

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
PUBLIC WORKSHOP TO DISCUSS THE PROPOSAL TO ESTABLISH OF FIXED ASSET
RESERVE AND OTHER DISTRICT MATTERS AGENDA
JANUARY 29, 2013**

Lakeside Plantation Community Development District

Dear Board Members:

The Public Workshop to discuss the proposal to establish of fixed asset reserve and other District matters of the Board of Supervisors of the Lakeside Plantation Community Development District will be held on **Tuesday, January 29, 2013 at 7:00 p.m.** at the Lakeside Plantation Clubhouse, located at 2200 Plantation Boulevard, North Port, Florida 34289. The Agenda is included below.

COMMENTS/RECOMMEDATIONS

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. RESERVE STUDY REVIEW AND DISCUSSION OF ESTABLISHMENT OF RESERVE FUND**
- 4. DISCUSSION OF CLUBHOUSE OPERATIONS AND RULES FOR EVENTS, RENTALS, MEMBERSHIP AND RELATED TOPICS:**
 - i. Tennis**
 - ii. Aerobics**
 - iii. Zumba**
 - iv. Private Business Development**
 - v. Swim Lessons**
- 5. COMMITTEE ORGANIZATION**
 - i. Finance**
 - ii. Activities and Social Events**
 - iii. Decorating**
 - iv. Personnel – Salaries, Job Descriptions, Benefits, Hours**
- 6. DISCUSSIONS CONCERNING KITCHEN UPGRADES TO ACCOMMODATE LARGER FUNCTIONS FOR COMMUNITY EVENTS**
- 7. GENERAL MATTERS AND DISCUSSION OF REQUIREMENTS FOR PRODUCTION OF MINUTES AND POSSIBLE ALTERNATIVES; ON-SITE MINUTES PREPARATION**
- 8. COMMENTS/RECOMMEDATIONS**
- 9. ADJOURNMENT**

If you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,



Peter Altman
District Manager

Memorandum

To: Lakeside Plantation District Board
CC: Lakeside Plantation District Manager & District Staff
From: Robert Rios, Accounting Controller
Date: 1/25/2013
Re: Reserve for Replacement of Assets

An organization such as a district should be financially prudent and set aside funds for the replacement or repair of assets used in the operations of the district.

The reserve fund's balance and cash should be sufficient to promote the efficient and effective operation of the district as a whole. Accumulated depreciation can be used as a guide to determine sufficient funding. For instance- Lakeside Plantation CDD held \$5,860,073.40 in capital assets (including land which is non-depreciable) at the end of FY11. Annual depreciation in FY11 was \$222,446.02. If we use depreciation as the measure for the capital reserve plan then we would re-class and designate \$222,446.02 into the capital reserve fund.

At the end of FY11 assets held by the district averaged 17.88 years in remaining useful life. Using the balances at the end of FY11 it would have taken approximately 11 years to build up a reserve equal to the FY11 capital asset value based on a contribution that is equal to the annual depreciation. This is all based on the assumption that no assets were disposed, replaced, or added.

In practical application there will be assets that last longer than their useful life and some that do not. Based on experience, the board can decide to reserve funds for the replacement and restoration of assets below or above the level of annual accumulated depreciation. If assets are expected to last longer than their useful book life and/or the repair cost of these assets are expected to be low the assessment can be made that a contribution of less than the annual amortization amount will be able to build a strong safety net for the district as assets are disposed or repaired.

Another important part of this process is to evaluate overall fund balances year over year. At the end of 09/30/12, the unreserved fund balance totaled \$310,071. Of this balance \$159,224 was contributed during FY12- based on these figures it is the recommendation of the management company that reserve contributions be based on a percentage of the annual depreciation expense and not the entire amount. This is a conservative approach which will allow for a healthy fund balance should the district require funds for other future projects or unforeseen expenses.

Funding of reserves should be performed in a timely manner. Ideally this would mean the re-classification and designation of reserve funds on a monthly basis after accumulated depreciation is posted. However since this governmental fund ultimately focuses on annualized budgets the contribution can be made at the end of the fiscal year.

If funding reserves will put the proprietary fund's cash balance in a deficit, reserve deficiencies can be recovered in future periods or the reserve amount can be reduced at the board's discretion. If the capital asset reserves exceed the total book value of our depreciable assets (\$2,593,981.40 FY11) the board can also elect to withhold future contributions to this reserve.

Below is an illustration of possible contribution scenarios:

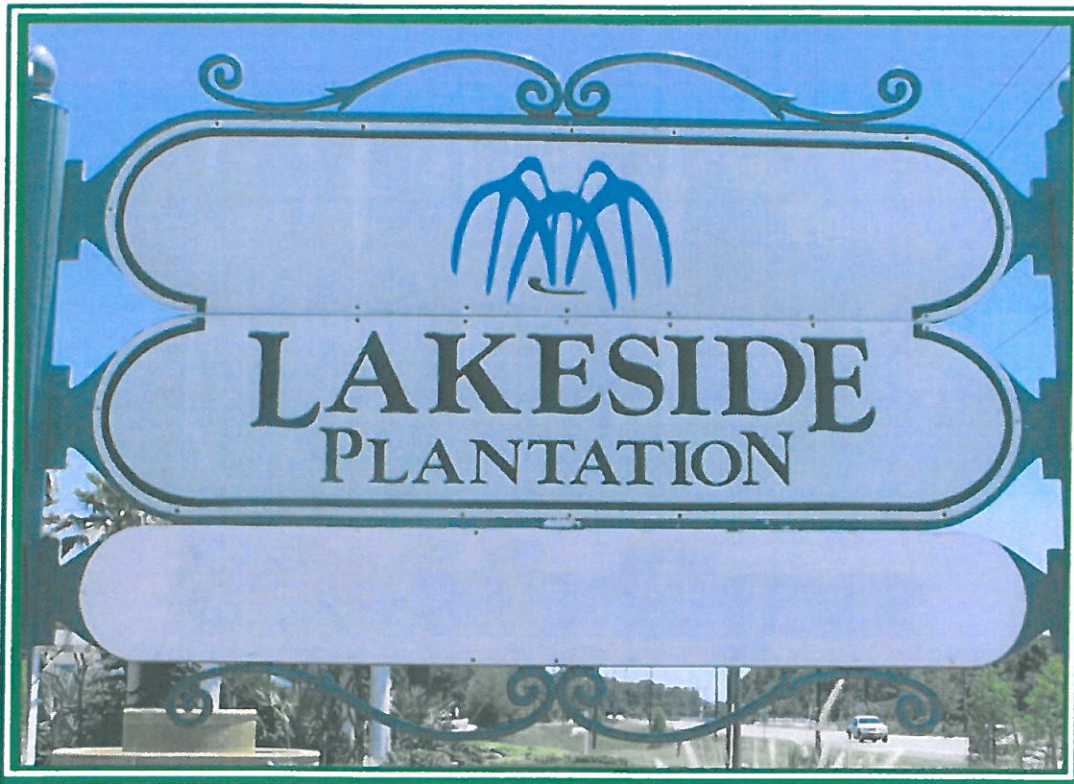
		FY11 Capital Assets (W/O Land)		FY11 Annual Depreciation		
		\$2,593,981.40		\$222,446.02		
		Capital Reserve Contribution	Capital Reserve Contribution at 60%	Capital Reserve Contribution at 30%		
Year 1	FY13	\$ 222,446.02	\$ 133,467.61	\$ 66,733.81		
Year 2	FY14	\$ 222,446.02	\$ 133,467.61	\$ 66,733.81		
Year 3	FY15	\$ 222,446.02	\$ 133,467.61	\$ 66,733.81		
Year 4	FY16	\$ 222,446.02	\$ 133,467.61	\$ 66,733.81		
Year 5	FY17	\$ 222,446.02	\$ 133,467.61	\$ 66,733.81		
Year 6	FY18	\$ 222,446.02	\$ 133,467.61	\$ 66,733.81		
Year 7	FY19	\$ 222,446.02	\$ 133,467.61	\$ 66,733.81		
Year 8	FY20	\$ 222,446.02	\$ 133,467.61	\$ 66,733.81		
Year 9	FY21	\$ 222,446.02	\$ 133,467.61	\$ 66,733.81		
Year 10	FY22	\$ 222,446.02	\$ 133,467.61	\$ 66,733.81		
Year 11	FY23	\$ 222,446.02	\$ 133,467.61	\$ 66,733.81		
		\$ 2,446,906.22	\$ 1,468,143.73	\$ 734,071.87		
Total Reserve for Replacement of Asset Balance @ end FY23						

It is our main goal to devise a simple yet effective capital reserve plan for the district- should you have any additional questions or concerns please feel contact myself or your district manager.

Robert Rios
Accounting Controller
District Management Services

**Precision 20/20
Full Reserve Study
for
Lakeside Plantation
Community Development District
North Port, Florida
June 10, 2010**

Revised September 8, 2010



Long-term thinking. Everyday commitment.



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September 10, 2010

**Lakeside Plantation Community Development District
North Port, Florida**

EXECUTIVE SUMMARY

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Precision 20/20 Full Reserve Study* of Lakeside Plantation Community Development District (Lakeside Plantation) located in North Port, Florida and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, June 10, 2010. This Reserve Study is a budget planning tool that identifies the current status of the reserve fund and a stable and equitable Reserve Funding Plan to offset the anticipated future major common area expenditures.

This study is in compliance with and exceeds the standards set forth by Community Associations Institute (CAI) and the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a "Full Reserve Study." For brevity, we use the term Reserve Study herein. A Reserve Study comprises two parts:

Physical Analysis

- Component Inventory
- Condition Assessment
- Estimated Useful Life, Remaining Useful Life and Replacement Cost

Financial Analysis

- Fund Status
- Funding Plan

Exhibit B presents the numerical data of the Physical and Financial Analyses.

Lakeside Plantation Community Development District is a planned unit development which is responsible for the common elements shared by 671 homes. The Community Development District (CDD) was built in 1999. The development contains asphalt pavement, a clubhouse, tennis courts, a pool and an irrigation system. We identify 37 major common elements that are likely to require capital repair or replacement during the next 30 years.

The unaudited cash status of the reserve fund, as of October 1, 2010, as reported by Management is \$310,323. The Funding Goal of this Reserve Study is to keep the reserve balance above an adequate, not excessive threshold when reserves are needed the most due to one or more years of significant expenditures. Our recommended Funding Plan recognizes this threshold or critical point in 2013.

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

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

We do not advocate special assessments or loans unless near term circumstances dictate otherwise. Although loans provide a gradual method of funding a replacement, the costs are higher than if the CDD were to accumulate reserves ahead of the actual replacement. Interest earnings on reserves also accumulate in this process of saving or reserving for future replacements, thereby defraying the amount of gradual reserve collections. We advocate the

third method of *Level Monthly Reserve Assessments* with relatively minor annual adjustments. The method ensures that homeowners pay their “fair share” of the weathering and aging of the commonly owned property each year. Level reserve assessments preserve the property and enhance the resale value of the homes.

This Reserve Study applies the Cash Flow Method to compute the Reserve Funding Plan. The Reserve Funding Plan determines adequate, not excessive, Reserve Contributions through a 30-year Cash Flow Analysis that incorporates the current reserve funds and projected Reserve Expenditures. At the direction of the Board, this Reserve Study does not take into account the inflation rate or any interest earned on the Reserve Account(s).

We identified the anticipated Reserve Expenditures for Reserve Components during the next 30 years as either near term or long term. *Near term* expenditures relate to capital needs from now through 2015, the next five years beyond this current fiscal year. These *near term* expenditures comprise \$328,330, or about fifteen percent (14.7%), of the next 30 years of **Exhibit B Reserve Expenditures**. Expenditures beyond the next five years are more important when compared with the current needs of Lakeside Plantation and tend to govern the amounts of recommended Reserve Contributions.

