrs	325 /hr	\$32.50

TOTAL FEES \$164.50

TOTAL CHARGES FOR THIS BILL **\$164.50**

=====

Please include the bill number on your check.

The Sun
23170 Harborview Road
Port Charlotte, FL 33980

08/05/16

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

Date: 08/05/16	Ad Taker:AFREEMAN	Agate Lines: 54
Ad Date: 08/08/16	Sales Person:200	Depth: 5.736
Class: 3126	Words: 220	Inserts: 1
Ad ID: 3344451	Lines: 55	Blind Box:

Account: 297693

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

Description: 8/17 Audit Committee Mtg Telephone: (407) 841-5524

Other Charges:	\$0.00	Gross:	\$78.65
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	5.736	Amount Due:	\$78.65

Publication	Start	Stop	Inserts	Cost
Legal Advertising	08/08/16	08/08/16	1	\$78.65

invoice

Ad Note:
Submitted by Stacie Vanderbilt

Customer Note:

106
001-310-51300-48000

Legals

RECEIVED

AUG 15 2016

Please remit to:

Governmental Management Services-
Central Florida, LLC

The Sun
23170 Harborview Road
Port Charlotte, FL 33980

We Appreciate Your Business!
Thank You!

**NOTICE OF MEETING
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT
Audit Committee**

The Lakeside Plantation Community Development District Audit Committee will meet on **Wednesday, August 17, 2016** 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. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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: August 8, 2016
297693 3344451

HOWARD'S POOL WORLD, INC.

OFFICE: (941) 625-6007
TOLL FREE: (800) 215-0226
FAX: (941) 766-1108

12419 SW COUNTY RD 769
LAKE SUZY, FL 34269

Bill To

LAKESIDE PLANTATION
245 RIVERSIDE AVE STE 250
JACKSONVILLE, FL 32202

Invoice

Date

8/23/2016

Work Done At:		Invoice #	Terms	Due Date	Rep
2200 PLANTATION BLVD NORTHPORT, FL 34289		28072-B	NET 10	9/2/2016	DAVID
Quantity	Description			Rate	Amount
3	PAVER CONSTRUCTION CLEAN UP			89.00	267.00
61 001-330-53800-51000 RECEIVED AUG 26 2016 BY: _____					
				Total	\$267.00
				Payments/Credits	\$0.00
				Total Account Balance	

CALL US FOR ALL YOUR SWIMMING POOL NEEDS! WE ARE YOUR FULL
SERVICE ONE STOP POOL SERVICE AND REPAIR COMPANY!!

LIC. # CPC 053310

POOL MAINTENANCE & REPAIRS

www.howardspoolworld.com

720 Brooker Creek Blvd. #206
Oldsmar, FL 34677

Date	Invoice #
8/23/2016	961

Bill To
Lakeside Plantation CDD 135 W. Central Blvd. Ste. 320 Orlando, FL 32801-2435 Attn: George Flint

AUG 26 2014

BY: _____

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	August 23rd Inspection	550.00	550.00
		Total	\$550.00



FPL

2 119658

/ 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 7

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	\$1,237.78	Aug 15 2016	\$

Your electric statement

For: Jun 23 2016 to Jul 25 2016 (32 days)

Customer name: LAKESIDE PLANTATION COMM

Service address: 2200 PLANTATION BLVD # CLBHSE

Account number: 57421-67439

Statement date: Jul 25 2016

Next meter reading: Aug 25 2016

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (-)	New charges due by
1,243.68	1,243.68 CR	0.00	0.00	1,237.78	\$1,237.78	Aug 15 2016

Meter reading - Meter KLL2846

Current reading 22920
Previous reading - 21755
kWh constant x 10
kWh used 11650

Demand reading 5.41
kW constant x 10.00
Demand kW 54

Energy usage

	Last Year	This Year
kWh this month	11180	11650
Service days	30	32
kWh per day	372	364

Amount of your last bill 1,243.68
Payment received - Thank you 1,243.68 CR
Balance before new charges \$0.00

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

Electric service amount 1,126.74**
Storm charge 10.71
Gross receipts tax 29.17
Franchise charge 71.16
Total new charges \$1,237.78

Total amount you owe \$1,237.78**FPL automatic bill pay - DO NOT PAY******The electric service amount includes the following charges:**

Customer charge: \$20.24
Fuel: \$291.37
(\$0.025010 per kWh)
Non-fuel: \$252.45
(\$0.021670 per kWh)
Demand: \$562.68
(\$10.42 per kW)

- Payment received after **October 13, 2016** is considered **LATE**; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after **August 05, 2016**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Record heat means higher bills. That's because the A/C runs longer. Lower your bill by setting the thermostat to 78 degrees. Learn more at FPL.com/summertips.
- The Public Service Commission will hold a technical hearing in August regarding FPL's request for a base rate adjustment. View Energy News (residential) or Energy Notes (business), or visit FPL.com/answers for details.

RECEIVED
JUL 28 2016

BY: _____



FPL

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



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

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Notes on the front will not be detected.

B 5 5517 4

AUTO **C0 0116
1 119658



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	\$593.91	Aug 15 2016	\$

Your electric statement

For: Jun 23 2016 to Jul 25 2016 (32 days)

Customer name: LAKESIDE PLANTATION

Service address: 2200 PLANTATION BLVD # FNTN

Account number: 04126-05586

Statement date: Jul 25 2016

Next meter reading: Aug 25 2016

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (-)	New charges due by
637.53	637.53 CR	0.00	0.00	593.91	\$593.91	Aug 15 2016

Meter reading - Meter KN46183

Current reading 15466
Previous reading - 09427
kWh used 6039

Energy usage

	Last Year	This Year
kWh this month	7430	6039
Service days	30	32
kWh per day	247	188

**The electric service amount includes the following charges:

Customer charge: \$7.75
Fuel: \$151.10
(\$0.025020 per kWh)
Non-fuel: \$379.13
(\$0.062780 per kWh)

Amount of your last bill 637.53
Payment received - Thank you 637.53 CR
Balance before new charges \$0.00

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 537.98**
Storm charge 7.79
Gross receipts tax 13.99
Franchise charge 34.15
Total new charges \$593.91

Total amount you owe \$593.91

FPL automatic bill pay - DO NOT PAY

- Payment received after **October 13, 2016** is considered **LATE**; a late payment charge of 1% will apply.
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To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com



FPL

3 119658

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

Please request changes on the back.
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B 5

5517 4

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Do not pay	New charges due by	Amount enclosed
84595-15071	\$1,045.91	Aug 15 2016	\$

Your electric statement

For: Jun 23 2016 to Jul 25 2016 (32 days)

Account number: 84595-15071

Customer name: LAKE SIDE PLANTATION COMM

Statement date: Jul 25 2016

Service address: 2200 PLANTATION BLVD # POOL

Next meter reading: Aug 25 2016

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
971.38	971.38 CR	0.00	0.00	1,045.91	\$1,045.91	Aug 15 2016

Meter reading - Meter KL84533

Current reading 43051
Previous reading - 32916
kWh used 10135

Demand reading 44.17
Demand kW 44

Energy usage

	Last Year	This Year
kWh this month	11566	10135
Service days	30	32
kWh per day	385	316

Amount of your last bill 971.38
Payment received - Thank you 971.38 CR
Balance before new charges \$0.00

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

Electric service amount	951.82**
Storm charge	9.32
Gross receipts tax	24.64
Franchise charge	60.13
Total new charges	\$1,045.91

Total amount you owe**\$1,045.91****FPL automatic bill pay - DO NOT PAY**

**The electric service amount
includes the following charges:

Customer charge: \$20.24
Fuel: \$253.48
(\$0.025010 per kWh)
Non-fuel: \$219.62
(\$0.021670 per kWh)
Demand: \$458.48
(\$10.42 per kW)

- Payment received after **October 13, 2016** is considered **LATE**; a late payment charge of 1% will apply.
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Outside Florida: 1-800-226-3545

To report power outages: 1-800-4OUTAGE (468-8243)

Hearing/speech impaired: 711 (Relay Service)

Online at: www.FPL.com



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-156052	18-29	7/27/16	8/17/16

Total Current Charges 257.27
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 257.27

\$ _____
 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

000043123000156052000000257274

2395 LAKE

SERVICE ADDRESS		2200 PLANTATION BLVD		
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE	
43123-156052	18-29	7/27/16	8/17/16	

Rate Class : COMMERCIAL

Last payment amount/date: 141.03 7/19/16

Service Period Days Meter Number Mult Units
 WA 6/20/16 7/21/16 31 80000038 1.000 TGAL

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

Last Bill Amount 141.03
 Payments 141.03 -
 Adjustments .00
 BALANCE FORWARD .00

Current Previous Usage
 727 713 14
 USAGE FOR 7/15 4.00

Service	Consumption	Charge	Total
WA Base facility chg		41.45	
WA Usage block 1	10.00	38.00	
WA Usage block 2	4.00	22.76	
TOTAL WATER			102.21
SE Base facility chg		69.94	
SE Consumption	14.00	85.12	
TOTAL SEWER			155.06

Total Current Charges 257.27
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 257.27

Pay your bill by phone is here!! Call 1-855-941-INFO (4636) to make payments 24/7 at NO CHARGE.