The CDD budgeted \$84,285 for Reserve Contributions in 2010¹. The CDD may adopt a reduced reserve budget of \$75,000 in 2011. This recommended contribution of \$75,000 is equivalent to an average monthly contribution of \$10.47 per unit owner. These contributions will maintain a Reserve Fund for the major expenditures as identified in **Exhibit B. Exhibit B**

¹The Fiscal Year (FY 2011) for Lakeside begins October 1, 2010 and ends September 30, 2011. For brevity, we refer to the Fiscal Year by its ending year, i.e. Fiscal Year 2010-11 is FY 2011 or simply 2011.

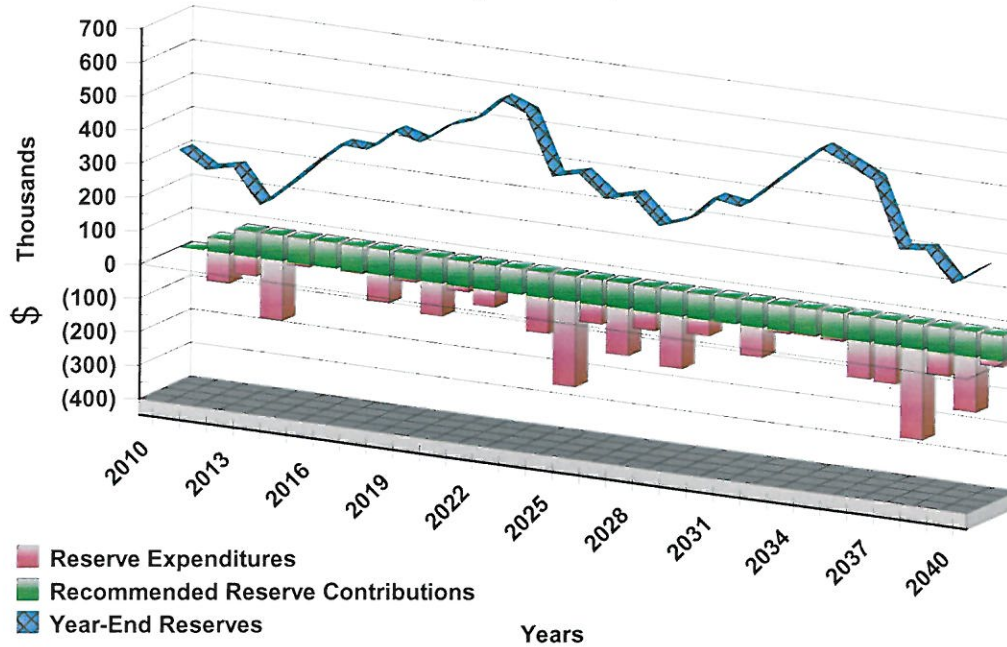
Reserve Funding Plan enumerates the details regarding recommended annual Reserve Contributions and projected year end reserve balances.

Based on the investigation and analysis as detailed in the accompanying narrative, we recommend the following Reserve Funding Plan (Reserve Contributions) to offset the anticipated future Reserve Expenditures of the subject Reserve Components during the next 30 years.

Recommended Reserve Contributions

Year	\$	Year	\$	Year	\$
2011	40,000	2021	75,000	2031	75,000
2012	75,000	2022	75,000	2032	75,000
2013	75,000	2023	75,000	2033	75,000
2014	75,000	2024	75,000	2034	75,000
2015	75,000	2025	75,000	2035	75,000
2016	75,000	2026	75,000	2036	75,000
2017	75,000	2027	75,000	2037	75,000
2018	75,000	2028	75,000	2038	75,000
2019	75,000	2029	75,000	2039	75,000
2020	75,000	2030	75,000	2040	75,000

Recommended Reserve Funding Plan Lakeside Plantation Community Development District



Ongoing Board reviews and an Update of this Reserve Study in two- to three- years are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. Many variables change after the study is conducted that may result in significant overfunding or underfunding the reserve account. Examples include deferred or accelerated projects based on Board discretion. We have not investigated any liabilities against the property.

Respectfully submitted on September 10, 2010 by
RESERVE ADVISORS, INC.

Jayne Radomski

Jayne R. Radomski, PRA², RS³, Director of Quality Assurance
Reference #: 100133
Visual Inspection and Report by: Jeffrey B. Dow, RS



² PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at <http://www.apra-usa.com>.

³ RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.

NARRATIVE REPORT

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Precision 20/20 Full Reserve Study* of certain property exhibited to us as that of

Lakeside Plantation Community Development District

North Port, Florida

and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, June 10, 2010.

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

This Reserve Study uses a 30-year Cash Flow Analysis to project and illustrate the Reserve Funding Plan. National standards⁴ require a Reserve Component to have a "predictable remaining Useful Life." Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate and may involve more than one life cycle for a particular Reserve Component. Construction inflation can also vary greatly over many years. At the direction of the Board, this Reserve Study does not take into account the inflation rate or any interest earned on the Reserve Account(s).

⁴ Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".

Manner of Report Presentation

Our report comprises an Executive Summary, Narrative, Conclusion, Supplementary Information, Definitions and Exhibits. The Executive Summary identifies the property, fiscal considerations, recommended reserve funding and projections concerning reserve funding. The Narrative sets forth the nature and extent of the investigation and includes the following sections:

- Manner of Report Presentation
- Considerations and Methodology
- Identification of Reserve Components
- Condition Assessment
- Explanation of the Exhibits
- Conclusion
- Supplementary Information for Financial Statements

Supplementary Information for Financial Statements contains significant unaudited information from the Reserve Expenditures about Reserve Component categories and estimated current and future replacement costs. Definitions contains terms and definitions used throughout this Reserve Study and the industry. **Exhibits A, B, C, D and E** contain pertinent information relating to the analysis.

Exhibit A *Photographs* documents the conditions of various property components as of the date of our visual inspection, June 10, 2010. The Condition Assessment contains references to these photographs.

Exhibit B presents two tables. The first table Reserve Expenditures includes the Reserve Component Inventory, Reserve Expenditures, estimates of future costs and anticipated times of

replacements during the next 30 years. The second table Reserve Funding Plan includes Reserve Contributions for the next 30 years based on Reserve Expenditures.

Exhibit C *Reserve Funding Graphs* contains one graph and one pie chart. The graph Recommended Reserve Funding Plan shows the future fund balances based on the anticipated Reserve Expenditures and recommended annual Reserve Contributions during the next 30 years. The pie chart Estimated Future Reserve Expenditures illustrates the relative importance of Reserve Expenditures and relative funding during the next 30 years.

Exhibit D describes Assumptions of the Reserve Study of how we collect and analyze data. The statement of Professional Service Conditions identifies the general manner of professional services provided, as stated in the original authorized Confirmation of Services for this Reserve Study.

Exhibit E *Credentials* contains the Qualifications of the Firm, Responsible Advisor and Review Coordinator, and resources we use in our analysis, i.e., published sources of cost data.

Considerations and Methodology

This Reserve Study is in compliance with and exceeds the standards set forth by Community Associations Institute (CAI) and the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a “Full Reserve Study.” For brevity, we use the term Reserve Study herein. We considered the following factors in our analysis:

Information Furnished by Management	
October 1, 2010 unaudited Cash Status of the Reserve Fund	\$310,323
Remaining 2010 Budgeted Reserve Contributions	\$0
Anticipated Interest on Reserve Fund	\$0
Less Anticipated Reserve Expenditures	\$0
Projected 2010 Year-End Reserve Balance	\$310,323

The Cash Flow Method to compute the 30-year Reserve Funding Plan

The identification of individual Reserve Components with their anticipated year of replacement as detailed in **Exhibit B Reserve Expenditures**

Local⁵ costs of material, equipment and labor

The current costs of replacement for the Reserve Components

The costs of removal of the worn out elements as part of the cost of replacement

The past and current maintenance practices of Lakeside Plantation and their effects on remaining useful lives

The Funding Plan excludes necessary operating budget expenditures. It is our understanding that the current operating budget and future operating budgets will provide for the ongoing normal maintenance of Reserve Components or property elements unless specifically identified in the *Reserve Component Inventory of Exhibit B Reserve Expenditures*. Lakeside Plantation should continue to include these costs of maintenance in the operating budget.

At the direction of the Board, this Reserve Study does not take into account the inflation rate or any interest earned on the Reserve Account(s).

⁵ See **Exhibit E Credentials** for addition information on our use of published sources of cost data.

Identification of Reserve Components

Lakeside Plantation Community Development District is a planned unit development which is responsible for the common elements shared by 671 homes. The Community Development District (CDD) was built in 1999. The development contains asphalt pavement, a clubhouse, tennis courts, a pool and an irrigation system. We identify 37 major common elements that are likely to require capital repair or replacement during the next 30 years.

Our investigation included Reserve Components or property elements as set forth in your Declaration. Our analysis began by segregating the property elements into several areas of responsibility for repair and replacement. We derived these segregated classes of property from our review of the information provided to us and through conversations with Management.

These five classes of property include:

- 1) Reserve Components
- 2) Long-Lived Property Elements
- 3) Operating Budget Funded Repairs and Replacements
- 4) Property Maintained by Homeowners
- 5) Property Maintained by Others

We advise that the Board conduct an annual review of these classes of property to confirm its policy concerning the manner of funding, i.e., from reserves or the operating budget.

The following pages briefly describe these five classes.

Reserve Components are defined as property elements with: 1) Lakeside Plantation responsibility; 2) limited Useful Life expectancies; 3) predictable Remaining Useful Life expectancies; and 4) a replacement cost above a minimum threshold.

The Reserve Components comprise 37 line items likely to require Reserve Expenditures during the next 30 years. **Exhibit B Reserve Expenditures** details this first class of property which we summarize as follows:

Exterior Building Elements (Line Items 1.260 through 1.980)

- Light Fixtures
- Pavers
- Railings, Aluminum
- Roofs, Asphalt Shingles
- Soffits, Vinyl
- Walls, Stucco
- Windows and Doors

Property Site Elements (Line Items 4.011 through 4.860)

- Arbors, Wood
- Asphalt Pavement
- Awnings, Frames and Benches
- Cart, Tennis Court Maintenance
- Concrete, Flatwork
- Dock and Bridge, Wood
- Fountains, Entrance
- Gazebo
- Irrigation System
- Playground Equipment
- Ponds
- Signage
- Site Furniture
- Tennis Courts, Awning, Frame
- Tennis Courts

Clubhouse Elements (Line Items 5.301 through 5.751)

- Exercise Equipment
- Interior Renovations
- Life Safety System
- Rest Rooms
- Security System
- Split Systems

Pool and Spa Elements (Line Items 6.200 through 6.800)

- Deck
- Fence, Aluminum
- Furniture
- Light Poles and Fixtures
- Mechanical Equipment
- Plaster Finish

In addition to the Reserve Components listed above, we list the following Long-Lived Property Elements, defined as those items without predictable Remaining Useful Life expectancies:

- Electrical Systems, Common
- Foundations
- Pipes, Interior Building, Water and Sewer, Common
- Pipes, Subsurface Utilities
- Pool and Spa Structures
- Structural Frames

Long-Lived Property Elements (without predictable Remaining Useful Lives) may require infrequent repairs due to abuse, normal wear and tear or unknown construction defects. Lakeside Plantation should fund the cost of these infrequent replacements from the operating budget. Funding untimely or unexpected replacements from reserves will necessitate adjustments to future Reserve Contributions. An update of this Reserve Study will help determine the merits of adjusting the Reserve Funding Plan.