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

AFTER HOURS/EMERGENCY
 water or sewer service call
 941.240.8000



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154658	18-29	7/27/16	8/17/16

Total Current Charges 63.75
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 63.75

\$ _____
 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

000043123000154658000000063755

2394 LAKE

SERVICE ADDRESS		2200 PLANTATION BLVD	
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	7/27/16	8/17/16

Rate Class : COMMERCIAL

Last payment amount/date: 33.00 7/19/16

Service Period Days Meter Number Mult Units
 WA 6/20/16 7/21/16 31 83717471 1.000 TGAL

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

Last Bill Amount 33.00
 Payments 33.00-
 Adjustments .00
 BALANCE FORWARD .00

Current Previous Usage
 1437 1428 9
 USAGE FOR 7/15 2.00

Service	Consumption	Charge	Total
WA Base facility chg		17.80	
WA Usage block 1	4.00	15.20	
WA Usage block 2	4.00	22.76	
WA Usage block 3	1.00	7.99	
TOTAL WATER			63.75

Total Current Charges 63.75
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 63.75

Pay your bill by phone is here!! Call 1-855-941-INFO (4636) to make payments 24/7 at NO CHARGE.

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

AFTER HOURS/EMERGENCY
 water or sewer service call
 941.240.8000



SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	
43123-154656	18-29	7/27/16	8/17/16

Total Current Charges 137.87
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 137.87

\$ _____
 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

000043123000154656000000137877

2393 LAKE

SERVICE ADDRESS		2200 PLANTATION BLVD	
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	7/27/16	8/17/16

Rate Class : COMMERCIAL

Last payment amount/date: 185.32 7/19/16

Service	Period	Days	Meter	Number	Mult	Units	Current	Previous	Usage
WA	6/20/16	7/21/16	31	80005382	1.000	TGAL	1658	1643	15
							USAGE FOR	7/15	23.00

Service	Consumption	Charge	Total
WA Base facility chg		80.87	
WA Usage block 1	15.00	57.00	
TOTAL WATER			137.87

Total Current Charges 137.87
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 137.87

Pay your bill by phone is here!! Call 1-855-941-INFO (4636) to make payments 24/7 at NO CHARGE.

RECEIVED JUL 29 2016

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

AFTER HOURS/EMERGENCY
 water or sewer service call
 941.240.8000

TEXT CODE: FLBBB
PIN: 7332

PAGE 1 OF 3

Date of Bill 8/01/16
New Charges Due Date 8/25/16

Account Number 941/423-5501 Total Amount Due \$352.71

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

328012435 0

87200694142355010219130000000000000000352715

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

Account Number 941/423-5501 Date of Bill 8/01/16

Previous Balance	360.25
Payments Received Thru 7/21/16	-360.25
Thank you for your payment]	
Balance Forward	.00
New Charges	352.71

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 \$352.71

CURRENT BILLING SUMMARY

Qty Description	941/423-5501.0	Charge
Local Service from 08/01/16 to 08/31/16		
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		5.31
FCA Long Distance - Federal USF Surcharge		3.58
Total Basic Charges		240.41
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		1.17
Broadcast TV Surcharge		1.99
Total Non Basic Charges		-4.26
Video		
FiOS TV Extreme HD Priv		74.99
4 HD Set Top Box		47.96
Partial Month Charges-Detailed Below		-14.99
FCC Regulatory Recovery Fee		.08
Regional Sports Fee		4.99
Total Video		113.03
Toll/Other		
Other Charges-Detailed Below		2.99
FCA Long Distance - Federal USF Surcharge		.54
Total Toll/Other		3.53
TOTAL		352.71

** ACCOUNT ACTIVITY **

Qty Description Order Number Effective Dates

941/423-5501

1 Federal Primary Carrier Centrex Line	Date of Bill	8/01/16	
941/423-5500	AUTOCH 8/01		2.20
Additional Line Discount	Subtotal		2.20
Solutions Bundle Discount	AUTOCH 8/01		-30.00
Promo Discount	AUTOCH 8/01		-22.00
1 Federal Primary Carrier Centrex Line	AUTOCH 8/01		-35.00
1 Carrier Cost Recovery Surcharge	AUTOCH 8/01		2.20
941/423-5501	Subtotal		2.99
1 Federal Primary Carrier Centrex Line			-81.81
941/429-8648	AUTOCH 8/01		2.20
Partial Month Charges	Subtotal		2.20
FiOS Video Discount 99 MO	PROMOTION 8/01 8/31		-14.99
FiOS Internet Bus 99 MO	PROMOTION 8/01 8/31		-30.00
941/423-5501	Subtotal		-44.99
	Subtotal		-122.40

CIRCUIT ID DETAIL
88/KQXA/297018/ /VZFL

Caller Summary Report

	Calls	Minutes	Amount
941/423-5500	21	31	.00
Main Number	9	13	.00
***Customer Summary	30	45	.00

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	9	12	.00
Interstate	12	16	.00
Intrastate	9	16	.00
***Customer Summary	30	45	.00

941/423-5501

Date of Bill 8/01/16

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 \$352.71 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.

Your current Frontier service includes promotional pricing discounts or credits. At the end of the promotional period, the discounts or credits will be removed. If you have questions, please call Customer Service.

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

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.

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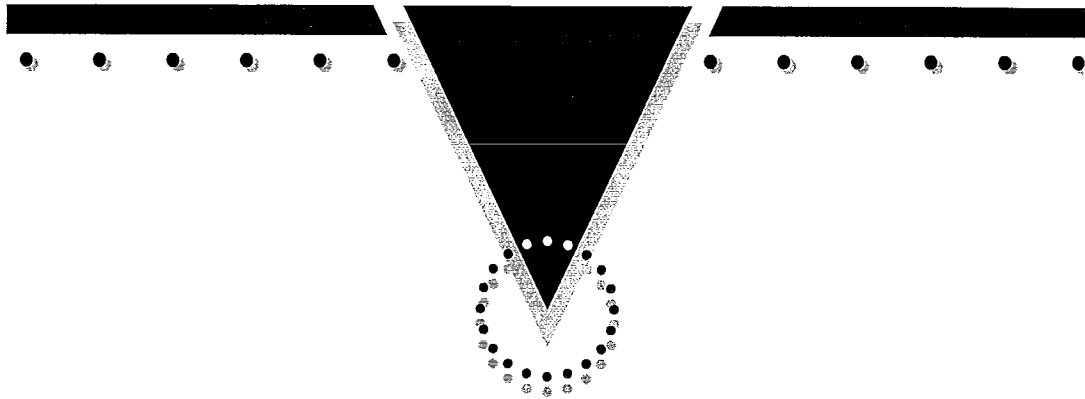
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RETURN: Frontier Communications
P.O. Box 5157
Tampa, FL 33675

REMITTANCE: FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407

CDPIFLBBB94194142332801FLFT-FLABUSBU 5046NY 00000000000000352.71
N Y N Y Y N 1-800-921-8102



Lakeside Plantation

Community Development District

Unaudited Financial Reporting
August 31, 2016



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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
August 31, 2016

	<u>General</u>	<u>Debt Service</u>	<u>Capital Reserve</u>	<u>Totals</u>
Assets				
<u>Cash:</u>				
Operating Account	\$ 137,246	\$ -	\$ -	\$ 137,246
Debit Card Account	3,000	-	-	3,000
Money Market Account	187,702	-	-	187,702
Activities Account	25,840	-	-	25,840
Petty Cash	50	-	-	50
Capital Reserve Account	-	-	292,813	292,813
<u>Investment - Operations:</u>				
Investment - SBA Fund A	473	-	-	473
<u>Investment - Bonds:</u>				
Reserve Fund	-	38,328	-	38,328
Revenue Fund	-	69,411	-	69,411
Prepayment Fund	-	0	-	0
Prepaid Expenses	2,708	-	-	2,708
Due from General Fund	-	914	-	914
Total Assets	<u><u>\$ 357,020</u></u>	<u><u>\$ 108,653</u></u>	<u><u>\$ 292,813</u></u>	<u><u>\$ 758,486</u></u>
Liabilities & Fund Balances				
Liabilities				
Accounts Payable	\$ 1,362	\$ -	\$ -	\$ 1,362
Due to Debt	914	-	-	914
Customer Deposits	1,375	-	-	1,375
Total Liabilities	<u><u>\$ 3,650</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 3,650</u></u>
Fund Balances				
Restricted for Debt Service	\$ -	\$ 108,653	\$ -	\$ 108,653
Assigned for Capital Projects	-	-	292,813	292,813
Unassigned	353,369	-	-	353,369
Total Fund Balances	<u><u>\$ 353,369</u></u>	<u><u>\$ 108,653</u></u>	<u><u>\$ 292,813</u></u>	<u><u>\$ 754,836</u></u>
Total Liabilities & Fund Balances	<u><u>\$ 357,020</u></u>	<u><u>\$ 108,653</u></u>	<u><u>\$ 292,813</u></u>	<u><u>\$ 758,486</u></u>

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending August 31, 2016

	Adopted Budget	Prorated Budget Thru 08/31/16	Actual Thru 08/31/16	Variance
Revenues:				
Tennis Club	\$ 15,000	\$ 15,000	\$ 19,428	\$ 4,428
Activities	12,500	11,458	6,712	(4,746)
Clubhouse Rentals	1,500	1,375	2,075	700
Miscellaneous	1,500	1,375	1,107	(268)
Interest	150	138	29	(108)
Operations & Maintenance Assessments	656,520	656,520	680,553	24,033
Total Revenues	\$ 687,170	\$ 685,866	\$ 709,905	\$ 24,039