The operating budget provides money for the repair and replacement of certain Reserve

Components. Operating Budget Funded Repairs and Replacements relate to:

- General Maintenance to the Common Elements
- Expenditures less than \$3,500 (*These relatively minor expenditures have a limited effect on the recommended Reserve Contributions.*)
- Asphalt Pavement, Crack Repair, Patch and Seal Coat
- Awnings, Canvas, Interim Replacements
- Basketball Goal
- Bocce Ball Court
- Cart, Tennis Court Maintenance
- Catch Basins, Capital Repairs
- Chimney Caps
- Coy Pond, Maintenance
- Exercise Equipment
- Gazebo, Paint Applications and Capital Repairs
- Horseshoe Pits
- Irrigation System, Controllers
- Landscape
- Light Fixture, Entrance Pavilion
- Maintenance Shed, Capital Repairs
- Paint Finishes, Touch Up
- Ponds, Retention, Maintenance and Erosion Control
- Pool Furniture
- Pool Plaster Finish Replacement and Tile Repairs (2011 Only)
- Shutters, Vinyl
- Signage
- Site Furniture
- Tennis Courts, Wind Screens
- Walls, Masonry, Chimneys
- Walls, Vinyl Siding, Clubhouse Exterior
- Other Repairs normally funded through the Operating Budget

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

- Homes and Lots

Certain items have been designated as the responsibility of others to repair or replace.

Property Maintained by Others relates to:

- Concrete Sidewalks Within Right-of-Way (City of North Port)
- Drink Machine, Pool (Leased)
- Street and Curbs, Plantation Boulevard (City of North Port)
- Streets and Curbs, The Towns at Lakeside (Developer)

Condition Assessment

The Condition Assessment of this *Precision 20/20 Full Reserve Study* includes *Enhanced Solutions and Procedures (ESP)* for select significant components. These narratives describe the Reserve Components, document specific problems and conditions, and may include detailed solutions and procedures for necessary capital repairs and replacements for the benefit of current and future board members. We advise the Board use this information to help define the scope and procedures for repair or replacement when soliciting bids or proposals from contractors. *However, the Report in whole or part is not and should not be used as a design specification or design engineering service.*

Exterior Building Elements

Light Fixtures - Lakeside Plantation maintains approximately 30 wall and ceiling mounted light fixtures to accent the clubhouse exterior. The light fixtures are in good overall condition at an age of 11 years. The useful life of exterior light fixtures of this type and quality is up to 25 years. We recommend that the CDD plan for replacement of the light fixtures by 2024. We include this information on Line Item 1.260 of **Exhibit B Reserve Expenditures**.

Pavers - The clubhouse porches, pavilion and community entrance area utilize approximately 4,175 square feet of pavers. The pavers are in very good overall condition at an age of 11 years. Manufacturers construct pavers as a surface for installation without mortar. Pavers have a long functional useful life of up to 30 years. However, over time, the negative effects of inclement weather, erosion and pedestrian use will create areas of deterioration. We advise the CDD budget for a complete replacement of the pavers by 2029. We depict this information on Line Item 1.269 of **Exhibit B Reserve Expenditures**. We suggest the CDD

conduct interim resetting and replacement of minor areas of pavers as normal maintenance, funded from the operating budget.

Railings, Aluminum - Lakeside Plantation maintains approximately 210 linear feet of prefinished aluminum railings at the clubhouse porch. The railings are in good condition at an age of 11 years. The finish on these types of railings is maintenance free and should last the life of the railings. However, aluminum railings are prone to damage from pedestrians in high traffic areas, such as near sidewalks. We estimate a useful life of up to 30 years for the aluminum railings and recommend the CDD budget for their replacement by 2029 in coordination with the pavers. We include this information on Line Item 1.271 of **Exhibit B Reserve Expenditures**.

Roofs, Asphalt Shingles - The clubhouse, pavilion and entrance feature roofs comprise approximately 110 *squares*⁵ of asphalt shingles. The roofs are in good condition at an age of 11 years. The useful life of an asphalt shingle roof is from 15- to 20-years. We recommend the CDD anticipate complete replacement of the roofs by 2019 and again by 2039. We note this information on Line Item 1.280 of **Exhibit B Reserve Expenditures**. Our estimate of unit cost includes an allowance for the replacement of the gutters and downspouts in conjunction with the asphalt shingle roofs.

Soffits, Vinyl - Lakeside Plantation maintains approximately 3,800 square feet of vinyl soffits at the clubhouse and the pool side pavilion. The vinyl soffits are in good condition at an age of 11 years. These elements have a useful life of up to 40 years. We recommend the CDD budget for replacement of the vinyl soffits by 2039. We depict this information on Line Item 1.651 of **Exhibit B Reserve Expenditures**.

⁵ We quantify the roof area in *squares*, where one square is equal to 100 square feet of surface area.

Walls, Stucco - Stucco comprises approximately 8,600 square feet of the clubhouse exterior. This quantity includes the pool side pavilion and the features at the community entrance. The stucco is original and in good condition while the stucco paint finish is in good condition at an unknown age. Page 4 of **Exhibit A Photographs** depicts the condition of the exterior stucco walls. We elaborate on solutions and procedures necessary for the optimal maintenance of stucco in the following discussion.

Stucco is Portland cement plaster that is applied either directly to a solid base such as masonry or concrete, or is applied to galvanized metal lath attached with galvanized fasteners to frame construction. The inherent composition of stucco along with proper installation results in stucco wall systems having indefinitely long useful lives with periodic finish applications and proper maintenance. The useful life of these finish applications is from five- to seven-years. Periodic paint finish applications to stucco help prevent water infiltration and spalling from weather exposure, maintain a good appearance and maximize the useful life of the system. We include the following commentary as a summary of the minimum requirements for a successful paint finish application for present and future board members.

Correct and complete *preparation* of the surface before application of the paint finish maximizes the useful life of the paint finish and surface. The contractor should remove all loose, peeled or blistered paint before application of the new paint finish. The contractor should then power wash the surface to remove all dirt and biological growth. Water-soluble cleaners that will not attack Portland cement are acceptable for removing stains.

The contractor should follow the manufacturer's directions for paint application. The most common methods of paint application are by brush, roller and spray. Brushing is the slowest method. Roller coating is much faster while spraying is usually the fastest and least costly. The contractor should specify the proposed method of application in their bids. We recommend brushing for smaller or irregular shaped surfaces. Roller coating is most effective on large flat surfaces. Spray applications require tight control of the equipment, personnel and preparation of the paint product which may prohibit a cost-effective spray application of paint. Regardless of the method of application, the contractor should protect surrounding elements.

Summarizing the minimum requirements of the proposed scope of work, all bids should include the following:

- 1) Method of application
- 2) Name of paint finish product
- 3) That the contractor will apply paint during periods of favorable weather as required and specified by the manufacturer of the paint
- 4) That the contractor will apply the paint to clean and dry surfaces at the manufacturer's recommended spreading rates
- 5) That the contractor will apply successive coats of the paint finish, with sufficient time elapse between coats, as necessary to ensure uniform appearance
- 6) That the contractor will replace deteriorated or damaged stucco prior to the application of the paint finish
- 7) That the contractor will replace deteriorated sealants or caulk prior to the application of the paint finish

In consideration of the above recommended maintenance, useful life and condition of the stucco paint finishes, we advise that Lakeside Plantation budget for paint applications, partial stucco replacements and crack repairs by 2014 and every six years thereafter. Our estimate of

cost anticipates repair or replacement of 175 square feet, or up to two percent (2%), of the stucco walls in coordination with each paint finish application. The exact amount of area in need of repair will be discretionary based on the actual future conditions and the desired appearance. Each paint product has the limited ability to bridge (cover and seal) cracks but we recommend repair of all cracks which exceed the ability of the paint product to seal. We also recommend that Lakeside Plantation budget for replacement of up to 460 linear feet of sealants, or fifty percent (50%) of the total, in conjunction with each paint finish application. We depict this information on Line Item 1.860 of **Exhibit B Reserve Expenditures**.

Windows and Doors - The clubhouse windows and doors comprise approximately 1,000 square feet, are 11 years of age and are in good overall condition. The useful life of windows and exterior doors of this type is up to 40 years. The useful life of the windows and doors is based on the occurrence of water infiltration, thermal inefficiencies compared to present technology, type of frame, availability of replacement parts and aesthetics. Based on these factors, we recommend the CDD anticipate replacement of these windows and doors by 2039. We depict this information on Line Item 1.980 of **Exhibit B Reserve Expenditures**.

Property Site Elements

Arbors, Wood - Lakeside Plantation maintains approximately 1,800 square feet of wood arbors at the entrance to the community. The CDD replaced the wood arbors in 2010. These elements have a useful life of 15- to 20-years. We recommend the CDD budget for the subsequent replacement of the wood arbors by 2026. We depict this information on Line Item 4.011 of **Exhibit B Reserve Expenditures**. The CDD should fund paint applications and partial repairs to the wood arbors through the operating budget.

Asphalt Pavement, Repaving - The CDD maintains approximately 35,500 square yards of asphalt pavement throughout the community. This quantity includes 3,000 square yards at the clubhouse parking lot, 11,900 square yards at the Carriages and Villas, and 20,600 square yards at Magnolia Walk. The CDD milled and overlaid the clubhouse parking lot in 2010. The asphalt pavement at the Carriages and Villas, and at Magnolia Walk is in good to fair condition at ages of up to 11 years. The useful life of pavement in North Port is from 15- to 20-years. We include the following solutions and procedures pertaining to *components* of the pavement, the *manner of repaving*, *time* of repaving and *coordination* of other possible replacements with the repaving for the benefit of the present and future board members.

Components of asphalt pavement include native soil, aggregate and asphalt. First the contractor creates a base course of aggregate or crushed stone and native soil. The base course is individually compacted to ninety-five percent (95%) dry density prior to the application of the asphalt. Compaction assures a stable base for the asphalt that reduces the possibility of settlement. The initial installation of asphalt uses at least two lifts, or two separate applications of asphalt, over the base course. The first lift is the binder course. The second lift is the wearing course. The wearing course comprises a finer aggregate for a smoother more watertight finish.

The *manner of repaving* is either a *mill and overlay* or *total replacement*. A mill and overlay is a method of repaving where cracked, worn and failed pavement is mechanically removed or milled until sound pavement is found. A new layer of asphalt is overlaid atop the remaining base course of pavement. Total replacement includes the removal of all existing asphalt down to the base course of aggregate and native soil followed by the application of two or more new lifts of asphalt. We recommend mill and overlayment on asphalt pavement that

exhibits normal deterioration and wear. We recommend total replacement of asphalt pavement that exhibits severe deterioration, inadequate drainage, pavement that has been overlaid multiple times in the past or where the configuration makes overlayment not possible. Based on the apparent visual condition of the asphalt pavement, we recommend the *mill and overlay* method of repaving at Lakeside Plantation.

A variety of repairs are necessary to deteriorated pavement prior to the application of an overlay. The contractor should use a combination of area patching, crack repair and milling before the overlayment. The contractor should patch areas that exhibit potholes, alligator or spider web pattern cracks and areas of pavement that are severely deteriorated from oil and gasoline deposits from parking vehicles. Area patching requires total replacement of isolated areas of pavement. The contractor should mechanically rout and fill all cracks with hot emulsion. Crack repair minimizes the chance of the underlying cracks transmitting through the overlayment. In addition to area patching and crack repair, the contractor should mill the pavement prior to overlayment. Properly milled pavement removes part of the existing pavement and permits the overlay to match the elevation of adjacent curbs, catch basins and other areas not subject to repaving. Milling also allows the contractor to make adjustments to the slope of the pavement to ensure proper drainage. The contractor should clean the milled pavement to ensure proper bonding of the new overlayment. We recommend an overlayment thickness that averages 1½ inches (not less than one inch or more than two inches). Variable thicknesses are often necessary to create an adequate slope for proper drainage. The contractor should identify and quantify areas of pavement that require area patching, crack repair and milling to help the CDD compare proposed services.

Total replacement requires the removal of all existing asphalt. For area patching, we recommend the contractor use a rectangular saw cut to remove the deteriorated pavement. For larger areas such as entire parking areas or driveways, we recommend the contractor grind, mill or pulverize the existing pavement to remove it. The contractor should then augment and compact the existing aggregate and native soil to create a stable base. Finally the contractor should install the new asphalt in at least two lifts.