Expenditures:

Administrative

Supervisor Fees	\$ 11,000	\$ 10,000	\$ 8,000	\$ 2,000
District Manager	36,050	33,046	33,046	-
District Counsel	25,000	22,917	21,508	1,409
Reimbursable Expenses	600	550	-	550
District Engineer	10,000	9,167	12,484	(3,317)
Disclosure Report	1,000	1,000	1,000	-
Trustee Fees	4,200	4,200	4,337	(137)
Audit Fees	4,200	4,200	4,200	-
Postage, Phone, Fax, Copies	200	183	40	144
General Liability Insurance	5,000	5,000	6,239	(1,239)
Legal Advertising	1,500	1,375	1,275	100
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	1,900	1,742	1,565	177
Property Insurance	7,000	7,000	7,717	(717)
Website Design/Administration	400	367	641	(274)
Total Administrative	\$ 108,225	\$ 100,921	\$ 102,224	\$ (1,304)

Operations

Personnel Services (Management Contract)	\$ 172,120	\$ 157,777	\$ 157,777	-
Road & Street Repairs & Maintenance	7,500	6,875	2,852	4,023
Common Area Renewal & Maintenance	10,000	9,167	4,906	4,260
Street Light/Decorative Light	10,000	9,167	5,597	3,570
Landscape Maintenance - Contract	88,250	80,896	80,896	-
Landscape Maintenance - Other	5,000	4,583	6,183	(1,600)
Mulch	12,000	11,000	8,400	2,600
Irrigation Maintenance	500	458	524	(65)
Lake Maintenance	14,000	12,833	10,626	2,207
Electric Utility Services - Entrance Feature	9,000	8,250	7,090	1,160
Water Utility Services - Entrance Feature	1,500	1,375	967	408
Repairs & Maintenance - Entrance Feature	1,200	1,100	2,606	(1,506)
Miscellaneous Tools & Equipment	1,200	1,100	-	1,100
Landscape Inspection Services	3,300	3,025	2,750	275
Total Operations	\$ 335,570	\$ 307,606	\$ 291,172	\$ 16,434

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending August 31, 2016

	Adopted Budget	Prorated Budget Thru 08/31/16	Actual Thru 08/31/16	Variance
Clubhouse				
Activities	\$ 19,000	\$ 17,417	\$ 15,111	\$ 2,306
Licenses/Fees	625	625	625	-
General Supplies	10,000	9,167	10,029	(863)
Maintenance	10,000	9,167	5,858	3,309
Office Supplies	3,000	2,750	1,787	963
Public Communication	800	733	977	(243)
Pest Control	900	825	600	225
Security	1,500	1,375	2,091	(716)
AED	300	275	419	(144)
Telephone & Internet Services	4,600	4,217	4,218	(1)
Janitorial Supplies	3,000	2,750	2,273	477
Electric Utility Services - Clubhouse	16,000	14,667	13,668	999
Gas Utility	250	229	181	48
Garbage Collection	1,900	1,742	1,568	174
Water Utility Services - Clubhouse	3,000	2,750	2,515	235
Electric Utility Services - Pool	16,500	15,125	13,895	1,230
Pool Maintenance - Other	7,500	6,875	6,869	6
Tennis Courts - Maintenance	7,500	6,875	4,174	2,701
Tennis Courts - Programs	2,000	1,833	2,380	(547)
Water Utility Services - Tennis Courts & Pool	5,000	4,583	3,272	1,311
Total Clubhouse	\$ 113,375	\$ 103,979	\$ 92,509	\$ 11,470
Other Expenditures				
Transfer Out - Current Year	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
Total Other Expenditures	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
Total Expenditures	\$ 687,170		\$ 615,906	
Excess Revenues (Expenditures)	\$ -		\$ 93,999	
Fund Balance - Beginning	\$ -		\$ 259,370	
Fund Balance - Ending	\$ -		\$ 353,369	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 1999
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending August 31, 2016