The *time* of replacement is dependent on the useful life, age and condition of the pavement. The useful life of 15- to 20-years is dependent in part on the maintenance applied to the pavement, the amounts and concentration of auto solvents that penetrate the pavement, the exposure to sunlight and detrimental effects of inclement weather. Lakeside Plantation should repair any isolated areas of deteriorated pavement and fund this activity through the operating budget. We recommend the CDD anticipate a subsequent mill and overlay with area patching of up to ten percent (10%) of the clubhouse parking lot by 2025 and again by 2040. Based on the recommendation of the Board, we include a milling and overlayment of the pavement with area patching of up to ten percent (10%) at the Carriages and Villas in 2011, and at Magnolia Walk by 2013. We recommend subsequent a subsequent mill and overlay at the Carriages and Villas, and at Magnolia Walk by 2026 and 2028, respectively. We depict this information on Line Items 4.040 through 4.042 of **Exhibit B Reserve Expenditures**. The CDD should *coordinate* asphalt repaving with related activities such as partial replacement of concrete curbs and capital repairs to catch basins. Our estimate of unit cost includes an allowance for inspections and capital repairs to the catch basins.

Awnings, Frames and Benches - Lakeside Plantation maintains four metal framed awnings with two benches each. Two awnings are located at the playground and two are located at the horseshoe pit. The awnings are in good condition at an age of 11 years. These elements have a useful life of up to 25 years. We recommend the CDD budget for replacement of the awning frames, canvas awnings and benches by 2024. We depict this information on Line Item 4.071 of **Exhibit B Reserve Expenditures**. The CDD should fund interim replacements of the canvas awnings through the operating budget as needed.

Concrete, Flatwork - The CDD maintains two applications of concrete flatwork: *curbs and gutters*, and *sidewalks*. These applications of concrete have useful lives of up to 65 years although premature deterioration of isolated areas of concrete is common. Inclement weather, inadequate subsurface preparation and improper concrete mixtures or finishing techniques can result in premature deterioration such as settlement, chips, cracks and spalls. Variable conditions like these result in the need to plan for periodic partial replacements of the concrete flatwork throughout the next 30 years. We comment on the respective quantities, conditions and times of partial replacements of *concrete flatwork* in the following sections of this narrative.

Concrete Curbs and Gutters - Concrete curbs and gutters line the asphalt pavement at Lakeside Plantation. These curbs and gutters comprise approximately 27,000 linear feet and are in good condition overall. We estimate that up to 4,050 linear feet of curbs and gutters, or fifteen percent (15%) of the total, will require replacement in conjunction with the repaving events in 2026 and 2028. We depict this information on Line Item 4.110 of **Exhibit B Reserve Expenditures**.

Concrete Sidewalks - Concrete sidewalks comprise approximately 8,750 square feet throughout the community. This quantity includes the concrete basketball court. The sidewalks are in good overall condition. We estimate that up to 1,760 square feet of concrete sidewalks, or twenty percent (20%) of the total, will require replacement during the next 30 years. We recommend the CDD budget for replacement of 440 square feet of concrete sidewalks every six years beginning by 2019. Line Item 4.140 of **Exhibit B Reserve Expenditures** notes our estimate of future costs and anticipated times of replacements. We recommend an annual inspection of the sidewalks to identify potential trip hazards. We suggest that the CDD grind down or mark these hazards with orange safety paint prior to replacement and fund this ongoing activity through the operating budget.

The times and costs of these replacements may vary. However, the estimated expenditures detailed in **Exhibit B Reserve Expenditures** are sufficient to budget appropriate reserves.

Dock and Bridge, Wood - The CDD is responsible for the replacement of the wood dock and bridge at the amenities area which comprise a total of 130 square feet. The dock and bridge are in good to fair overall condition at an age of 11 years. Wood materials treated with a protective finish have useful lives of 15- to 20-years with proper maintenance. Proper maintenance should include the following activities funded through the operating budget:

- Annual inspections to identify and correct any unsafe conditions
- Securing of loose fasteners and replacement of deteriorated fasteners
- Replacement of deteriorated wood components

- Power washing with an algaecide and application of a sealer

The rates and types of deterioration are not uniform due to the nature of wood. Replacement is normally an ongoing process which eventually leads to a complete replacement for economic or aesthetic reasons. We recommend the CDD anticipate replacement of the dock and bridge by 2016 and again by 2033. We depict this information on Line Item 4.251 of **Exhibit B Reserve Expenditures**.

Fountains, Entrance - Lakeside Plantation maintains two fountains at the community entrance that comprise stucco and tile walls, a plaster finish, underwater lights and fountain heads. The overall condition of the fountains is fair at an age of 11 years. The CDD should conduct capital repairs to the fountains every ten years. Capital repairs should include a replacement of the fountain finish, paint applications and repairs to the stucco, replacement of up to fifty percent (50%) of the tile walls, replacement of up to fifty percent (50%) of the underwater lights, and repairs and replacements to the fountain heads as needed. We recommend the CDD budget for capital repairs to the fountains in 2011 and every ten years thereafter. We depict this information on Line Item 4.311 of **Exhibit B Reserve Expenditures**.

Gazebo - The CDD maintains a wood gazebo at the amenities area. The gazebo is in good overall condition at an age of 11 years. Wood structures exposed to weather have a useful life of 15- to 20-years. We recommend Lakeside Plantation budget for its replacement by 2018 and budget for paint applications and repairs through the operating budget. We anticipate a subsequent replacement by 2037. We depict this information on Line Item 4.360 of **Exhibit B Reserve Expenditures**.

Irrigation System - An irrigation system consisting of approximately 2,000 heads waters the lawn and landscaped areas of Lakeside Plantation. An irrigation system typically includes the following components:

- Electronic controls (timers)
- Impact rotors
- Network of supply pipes
- Pop-up heads
- Valves
- Well pumps

Water pressure activates the lawn spray pop-up heads. Controllers operate the main water flow valves. The exact amounts and locations of system components were not ascertained due to the nature of the underground construction and the non-invasive nature of the inspection.

The four well pumps are three-HP (horsepower) each, in good reported condition at varied ages and have a useful life of five- to ten-years. For budgetary purposes, the CDD should anticipate replacement of the well pumps by 2013 and every seven years thereafter. We include this information on Line Item 4.410 of **Exhibit B Reserve Expenditures**. The CDD should fund replacements of the system controllers through the operating budget.

The overall condition of the irrigation system is good at an age of 11 years. The system as a whole has a useful life of 35- to 40-years. The system network supply pipes will dislodge as tree roots grow and soil conditions change. Lakeside Plantation should anticipate interim and partial replacements of the system network supply pipes and other components, i.e., pump motors, electronic and mechanical items, as normal maintenance to maximize the useful life of the irrigation system. The CDD should fund these ongoing seasonal repairs through the operating budget. In addition, we recommend Lakeside Plantation budget for phased complete

replacement of the system beginning by 2035 and concluding by 2039. We note this information on Line Item 4.420 of **Exhibit B Reserve Expenditures**.

Light Poles and Fixtures - The Association uses 62 metal light fixtures atop metal poles to illuminate the property along Plantation Boulevard and in the clubhouse parking lot. The poles and fixtures are in good overall condition at an age of 11 years. Exterior light poles and fixtures have useful lives of up to 25 years. The Association should anticipate the need to replace the poles and fixtures by 2023. We note this information on Line Item 4.560 of **Exhibit B Reserve Expenditures**.

Playground Equipment - The CDD maintains playground equipment near the pool. The playground equipment is in good condition at an age of 11 years. Safety is the major purpose for maintaining playground equipment. We recommend an annual inspection of the playground equipment to identify and repair as normal maintenance loose connections and fasteners or damaged elements. Playworld Systems⁶ is a leading innovator of modular playground equipment. We suggest the CDD learn more about the specific requirements of playground equipment at <http://www.playworldsystems.com>. We recommend the use of a specialist for the design or replacement of the playground equipment environment. Playground equipment of this type has a useful life of 15- to 20-years. We recommend replacement of the playground equipment by 2017 and again by 2035. We include this information on Line Item 4.660 of **Exhibit B Reserve Expenditures**.

⁶ Reserve Advisors, Inc. does not have any financial or other interest in this company and includes this reference for informational purposes only.

Tennis Courts, Awning, Frame - Lakeside Plantation maintains one large metal framed awning at the tennis courts. The awning is in good condition at an age of 11 years. This element has a useful life of up to 25 years. We recommend the CDD budget for replacement of the awning frame and canvas awning by 2024. We depict this information on Line Item 4.829 of **Exhibit B Reserve Expenditures**. The CDD should fund interim replacements of the canvas awning through the operating budget as needed.

Tennis Courts - Lakeside Plantation maintains 2,750 square yards of clay surface comprising four tennis courts. The components of the tennis courts include the *clay resurfacing, fences, light poles and fixtures*, and the playing *surfaces*. We comment on the respective quantities, conditions and times of replacements of *tennis courts* in the following sections of this narrative.

Clay Resurfacing - The CDD maintains four clay tennis courts located near the clubhouse. The court surfaces are in good condition at an age of 11 years. Clay tennis courts require scarifying, removal of compacted material, clay material replenishments and leveling every four- to six-years to maintain the quality of play at the courts. We recommend Lakeside Plantation budget for tennis court resurfacing by 2013 and every six years thereafter. We include this information on Line Item 4.830 of **Exhibit B Reserve Expenditures**.

Fences - Approximately 860 linear feet of metal chain link fences enclose the four tennis courts. The chain link fences are in good condition at an age of 11 years. Chain link fences of this type have a useful life of 15- to 25-years. We recommend the CDD

anticipate replacement of the tennis court chain link fences by 2019, concurrent with clay resurfacing. We depict this information on Line Item 4.840 of **Exhibit B Reserve Expenditures**.

Light Poles and Fixtures - Fourteen light poles and fixtures illuminate the tennis courts. The metal poles and fixtures are in good condition at an age of 11 years. Light poles and fixtures of this type have a useful life of up to 25 years. We recommend the CDD anticipate replacement of these light poles and fixtures by 2024. We include this information on Line Item 4.850 of **Exhibit B Reserve Expenditures**.

Surface Replacement - The tennis court clay playing surfaces are in good overall condition at an age of 11 years. Clay court surfaces of this type have useful lives of 35- to 40-years. In consideration of the observed condition and to maintain a safe playing surface, we recommend the CDD anticipate replacement of the entire clay surface, irrigation system and base by 2037. We note this information on Line Item 4.860 of **Exhibit B Reserve Expenditures**. We recommend replacement of the tennis standards from the operating budget on an as needed basis.

The times and costs of these replacements may vary. However, the estimated expenditures detailed in **Exhibit B Reserve Expenditures** are sufficient to budget appropriate reserves.

Clubhouse Elements

Interior Renovations - The clubhouse interior comprises approximately 4,600 square feet of finished area. This quantity excludes the four rest rooms as we include renovation of these areas on a separate line item. Interior components of the clubhouse include approximately 7,000 square feet of paint finishes, 430 square yards of carpet, 210 square feet of ceramic floor covering, plumbing and lighting fixtures, kitchen cabinets and countertops, a pool table and various appliances and furnishings. The clubhouse interior elements are in good overall condition at their varied ages of up to 11 years. The useful lives of these interior building elements vary. However, due to interrelated nature of these elements and the desire to achieve a uniform appearance, we recommend the CDD coordinate their replacements into either *complete* or *partial* interior renovations.

We recommend the CDD anticipate complete interior renovations every 25 years. These *complete* renovations should include the following:

- Application of paint finish to all surfaces
- Replacement of wall coverings
- Replacement of carpet and other floor coverings
- Replacement of the plumbing fixtures
- Replacement of all the light fixtures
- Renovation of the kitchen cabinets and countertops
- Replacement of electronics and the pool table
- Replacement of up to fifty percent (50%) of the remaining appliances and furnishings

Based on the age and visual condition of these interior clubhouse elements, we recommend the CDD budget for the next coordinated complete interior renovation by 2024.

Lakeside Plantation should also anticipate partial interior renovations every 10- to 15-years. These *partial* renovations should include the following:

- Application of paint finish to all surfaces as needed
- Replacement of wall coverings as needed
- Replacement of the carpet as needed
- Replacement of electronics and the pool table
- Replacement of up to fifty percent (50%) of the remaining appliances and furnishings as needed

Based on the reported age and visual condition of these interior clubhouse elements, we recommend the CDD budget for coordinated partial interior renovations by 2012 and 2036. Line Items 5.500 and 5.510 of **Exhibit B Reserve Expenditures** note our estimates of future costs and anticipated times of interior clubhouse renovations.

Life Safety System - The life safety system at the clubhouse at Lakeside Plantation includes the following components:

- Annunciators
- Control panel
- Detectors
- Emergency lights
- Exit lights
- Pull stations
- Wiring

The system is in good operational condition at an age of 11 years. Life safety systems have useful lives of up to 25 years with proper maintenance. Changes in technology or building codes may make a replacement desirable prior to the end of the functional life. With consideration of the operational condition and apparent age of the system, we recommend the

CDD budget for replacement by 2024. Our estimate of future cost considers only that amount necessary to duplicate the same functionality of the existing system. Local codes or ordinances at the actual time of replacement may require a betterment as compared to the existing system. A betterment could result in a higher but at this time unknown greater cost of replacement than the future amount shown on Line Item 5.601 of **Exhibit B Reserve Expenditures**.

Rest Rooms - The CDD maintains four common area rest rooms located in the clubhouse. The components of these rest rooms include ceramic tile, wall coverings, painted ceilings, various light and plumbing fixtures, and toilet partitions. The components are primarily in good overall condition at an age of 11 years. Periodic renovations of the rest rooms are an astute practice to maintain a positive overall appearance of the CDD. The useful life of rest room components varies up to 25 years. For funding purposes, we recommend the CDD budget for renovation of the rest rooms by 2024 in coordination with the complete renovation of the clubhouse. We include an average allowance of \$9,000 plus inflation per rest room on Line Item 5.651 of **Exhibit B Reserve Expenditures** for these renovations. The CDD should verify the rest room renovations comply with the Americans with Disability Act (ADA).

Security System - Lakeside Plantation utilizes approximately 15 cameras, one monitor and one recording device for added security within the clubhouse and outside grounds. The security system is in good operational condition at an age of 11 years. As the system ages, service interruptions will increase in frequency. We anticipate a useful life of the system of 12- to 15-years. The CDD should anticipate the replacement of the security system by 2013 and again by 2027. We include this information on Line Item 5.671 of **Exhibit B Reserve**

Expenditures. The CDD should anticipate interim replacements of a limited quantity of components as normal maintenance to achieve a uniform useful life for the entire system.

Split Systems - Four split system air conditioners provide heated or cooled air, depending on the season, to the common areas of the clubhouse at Lakeside Plantation. A split system air conditioner consists of an outside condensing unit and an interior forced air unit, i.e., fan coil unit, furnace or air handling unit. The condensing units have cooling capacities ranging from five- to ten-tons. The split systems are in good reported condition at an age of 11 years.

With periodic maintenance, the useful life of these units is from 12- to 18-years. We base the time of replacement of a split system on its anticipated useful life and frequency of service interruptions. The condensing unit may require replacement prior to replacement of the related interior forced air unit. However, Lakeside Plantation should coordinate the replacement of both the interior forced air unit and exterior condensing unit. We recommend the CDD anticipate replacement of the systems by 2017 and again by 2035. We base our cost on Line Item 5.751 of **Exhibit B Reserve Expenditures** on a 13 SEER (seasonal energy efficiency ratio) as required by The Department of Energy since January of 2006.

Pool Elements

Deck - A concrete deck with a synthetic surface surrounds the pool and spa and comprises approximately 4,325 square feet. The deck and surface are in good condition. The synthetic surface was installed in 2007 in conjunction with repairs to the underlying concrete deck. We recommend the CDD conduct an inspection and repairs to the concrete deck in coordination with the installation of a new synthetic surface every 8- to 12-years. Lakeside

Plantation should perform these repairs and installation of a new synthetic surface by 2017 and every ten years thereafter. The times, amounts and related costs of these repairs and replacements may vary. However, we judge the amounts shown on Line Item 6.200 of **Exhibit B Reserve Expenditures** sufficient to budget appropriate reserves. We base our estimate of cost on historical costs provided by the maintenance staff.

Fence, Aluminum - Lakeside Plantation maintains approximately 500 linear feet of prefinished aluminum fence at the pool. The fence is in good condition at an age of 11 years. The finish on these types of fences is maintenance free and should last the life of the fence. We estimate a useful life of up to 25 years for the aluminum fence and recommend the CDD budget for its replacement by 2024. We include this information on Line Item 6.400 of **Exhibit B Reserve Expenditures**.

Light Poles and Fixtures - The CDD uses six metal light fixtures atop metal poles to illuminate the pool area. The poles and fixtures are in good overall condition at an age of 11 years. Exterior light poles and fixtures have useful lives of up to 25 years. The CDD should anticipate the need to replace the poles and fixtures by 2024. We note this information on Line Item 6.561 of **Exhibit B Reserve Expenditures**.

Mechanical Equipment - The pool and spa mechanical equipment comprises six heaters, water filters, automatic chlorinators, water circulation pumps, controls, interconnected pipe, fittings and valves. The age of the pool mechanical equipment varies and its condition is good overall. Pool mechanical equipment has a useful life of up to 12 years. We recommend the CDD anticipate phased pool mechanical equipment replacements of up to fifty percent (50%)

beginning by 2013 and every six years thereafter. We consider interim replacement of motors and minor repairs as normal maintenance. We note this information on Line Item 6.600 of **Exhibit B Reserve Expenditures**.

Plaster Finish - The pool and spa wall and floor surfaces have a plaster finish of 2,750 square feet based on the horizontal surface area. The pool and spa plaster appears in fair overall condition at an age of 11 years. This type of finish deteriorates with time and requires periodic maintenance and replacement. Removal also provides the opportunity to inspect the pool and spa structures and to allow for partial repairs of the underlying concrete surfaces as needed. We anticipate the need for only minor repairs to the pool and spa structure with consideration of the age and present observed visual condition. We recommend the CDD anticipate the need to replace the plaster finish and conduct related repairs every 8- to 12-years to maintain the integrity of the pool and spa structures. The Board informs us that the CDD plans to replace the plaster finish in 2011 and fund this expenditure through the operating budget. We recommend the CDD budget for the subsequent replacement of the plaster finish and partial replacements of the scuppers, tiles, sealants, coping and partial concrete structure repairs by 2011 and every ten years thereafter. We include this information on Line Item 6.800 of **Exhibit B Reserve Expenditures**.

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

- Deferred or accelerated capital projects based on Board discretion
- Additions and deletions to the Reserve Component Inventory

- The presence or absence of maintenance programs
- Unusually mild or extreme weather conditions
- Technological advancements

Periodic updates incorporate these variable changes since the last Reserve Study or Update.

The CDD can expense the fee for an Update with site visit from the reserve account. This fee is included in the Reserve Funding Plan. We base this budgetary amount on updating the same property components and quantities of this Reserve Study report. Budgeting for an Update demonstrates the Board's objective to continue fulfilling its fiduciary responsibility to maintain the commonly owned property and to fund reserves appropriately.

Explanation of the Exhibits

Exhibit A *Photographs* documents the conditions of various property components as of the date of our visual inspection, June 10, 2010. The previous section, Condition Assessment, contains several references to these photographs.

Exhibit B *Reserve Expenditures and Reserve Funding Plan* covers a 30-year period. Information about the Reserve Components and Expenditures for the most relevant next 20 years (2010 through 2030) is found on a convenient 11- by 17-inch foldout spreadsheet. The remaining ten years (2031 through 2040) follow in a concise 8½- by 11-inch table. Data for each Reserve Component is presented on a single row with columns of information as follows:

- Line Items are included for reference purposes
- Total Quantities are the total anticipated quantity for replacement during the next 30 years (*this is not necessarily the “total” quantity maintained by the CDD as this quantity may represent more than one Useful Life cycle or a partial replacement*)
- Per Phase Quantities are the anticipated quantity for each replacement event
- Units clarify the unit of measure used to quantify the elements
- Reserve Component Inventory identifies each Reserve Component
- The Estimated First Year of Replacement is included to help the CDD understand the priority of future Reserve Expenditures
- Results of the Life Analysis show both the total Useful Life and Remaining Useful Life for each Reserve Component
- Unit Cost is the cost per unit we used to calculate the per phase cost
- The 2010 Cost of Replacement Per Phase is the per phase cost in today’s dollars
- The remaining columns in Reserve Expenditures 11- by 17-inch foldout spreadsheet present the estimated future inflated costs for each for the next 20 years
- The remaining ten years of future Reserve Expenditures from years 2031 to 2040 follow in a concise 8½- by 11-inch table

Exhibit B Reserve Funding Plan includes the Cash Flow Analysis and recommended Reserve Contributions for the next 30 years based on the Reserve Expenditures. The specific information found on the last 11- by 17-inch foldout spreadsheet includes:

- Reserves at Beginning of Year
- Recommended Reserve Contribution (positive cash flow)
- Anticipated Expenditures (negative cash flow)
- Anticipated Reserves at Year End

Exhibit C Reserve Funding Graphs contains one graph and one pie chart based on the numerical data found in the Reserve Funding Plan. The graph illustrates our recommendations and observations pertaining to reserve balances, recommended annual Reserve Contributions and Reserve Expenditures during the next 30 years.

The pie chart Estimated Future Reserve Expenditures illustrates the relative importance of the Reserve Expenditures and relative funding during the next 30 years. Lakeside Plantation can regard reserve needs for these expenditures as requiring a similar allocation of existing reserves and future Reserve Contributions.

Exhibit D describes Assumptions of the Reserve Study of how we collect and analyze data. The statement of Professional Service Conditions identifies the general manner of professional services provided, as stated in the original authorized Confirmation of Services for this Reserve Study.

Exhibit E Credentials contains the Qualifications of the Firm, Responsible Advisor and Review Coordinator. Theodore J. Salgado and John P. Poehlmann are the Principals of Reserve

Advisors, Inc., Jeffrey B. Dow conducted the visual inspection of Lakeside Plantation Community Development District and Paul J. Grifoni served as Review Coordinator for this Reserve Study.

CONCLUSION

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Precision 20/20 Full Reserve Study* of Lakeside Plantation Community Development District (Lakeside Plantation) located in North Port, Florida and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, June 10, 2010. This Reserve Study is a budget planning tool that identifies the current status of the reserve fund and a stable and equitable Reserve Funding Plan to offset the anticipated future major common area expenditures.

We identified the anticipated Reserve Expenditures for Reserve Components during the next 30 years as either near term or long term. *Near term* expenditures relate to capital needs from now through 2015, the next five years beyond this current fiscal year. These *near term* expenditures comprise \$328,330, or about fifteen percent (14.7%), of the next 30 years of **Exhibit B Reserve Expenditures**. Expenditures beyond the next five years are more important when compared with the current needs of Lakeside Plantation and tend to govern the amounts of recommended Reserve Contributions.

The CDD budgeted \$84,285 for Reserve Contributions in 2010⁸. The CDD may adopt a reduced reserve budget of \$75,000 in 2011. This recommended contribution of \$75,000 is equivalent to an average monthly contribution of \$10.47 per unit owner. These contributions will maintain a Reserve Fund for the major expenditures as identified in **Exhibit B. Exhibit B Reserve Funding Plan** enumerates the details regarding recommended annual Reserve Contributions and projected year end reserve balances.