	Adopted Budget	Prorated Budget Thru 08/31/16	Actual Thru 08/31/16	Variance
<u>Revenues:</u>				
Assessments - On Roll	\$ 175,905	\$ 175,905	\$ 181,943	\$ 6,038
Assessments - Direct Billed	8,842	8,842	8,842	-
Interest	10	9	7	(3)
Total Revenues	\$ 184,757	\$ 184,756	\$ 190,791	\$ 6,035
<u>Expenditures:</u>				
Interest - 11/1	\$ 60,465	\$ 60,465	\$ 60,465	-
Principal - 5/1	60,000	60,000	60,000	-
Interest - 5/1	60,465	60,465	60,465	-
Total Expenditures	\$ 180,930	\$ 180,930	\$ 180,930	-
Excess Revenues (Expenditures)	\$ 3,827		\$ 9,861	
Fund Balance - Beginning	\$ 90,834		\$ 98,792	
Fund Balance - Ending	\$ 94,661		\$ 108,653	

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending August 31, 2016

	Adopted Budget	Prorated Budget Thru 08/31/16	Actual Thru 08/31/16	Variance
<u>Revenues:</u>				
Transfer In - Current Year	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
Total Revenues	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
<u>Expenditures:</u>				
Clubhouse - Renewal/Replacement	\$ -	\$ -	\$ 5,877	\$ (5,877)
Property Site Elements	-	-	64,812	(64,812)
Clubhouse Interior	-	-	1,703	(1,703)
Pool & Spa Elements	-	-	60,074	(60,074)
Total Expenditures	\$ -	\$ -	\$ 132,467	\$ (132,467)
Excess Revenues (Expenditures)	\$ 130,000		\$ (2,467)	
Fund Balance - Beginning	\$ 364,108		\$ 295,280	
Fund Balance - Ending	\$ 494,108		\$ 292,813	

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	\$ 12,280	\$ 4,035	\$ 957	\$ 408	\$ 151	\$ 200	\$ 15	\$ 511	\$ -	\$ 233	\$ 639	\$ -	\$ 19,428
Activities	779	573	1,270	725	845	1,235	65	465	-	170	585	-	6,712
Clubhouse Rentals	250	50	575	250	25	325	-	-	-	350	250	-	2,075
Miscellaneous	100	25	157	41	-	9	268	129	-	-	378	-	1,107
Interest	1	2	4	4	3	3	3	3	2	3	2	-	29
Operations & Maintenance Assessments	-	189,320	313,759	19,697	20,596	12,373	40,224	11,185	69,945	38	3,418	-	680,553
Total Revenues	\$ 13,410	\$ 194,004	\$ 316,722	\$ 21,125	\$ 21,620	\$ 14,145	\$ 40,575	\$ 12,292	\$ 69,947	\$ 793	\$ 5,272	\$ -	\$ 709,905

Expenditures:													
Administrative													
Supervisor Fees	\$ 1,000	\$ 800	\$ -	\$ 1,000	\$ 600	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ 800	\$ 8,000
District Manager	3,004	3,004	3,004	3,004	3,004	3,004	3,004	3,004	3,004	3,004	3,004	-	33,046
Reimbursable Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
District Engineer	930	5,536	525	428	865	450	1,950	-	525	525	750	-	12,484
Disclosure Report	-	-	-	-	1,000	-	-	-	-	-	-	-	1,000
Trustee Fees	2,683	-	-	-	-	-	-	-	1,654	-	-	-	4,337
Audit Fees	-	-	-	-	-	4,200	-	-	-	-	-	-	4,200
Postage, Phone, Fax, Copies	-	-	-	-	-	31	-	-	-	9	-	-	40
General Liability Insurance	6,774	-	(536)	-	-	-	-	-	-	-	-	-	6,239
Legal Advertising	-	96	-	93	116	83	92	187	87	442	79	-	1,275
Dues, Licenses & Fees	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	75	877	286	120	46	12	37	35	36	-	41	-	1,565
Property Insurance	8,371	-	(655)	-	-	-	-	-	-	-	-	-	7,717
Website Design/Administrative	58	58	58	58	58	58	58	58	58	58	58	-	641
District Counsel	1,087	1,536	955	3,766	4,467	2,089	3,465	1,390	2,588	165	-	-	21,508
Total Administrative	\$ 24,158	\$ 11,908	\$ 3,639	\$ 8,469	\$ 10,156	\$ 10,928	\$ 9,606	\$ 5,675	\$ 8,752	\$ 4,203	\$ 4,732	\$ -	\$ 102,224