⁸The Fiscal Year (FY 2011) for Lakeside begins October 1, 2010 and ends September 30, 2011. For brevity, we refer to the Fiscal Year by its ending year, i.e. Fiscal Year 2010-11 is FY 2011 or simply 2011.

Based on the investigation and analysis as detailed in the accompanying narrative, we recommend the following Reserve Contributions to fund the expected expenditures of the subject Reserve Components during the next 30 years.

Recommended Reserve Contributions

Year	\$	Year	\$	Year	\$
2011	40,000	2021	75,000	2031	75,000
2012	75,000	2022	75,000	2032	75,000
2013	75,000	2023	75,000	2033	75,000
2014	75,000	2024	75,000	2034	75,000
2015	75,000	2025	75,000	2035	75,000
2016	75,000	2026	75,000	2036	75,000
2017	75,000	2027	75,000	2037	75,000
2018	75,000	2028	75,000	2038	75,000
2019	75,000	2029	75,000	2039	75,000
2020	75,000	2030	75,000	2040	75,000

The Reserve Funding Plan recommends 2040 year end accumulated reserves of approximately \$288,000. We judge this amount of accumulated reserves in 2040 desirable or necessary in consideration of the age, size and complexity of the property. The future needs of the property, although beyond the limit of the Cash Flow Analysis of this Reserve Study, are reflected in the amount of accumulated 2040 year end reserves.

An ongoing review by the Board and an Update of this Reserve Study in two- to three- years are necessary to ensure a continued equitable funding plan since a Reserve Study is a snapshot in time. Many variables change after the Reserve Study is conducted that may result in

significant overfunding or underfunding. Examples include deferred or accelerated capital projects based on Board discretion.

SUPPLEMENTARY INFORMATION FOR FINANCIAL STATEMENTS

The *Audit and Accounting Guide for Common Interest Realty Associations* presents recommendations on Supplementary Information on Future Major Repairs and Replacements in end of fiscal year Audits of Financial Statements for community associations⁷. Accountants use discretion and judgment on how to present the Supplementary Information on Future Major Repairs and Replacements. However, the Supplementary Information on Future Major Repairs and Replacements often references and includes excerpts from our Reserve Studies. The following table excerpts significant unaudited information from the Reserve Expenditures about Reserve Component categories.

Unaudited Supplemental Information on Future Major Repairs and Replacements

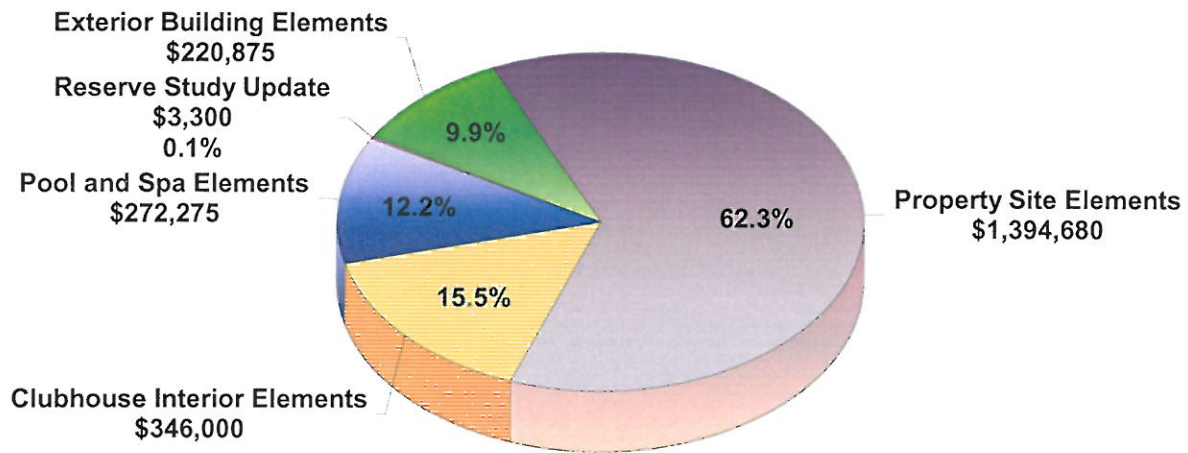
<i>Reserve Component Categories</i>	<i>Total Current Replacement Costs</i>	<i>Total Future or Inflated Replacement Costs</i>	<i>% of Total Future Replacements</i>	<i>Component of Projected 2010 YE Fund Balance</i>
Exterior Building Elements	\$220,875	\$220,875	9.9%	\$30,639
Property Site Elements	\$1,394,680	\$1,394,680	62.3%	\$193,463
Clubhouse Interior Elements	\$346,000	\$346,000	15.5%	\$47,995
Pool and Spa Elements	\$272,275	\$272,275	12.2%	\$37,769
Reserve Study Update	\$3,300	\$3,300	0.1%	\$458
Totals	\$2,237,130	\$2,237,130	100%	\$310,323

The information included in the table above may be included as part of the Supplementary Information on Future Major Repairs and Replacements. *However, Reserve Advisors, Inc. does not certify that the information in the table will fully satisfy the recommendations of the AICPA guideline.*

⁷ American Institute of Certified Public Accountants (AICPA) *Audit and Accounting Guide - Common Interest Realty Associations*; American Institute of Certified Public Accountants, Inc.; 2003

The most important category of Reserve Components noted in **Exhibit B Reserve Expenditures** is the Property Site Elements. The following chart illustrates the relative importance of the Reserve Expenditures and relative funding during the next 30 years.

Future Expenditures Relative Cost Illustration Lakeside Plantation Community Development District



DEFINITIONS¹

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

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

Funding Goal - The stated purpose of this Reserve Study to determine the adequate, not excessive, future annual, reasonable *Reserve Contributions* to fund future *Reserve Expenditures*.

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

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

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

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

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

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

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

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

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

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

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

¹ Definitions are derived from the standards set forth by the Community Associations Institute (CAI) representing America's 286,000 condominium and homeowners associations and cooperatives, and the Association of Professional Reserve Analysts, setting the standards of care for reserve study practitioners.

RESERVE EXPENDITURES

for
Lakeside Plantation
Community Development District
North Port, Florida

Explanatory Notes:

- 1) 0.00% is the estimated future inflation rate for estimating Future Replacement Costs.
- 2) FY 2010 is Fiscal Year beginning October 1, 2010 and ending September 30, 2011.

Line Item	Quantities:		Units	Reserve Component Inventory	Estimated 1st Year of Replacement	Life Analysis, Years		Unit Cost, \$	2010 Cost of Replacement per Phase, \$	Total Future Costs of Replacement, \$	(See Notes 1 & 2)																			
	30-Year Total	Per Phase				Useful	Remaining				RUL = 0 FY2010	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Exterior Building Elements																														
1.260	30	30	Each	Light Fixtures	2024	to 25	14	120.00	3,600	3,600															3,600					
1.269	4,175	4,175	Square Feet	Pavers, Porch Area (Includes Pavilion and Community Entrance)	2029	to 30	19	9.00	37,575	37,575															37,575					
1.271	210	210	Linear Feet	Railings, Aluminum	2029	to 30	19	40.00	8,400	8,400															8,400					
1.280	220	110	Squares	Roofs, Asphalt Shingles (Includes Gutters and Downspouts)	2019	15 to 20	9	300.00	33,000	66,000									33,000											
1.651	3,800	3,800	Square Feet	Soffits, Vinyl	2039	to 40	29	5.50	20,900	20,900																				
1.860	43,000	8,600	Square Feet	Walls, Stucco, Paint Finishes and Capital Repairs	2014	5 to 7	4	0.80	6,880	34,400				6,880						6,880					6,880					
1.980	1,000	1,000	Square Feet	Windows and Doors	2039	to 40	29	50.00	50,000	50,000																				
Property Site Elements																														
4.011	1,800	1,800	Square Feet	Arbors, Wood, Entrance Features	2026	15 to 20	16	15.00	27,000	27,000															27,000					
4.040	6,000	3,000	Square Yards	Asphalt Pavement, Clubhouse Parking Lot, Mill and Overlay	2025	15 to 20	15	5.75	17,250	34,500														17,250						
4.041	23,800	11,900	Square Yards	Asphalt Pavement, Carriages and Villas, Mill and Overlay	2011	15 to 20	1	5.75	68,425	136,850				68,425											68,425					
4.042	41,200	20,600	Square Yards	Asphalt Pavement, Magnolia Walk, Mill and Overlay	2013	15 to 20	3	5.75	118,450	236,900				118,450											118,450					
4.071	4	4	Each	Awnings, Frames and Benches	2024	to 25	14	2,500.00	10,000	10,000														10,000						
4.110	4,050	2,025	Linear Feet	Concrete Curbs and Gutters, Partial Replacements	2026	to 65	16	18.00	36,450	72,900														36,450	36,450					
4.140	1,760	440	Square Feet	Concrete Sidewalks, Partial Replacements	2019	to 65	9	8.00	3,520	14,080									3,520					3,520						
4.251	260	130	Square Feet	Dock and Bridge, Wood	2016	15 to 20	6	35.00	4,550	9,100																				
4.311	6	2	Each	Fountains, Entrance, Capital Repairs	2011	to 10	1	10,000.00	20,000	60,000				20,000											20,000					
4.360	2	1	Each	Gazebo	2018	15 to 20	8	8,000.00	8,000	16,000										8,000										
4.410	16	4	Each	Irrigation System, Pumps	2013	5 to 10	3	2,000.00	8,000	32,000				8,000										8,000						
4.420	2,000	400	Heads	Irrigation System, Phased Replacement	2035	35 to 40	25	150.00	60,000	300,000																				
4.560	62	62	Each	Light Poles and Fixtures	2023	to 25	13	1,700.00	105,400	105,400															105,400					
4.660	2	1	Allowance	Playground Equipment	2017	15 to 20	7	20,000.00	20,000	40,000															20,000					
4.829	1	1	Each	Tennis Courts, Awning, Frame	2024	to 25	14	9,000.00	9,000	9,000															9,000					
4.830	11,000	2,750	Square Yards	Tennis Courts, Clay Resurfacing	2013	to 6	3	6.50	17,875	71,500				17,875						17,875					17,875					
4.840	1,720	860	Linear Feet	Tennis Courts, Fences	2019	15 to 25	9	30.00	25,800	51,600										25,800										
4.850	14	14	Each	Tennis Courts, Light Poles and Fixtures	2024	to 25	14	3,150.00	44,100	44,100															44,100					
4.860	2,750	2,750	Square Yards	Tennis Courts, Surface Replacement	2037	35 to 40	27	45.00	123,750	123,750																				
Clubhouse Interior Elements																														
5.500	4,600	4,600	Square Feet	Interior Renovations, Complete	2024	to 25	14	22.00	101,200	101,200															101,200					
5.510	9,200	4,600	Square Feet	Interior Renovations, Partial	2012	10 to 15	2	11.50	52,900	105,800				52,900																
5.601	1	1	Allowance	Life Safety System (Control Panel and Emergency Devices)	2024	to 25	14	13,000.00	13,000	13,000															13,000					
5.651	4	4	Each	Rest Rooms, Renovation	2024	to 25	14	9,000.00	36,000	36,000															36,000					
5.671	2	1	Allowance	Security System	2013	12 to 15	3	15,000.00	15,000	30,000				15,000											15,000					
5.751	8	4	Each	Split Systems	2017	12 to 18	7	7,500.00	30,000	60,000															30,000					
Pool and Spa Elements																														
6.200	12,975	4,325	Square Feet	Deck, Surface Replacements	2017	8 to 12	7	7.00	30,275	90,825															30,275					
6.400	500	500	Linear Feet	Fence, Aluminum	2024	to 25	14	40.00	20,000	20,000															20,000					
6.561	6	6	Each	Light Poles and Fixtures	2024	to 25	14	2,700.00	16,200	16,200															16,200					
6.600	5	1	Allowance	Mechanical Equipment, Phased Replacements	2013	to 12	3	17,500.00	17,500	87,500				17,500						17,500					17,500					
6.800	5,500	2,750	Square Feet	Plaster Finish Replacement and Tile Repairs	2021	8 to 12	11	10.50	28,875	57,750															28,875					
		1	Allowance	Reserve Study Update with Site Visit	2012	2	2	3,300.00	3,300	3,300				3,300																
Anticipated Expenditures, By Year									\$2,237,130	0	88,425	56,200	176,825	6,880	0	4,550	80,275	8,000	97,695	14,880	48,875	0	105,400	253,100	56,145	138,755	53,275	154,900	45,975	0