Operations													
Personnel Services (Management Contract)	\$ 14,343	\$ 14,343	\$ 14,343	\$ 14,343	\$ 14,343	\$ 14,343	\$ 14,343	\$ 14,343	\$ 14,343	\$ 14,343	\$ 14,343	\$ -	\$ 157,777
Road & Street Repairs & Maintenance	-	-	356	-	-	498	-	-	1,998	-	-	-	2,852
Common Area Renewal & Maintenance	4,906	-	-	-	-	-	-	-	-	-	-	-	4,906
Street Light/Decorative Light	105	782	-	3,120	-	-	-	-	1,590	-	-	-	5,597
Landscape Maintenance - Contract	7,354	7,354	7,354	7,354	7,354	7,354	7,354	7,354	7,354	7,354	7,354	-	80,896
Landscape Maintenance - Other	-	2,742	1,067	1,325	144	-	-	825	80	-	-	-	6,183
Mulch	-	-	-	-	8,220	-	-	180	-	-	-	-	8,400
Irrigation Maintenance	-	-	175	-	165	-	-	-	-	184	-	-	524
Lake Maintenance	966	966	966	966	966	966	966	966	966	966	966	-	10,626
Electric Utility Services - Entrance Feature	589	634	595	770	757	641	628	639	604	638	594	-	7,090
Water Utility Services - Entrance Feature	77	583	43	25	25	29	29	29	29	33	64	-	967
Repairs & Maintenance - Entrance Feature	12	-	-	2,444	12	-	-	-	-	149	-	-	2,606
Miscellaneous Tools, Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Inspection Services	-	550	-	550	-	550	-	550	-	-	550	-	2,750
Total Operations	\$ 28,354	\$ 27,955	\$ 24,899	\$ 30,897	\$ 32,473	\$ 23,884	\$ 23,321	\$ 25,885	\$ 24,967	\$ 23,667	\$ 23,871	\$ -	\$ 291,172

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES & EXPENDITURES

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Clubhouse													
Activities	\$ 2,489	\$ 1,530	\$ 1,904	\$ 1,823	\$ 1,412	\$ 1,750	\$ 763	\$ 1,283	\$ 385	\$ 396	\$ 1,376	\$ -	\$ 15,111
Licenses/Fees	-	-	-	289	-	-	-	-	-	336	-	-	625
General Supplies	1,435	2,333	818	903	676	548	544	1,040	856	402	474	-	10,029
Maintenance	713	233	59	942	787	97	446	1,267	556	251	508	-	5,858
Office Supplies	82	67	87	449	736	13	133	179	42	-	-	-	1,787
Public Communication	35	35	35	351	35	35	300	35	35	40	40	-	977
Pest Control	150	-	-	-	150	-	150	-	-	150	-	-	600
Security	-	147	-	1,200	147	303	-	147	-	-	147	-	2,091
AED	-	-	-	-	-	-	-	419	-	-	-	-	419
Telephone & Internet Services	384	387	398	385	389	388	389	392	394	360	353	-	4,218
Janitorial Supplies	131	61	21	46	512	404	233	81	358	112	314	-	2,273
Electric Utility Services - Clubhouse	1,386	1,337	1,346	1,239	1,144	1,020	1,205	1,227	1,283	1,244	1,238	-	13,668
Gas Utility	13	13	13	13	26	40	13	13	13	13	13	-	181
Garbage Collection	157	157	157	157	157	157	157	157	157	157	-	-	1,568
Water Utility Services - Clubhouse	252	487	186	157	161	293	210	190	181	141	257	-	2,515
Electric Utility Services - Pool	1,062	1,078	1,075	1,449	1,701	1,707	1,544	1,273	990	971	1,046	-	13,895
Pool Maintenance - Other	1,932	-	67	795	796	138	109	1,643	-	431	958	-	6,869
Tennis Courts - Maintenance	1,029	407	83	1,159	666	138	470	-	22	-	200	-	4,174
Tennis Courts - Programs	175	525	420	525	385	350	-	-	-	-	-	-	2,580
Water Utility Services - Tennis Courts & Pool	185	223	401	269	197	319	430	712	214	185	138	-	3,272
Total Clubhouse	\$ 11,609	\$ 9,020	\$ 7,069	\$ 12,300	\$ 9,924	\$ 7,699	\$ 7,095	\$ 10,058	\$ 5,484	\$ 5,191	\$ 7,061	\$ -	\$ 92,509
Other Expenditures													
Transfer Out	\$ -	\$ -	\$ -	\$ 130,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,000
Total Other Expenditures	\$ -	\$ -	\$ -	\$ 130,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,000
Total Expenses	\$ 64,120	\$ 48,882	\$ 35,607	\$ 181,667	\$ 52,553	\$ 42,510	\$ 40,021	\$ 42,617	\$ 39,203	\$ 33,060	\$ 35,664	\$ -	\$ 615,906
Excess Revenues (Expenditures)	\$ (50,710)	\$ 145,121	\$ 281,115	\$ (160,542)	\$ (30,934)	\$ (28,365)	\$ 553	\$ (30,325)	\$ 30,744	\$ (32,267)	\$ (30,392)	\$ -	\$ 93,999