RESERVE EXPENDITURES

for
Lakeside Plantation
Community Development District
 North Port, Florida

Line Item	Reserve Component Inventory	21 2031	22 2032	23 2033	24 2034	25 2035	26 2036	27 2037	28 2038	29 2039	30 2040
Exterior Building Elements											
1.260	Light Fixtures										
1.269	Pavers, Porch Area (Includes Pavilion and Community Entrance)										
1.271	Railings, Aluminum										
1.280	Roofs, Asphalt Shingles (Includes Gutters and Downspouts)									33,000	
1.651	Soffits, Vinyl									20,900	
1.860	Walls, Stucco, Paint Finishes and Capital Repairs		6,880						6,880		
1.980	Windows and Doors									50,000	
4.011	Arbors, Wood, Entrance Features										
4.040	Asphalt Pavement, Clubhouse Parking Lot, Mill and Overlay										17,250
4.041	Asphalt Pavement, Carriages and Villas, Mill and Overlay										
4.042	Asphalt Pavement, Magnolia Walk, Mill and Overlay										
4.071	Awnings, Frames and Benches										
4.110	Concrete Curbs and Gutters, Partial Replacements										
4.140	Concrete Sidewalks, Partial Replacements		3,520					3,520			
4.251	Dock and Bridge, Wood			4,550							
4.311	Fountains, Entrance, Capital Repairs		20,000								
4.360	Gazebo							8,000			
4.410	Irrigation System, Pumps				8,000						
4.420	Irrigation System, Phased Replacement					60,000	60,000	60,000	60,000	60,000	
4.560	Light Poles and Fixtures										
4.660	Playground Equipment					20,000					
4.829	Tennis Courts, Awning, Frame										
4.830	Tennis Courts, Clay Resurfacing		17,875								
4.840	Tennis Courts, Fences							25,800			
4.850	Tennis Courts, Light Poles and Fixtures										
4.860	Tennis Courts, Surface Replacement							123,750			
Clubhouse Interior Elements											
5.500	Interior Renovations, Complete										
5.510	Interior Renovations, Partial							52,900			
5.601	Life Safety System (Control Panel and Emergency Devices)										
5.651	Rest Rooms, Renovation										
5.671	Security System										
5.751	Split Systems					30,000					
Pool and Spa Elements											
6.200	Deck, Surface Replacements							30,275			
6.400	Fence, Aluminum										
6.561	Light Poles and Fixtures										
6.600	Mechanical Equipment, Phased Replacements		17,500					17,500			
6.800	Plaster Finish Replacement and Tile Repairs		28,875								
Reserve Study Update with Site Visit											
Anticipated Expenditures, By Year		87,770	6,880	4,550	8,000	110,000	112,900	268,845	66,880	163,900	17,250

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS

Lakeside Plantation

Community Development District

North Port, Florida

Individual Reserve Budgets & Cash Flows for the Next 30 Years

	FY2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Reserves at Beginning of Year (Note 1)	310,323	310,323	261,898	280,698	178,873	246,993	321,993	392,443	387,168	454,168	431,473	491,593	517,718	592,718	562,318	384,218
Total Recommended Reserve Contributions (Note 2)	0	40,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Plus Estimated Interest Earned, During Year (Note 3)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Less Anticipated Expenditures, By Year	0	(88,425)	(56,200)	(176,825)	(6,880)	0	(4,550)	(80,275)	(8,000)	(97,695)	(14,880)	(48,875)	0	(105,400)	(253,100)	(56,145)
Anticipated Reserves at Year End	<u>\$310,323</u>	<u>261,898</u>	<u>280,698</u>	<u>178,873</u>	<u>246,993</u>	<u>321,993</u>	<u>392,443</u>	<u>387,168</u>	<u>454,168</u>	<u>431,473</u>	<u>491,593</u>	<u>517,718</u>	<u>592,718</u>	<u>562,318</u>	<u>384,218</u>	<u>403,073</u>

(continued)

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

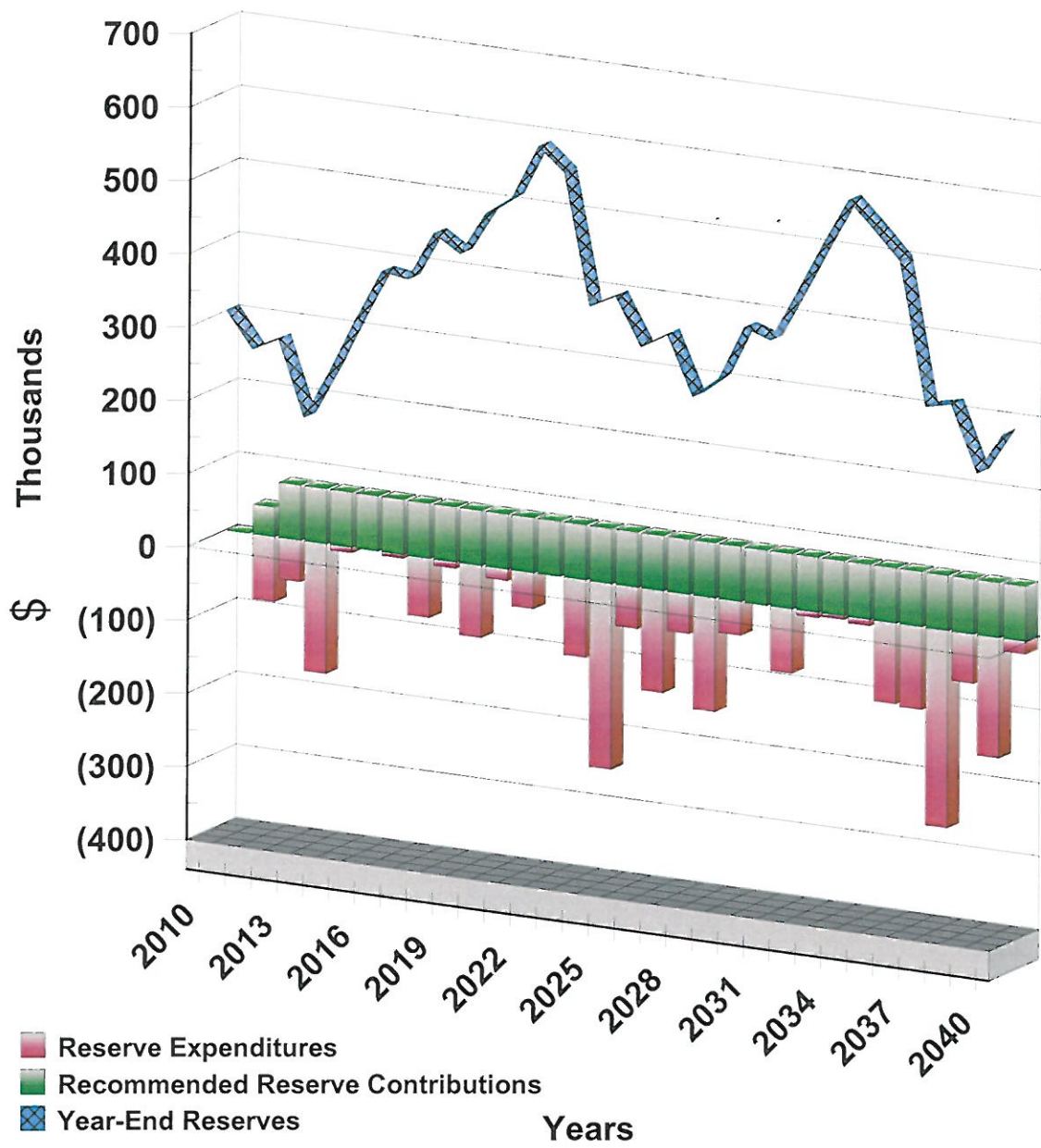
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Reserves at Beginning of Year	403,073	339,318	361,043	281,143	310,168	385,168	372,398	440,518	510,968	577,968	542,968	505,068	311,223	319,343	230,443
Total Recommended Reserve Contributions	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Plus Estimated Interest Earned, During Year	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Less Anticipated Expenditures, By Year	(138,755)	(53,275)	(154,900)	(45,975)	0	(87,770)	(6,880)	(4,550)	(8,000)	(110,000)	(112,900)	(268,845)	(66,880)	(163,900)	(17,250)
Anticipated Reserves at Year End	<u>339,318</u>	<u>361,043</u>	<u>281,143</u>	<u>310,168</u>	<u>385,168</u>	<u>372,398</u>	<u>440,518</u>	<u>510,968</u>	<u>577,968</u>	<u>542,968</u>	<u>505,068</u>	<u>311,223</u>	<u>319,343</u>	<u>230,443</u>	<u>288,193</u>

(NOTE 5)

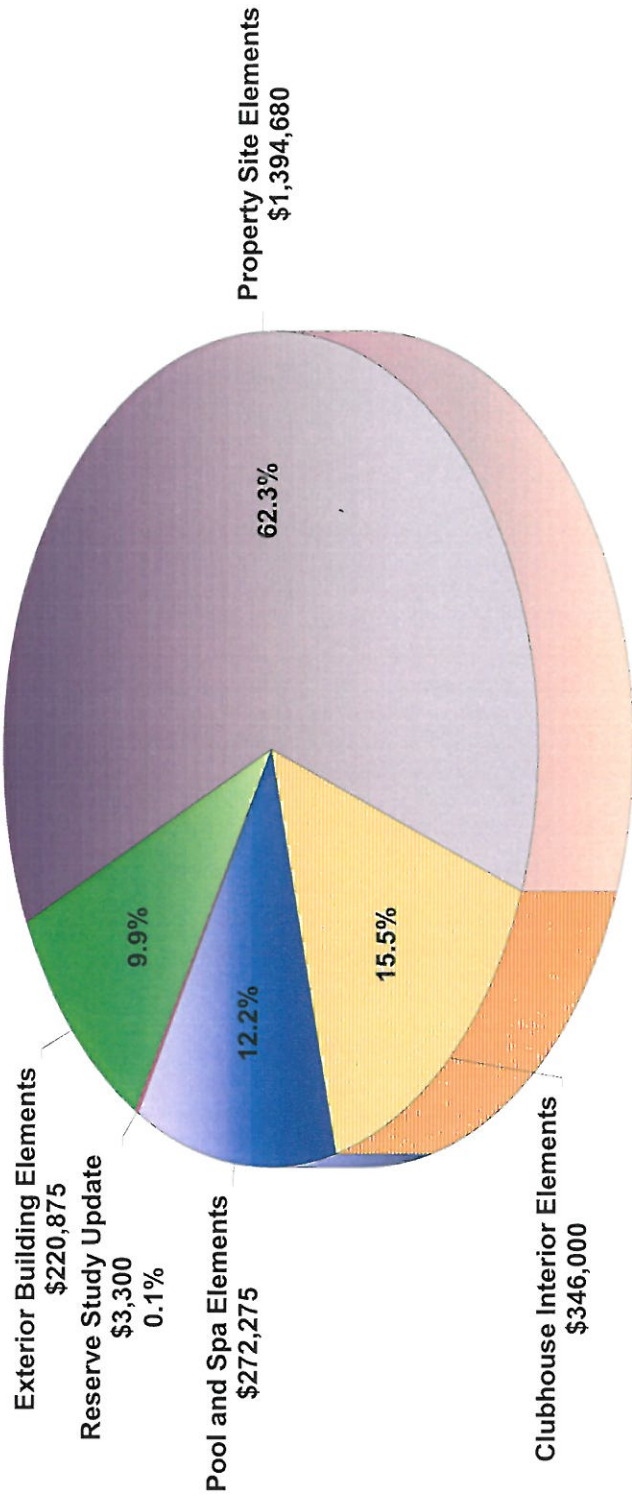
Explanatory Notes:

- 1) Year 2010 starting reserves are as of October 1, 2010; FY 2011 starts October 1, 2010 and ends September 30, 2011.
- 2) 2011 is the first year of recommended contributions.
- 3) 0.0% is the estimated annual rate of return on invested reserves; 2010 is a partial year of interest earned.
- 4) Accumulated year 2040 ending reserves consider the age, size, overall condition and complexity of the property.