**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)
CURRENT BONDS OUTSTANDING	\$	1,680,000.00

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2016

TAX COLLECTOR

		Gross Assessments						\$	880,463	\$	694,730	\$	185,733	
		Net Assessments						\$	832,037	\$	656,520	\$	175,517	
								1999						
Date		Gross Assessments	Discounts/	Commissions	Interest	Net Amount		General Fund	Debt Svc Fund	Total				
Received	Dlst	Received	Penalties	Paid	Income	Received		78.91%	21.09%	100%				
11/6/15	1	\$ 75,491.90	\$ 1,132.38	\$ -	\$ -	\$ 74,359.52	\$	58,673.46	\$ 15,686.06	\$ 74,359.52				
11/16/15	2	\$ 168,095.20	\$ 2,521.43	\$ -	\$ -	\$ 165,573.77	\$	130,646.16	\$ 34,927.61	\$ 165,573.77				
12/11/15	3	\$ 380,197.43	\$ -	\$ 5,702.96	\$ -	\$ 374,494.47	\$	295,495.26	\$ 78,999.21	\$ 374,494.47				
12/31/15	4	\$ 23,499.39	\$ -	\$ 352.49	\$ -	\$ 23,146.90	\$	18,264.09	\$ 4,882.81	\$ 23,146.90				
1/29/16	5	\$ 25,280.36	\$ -	\$ 379.21	\$ 61.15	\$ 24,962.30	\$	19,696.53	\$ 5,265.77	\$ 24,962.30				
2/29/16	6	\$ 26,499.51	\$ -	\$ 397.49	\$ -	\$ 26,102.02	\$	20,595.83	\$ 5,506.19	\$ 26,102.02				
3/31/16	7	\$ 15,920.11	\$ -	\$ 238.80	\$ -	\$ 15,681.31	\$	12,373.35	\$ 3,307.96	\$ 15,681.31				
4/29/16	8	\$ 51,719.14	\$ -	\$ 775.79	\$ 34.27	\$ 50,977.62	\$	40,223.94	\$ 10,753.68	\$ 50,977.62				
5/31/16	9	\$ 14,390.54	\$ -	\$ 215.86	\$ -	\$ 14,174.68	\$	11,184.55	\$ 2,990.13	\$ 14,174.68				
6/30/16	10	\$ 89,993.75	\$ -	\$ 1,349.91	\$ -	\$ 88,643.84	\$	69,944.52	\$ 18,699.32	\$ 88,643.84				
7/29/16	11	\$ -	\$ -	\$ -	\$ 47.66	\$ 47.66	\$	37.61	\$ 10.05	\$ 47.66				
8/31/16	12	\$ 4,331.63	\$ -	\$ -	\$ -	\$ 4,331.63	\$	3,417.88	\$ 913.75	\$ 4,331.63				
Totals		\$ 875,418.96	\$ 3,653.81	\$ 9,412.51	\$ 143.08	\$ 862,495.72	\$	680,553.16	\$ 181,942.56	\$ 862,495.72				

SECTION VIII

Lakeside Plantation CDD

ACTION ITEMS
as of 9/21/2016

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	6/18/14	Evaluate Conservation Areas	Robson		Complete	
2	1/21/15	Evaluate ID Card Process	Vesta		In Process	To be done in conjunction with #3
3	7/8/15	Evaluation and Alternative Designs for Pool & Amenities	Flint		In Process	Pool Deck and Fencing Installation Complete. CIP and FY 17 Capital Projects to be reviewed on 9/21/16.
4	8/19/15	Evaluate Access Controls and Policies for Tennis Courts	Vesta		In Process	To be done in conjunction with #3



Amenity Center Management Report

Date of Meeting: September 21st, 2016

Submitted by: Alicia Belden

➤ **Facility**

- *Palm trees trimmed around clubhouse*
- *Pool pavers installed*
- *Fence replaced*
- *Tennis lines redone*
- *Stain removal on pool furniture*
- *Street lights repaired*
- *Cart serviced*
- *Plunger valves repaired*
- *Pool vacuum lines cleared*

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

- *Tennis – Daily*
- *Water Aerobics – Monday through Friday 8:30 am & 9:30 am*
- *Mahjongg – Tuesdays - 1:00 pm & Wednesdays – 12:30 PM*
- *Mexican Train – Wednesday – 1:00 PM*
- *Bridge – Thursdays – 7:00 PM*
- *Pinochle – Thursdays – 1:00 pm*
- *Stretch & Strengthen – Tuesday & Thursday @ 10 am*

➤ **Special Events:**

- *Wine & Cheese*
- *Labor Day BBQ*
- *Pizza Night*
- *Bar Bingo*
- *Breakfast Eggstravaganza x2*

Amenity Management

Community Club Application Forms (Please see attached)

Completed by:

Alicia Belden

Should you have any comments or questions feel free to contact me directly

Office #: 941-423-5500