Recommended Reserve Funding Plan Lakeside Plantation Community Development District



Future Expenditures Relative Cost Illustration Lakeside Plantation Community Development District





Long-term thinking. Everyday commitment.

Corporate Office

The Historic Iron Block Building
205 E. Wisconsin Ave., Suite 400
Milwaukee, WI 53202

Reserve Study Update

September 10, 2010

The Reserve Study for Lakeside Plantation Community Development District
was submitted onJuly 1, 2010.

To maintain the most accurate and cost-effective replacement schedule and funding plan for your
property elements, this study should be updated on or about**Second Quarter, 2012**

...but no later than.....**Second Quarter, 2013**

As a valued client, we are pleased to offer a discounted rate of**\$3,300**
for a Reserve Study Update with Site visit as noted above.

To initiate your Reserve Study Update, please sign this authorization and fax or mail to the number
below. Upon receipt of this authorization we will contact you to schedule your site visit and invoice for
the Reserve Study Update Service.

Sign this contract below and fax to **414-272-3663**. Or mail to
Reserve Advisors, Inc.
205 E. Wisconsin Ave.
Milwaukee, WI 53202.

for Reserve Advisors, Inc.

Matt C. Kuisle, P.E., RS
Florida Client Services Director
ref. # 100133
1 (800) 221-9882
Date: September 10, 2010

for Lakeside Plantation Community Development District

Name: _____

Title: _____

Date: _____

Phone: _____

Agent or Manager: Mr. Brian Lamb

Management Firm: c/o District Management Services

Lakeside Plantation Community Development District
Reserve Find Study
As Prepared by Reserve Advisors, Inc.
For the FYE 9/30/2011

Year Built	Reserve Component Inventory	Year of Replacement	Cost of Replacement per Phase	Total Future Cost of Replacmt
CLUBHOUSE INTERIOR COMPONENTS				
2000	Interior Renovations, Partial	2024	101,200	101,200
2000	Interior Renovations, Partial	2012	52,900	105,800
2000	Life Safety System (Control Panel & Emergency Devices)	2024	13,000	13,000
2000	Rest Room Renovation	2024	36,000	36,000
2000	Security System	2019	15,000	30,000
2000	Split Air Conditioning System (OS Condenser/Interior AC Unit)	2017	30,000	60,000
				346,000
CLUBHOUSE EXTERIOR BUILDING COMPONENTS				
2002	Light Fixtures	2026	3,600	3,600
2002	Pavers, Porch Area Including Pavilion and Community Entrance	2031	37,575	37,575
2002	Railings, Aluminum	2031	8,400	8,400
2007	Roofs, Asphalt Shingles, Down spouts and Gutters	2021	33,000	66,000
2001	Soffits, Vinyl	2040	20,900	20,900
2007	Walls, Stucco, Paint Finishes and Capital Repairs	2013	6,880	34,400
2001	Windows and Doors	2040	50,000	50,000
				220,875
PROPERTY SITE COMPONENTS (ENTRANCE)				
2010	Arbors, Wood Entrance Features	2010	27,000	27,000
2012	Fountains @ Entrance	2012	40,000	40,000
2012	Sign @ Entrance	2012	20,000	20,000
				87,000
PROPERTY SITE COMPONENTS (GENERAL)				
2002	Asphalt Pavement, CLHB Parking Lot, Mill and Overlay	2025	17,250	34,500
2010	Asphalt Pavement, Carriages and Villas, Mill and Overlay	2011	68,425	136,850
2002	Asphalt Pavement, Magnolia Walk, Mill and Overlay	2013	118,450	236,900
2000	Awnings, Frames & Benches	2024	10,000	10,000
2000	Concrete, Curbs and Gutters, Partial Replacements	2026	36,450	72,900
2000	Concrete Sidewalks, Partial Replacements	2019	3,520	14,080
2000	Dock and Bridge, Wood	2016	4,550	9,100
2000	Fence, Hog Wire	2025	4,900	4,900
2000	Speed Limit & Stop Signs (do to City Ordinance/Golf Carts)	2012	6,250	6,250
2001	Gazebo	2020	8,000	16,000
2004	Irrigation System , Pumps	2013	8,000	32,000
1996	Irrigation System , Phased Replacement of Heads	2035	60,000	300,000
1999	Light Poles & Fixtures	2023	105,400	105,400
1998	Playground Equipment	2017	20,000	40,000
2011	Additional Update per Site Visit	2012	3,300	3,300
				1,022,180
PROPERTY SITE COMPONENTS (POOL & SPA)				
2010	Deck, Surface Replacement	2026	30,275	30,275
2002	Fence and Gates, Aluminum	2026	20,000	20,000
2008	Light Poles and Fixtures	2032	16,200	16,200
2002	Mechanical Equipment, Phased Replacements	2013	23,500	117,500
2010	Plaster Finish Replacement and Tile Repairs	2021	28,875	57,750
				241,725
PROPERTY SITE COMPONENTS (TENNIS COURTS)				
2000	Tennis Courts, Awing, Frame	2024	9,000	9,000
2008	Tennis Courts, Clay Resurfacing	2013	17,875	71,500
1995	Tennis Courts, Fences	2019	25,800	51,600
2000	Tennis Courts, Light Poles & Fixtures	2024	44,100	44,100
1998	Tennis Courts, Surface Replacement	2037	123,750	123,750
				299,950
				2,217,730

Lakeside Plantation

2200 Plantation Boulevard

North Port, FL 34289

(941) 423-5500

Welcome to Lakeside Plantation, a community of family and friends in North Port, Florida. Lakeside Plantation is a deed restricted community managed by the Lakeside Plantation Community Development District (CDD), and various independent homeowner associations.

The CDD manages the common area of a 462.86-acre site. This area includes a front entrance flanked by arbors and fountains, Plantation Boulevard and residential streets throughout the housing developments, 19 storm management lakes/ponds and mitigation areas, preserve conservation areas, wastewater management systems, a 6,000-square-foot Clubhouse, community pool, tennis courts, playground and picnic area.

Within Lakeside Plantation, there are four (4) housing communities all represented and managed by Covenants, and their respective individual homeowner associations.

The Villas of Lakeside Plantation is the first housing complex in the community. It is composed of 92 homes and is a maintenance-free community organized under the Villas HOA. The Villas include a private pool owned and operated by the homeowners of that development and not available to other homeowners in Lakeside Plantation.

The single-family homes are divided into two (2) groupings, 58 of which were built under the original developer, KEB. These homes do not have an independent HOA. The other houses in this area consist of 185 single-family homes organized under the Village of Lakeside Plantation HOA

The Carriages of Lakeside Plantation is composed of 100 homes. This maintenance-free community is organized under the Carriages HOA. This community includes a private pool owned and operated by their HOA and is not available to other homeowners in Lakeside Plantation.

The Townes of Lakeside Plantation is the community's newest development and once completed will include 236 town homes. The community is organized under an HOA, however until completion, the builder, Standard Pacific, continues to manage this complex. 2

WHAT IS A COMMUNITY DEVELOPMENT DISTRICT

HOW CDDS OPERATE

A CDD is governed by its Board of Supervisors which is elected initially by the landowners, then begins transitioning to residents of the CDD. This began at Lakeside Plantation in 2005. Like all municipal, county, state, and national elections, the Office of the Supervisor of Elections oversees the election process, and CDD Supervisors are subject to state ethics and financial disclosure laws.

The CDD's business is conducted in the "Sunshine," which means all meetings and records are open to the public. Public hearings are held on CDD assessments and the CDD's budget is subject to annual independent audit.

RELATIONSHIP WITH HOMEOWNER'S ASSOCIATIONS

The CDD complements the responsibilities of community homeowner associations (HOAs). Many of the maintenance functions traditionally handled by homeowner associations in other communities are handled by the CDD. However, the associations have other responsibilities such as ensuring that deed restrictions and other quality standards are enforced. The CDD may contract with the Master Homeowners Association to perform maintenance functions.

BENEFITS TO RESIDENTS

Residents within a community with a CDD may expect to receive three major classes of benefits. First, the CDD provides landowners consistently high levels of public facilities and services managed and financed through self-imposed fees and assessments. Second, the CDD ensures that these community development facilities and services will be completed concurrently with other parts of the development. Third, CDD landowners and electors choose the Board of Supervisors, which is able to determine the type, quality and expense of CDD facilities and services.

Other savings are realized because a CDD is subject to the same laws and regulations that apply to other government entities. The CDD is able to borrow money to finance its facilities at lower, tax-exempt, interest rates, the same as cities and counties. Many contracts for goods and services, such as annually negotiated maintenance contracts, are subject to publicly advertised competitive bidding.

Residents and property owners in a CDD set the standards of quality, which are then managed by the CDD. The CDD provides perpetual maintenance of the environmental conservation areas. This consistent and quality-controlled method of management helps protect the long-term property values in a community.

THE COST OF A CDD

The CDD issues Special Assessment Revenue Bonds to finance community infrastructure. Generally, Community Development Districts assess each property owner a yearly capital debt service assessment to pay back those bonds. In the case of the CDD a significant portion of this capital assessment will be prepaid by the developer at the time of closing.

The cost to operate a CDD is borne by those who benefit from its services. Property owners in the CDD are subject to a non-ad valorem assessment, which appears on their annual property tax bill from the county tax collector and may consist of two parts—an annual assessment for operations and maintenance, which can fluctuate up and down from year to year based on the budget adopted for that fiscal year—and an annual capital assessment to repay A Bonds sold by the CDD to finance community infrastructure and facilities, which annual assessments are generally fixed for the term of the bonds. The community's A Bond debt has an outstanding balance of approximately \$2 million.

LASTING VALUE

The CDD makes it possible for our community to offer the most desirable elements of a master-planned community. Residents enjoy high quality infrastructure facilities and services with the comfort and assurance of knowing that the standards of the community will be maintained long after the developer is gone. With a CDD in place, residents are assured of the ability to control quality and value for years to come.³

LAKESIDE PLANTATION CLUBHOUSE OPERATIONS

The Clubhouse consists of a 6,000-square foot facility that includes the CDD's Office, Great Room, Library, Kitchen, Aerobics Room, Exercise Room, Billiards Room, Card Room and restrooms. The Clubhouse building is open from 9 a.m. to 9 p.m. Monday through Saturday and 12:00p.m. to 9:00 p.m. on Sunday.

The Clubhouse is designed to be a gathering place for a variety of community activities, parties, neighborhood meetings, seminars and entertainment. Therefore, pets are not permitted in the facilities. The Great Room is used as a multi-functional room, including potluck dinners, dances, special events, bingo, bunko and other social activities. The Clubhouse features a full-size kitchen designed for catering purposes. The kitchen is equipped with a refrigerator, microwave oven, double oven, ice maker and dishwasher. A Library is located off the Great Room and features books that you can borrow on an "honor system." There are two (2) fitness rooms, an Aerobics Room that is mirrored with a wooden floor for aerobics, group exercise and dancing, and an Exercise Room which features treadmills, stationary bicycles, an elliptical trainer, upper and lower body apparatus and a weight bench. The Exercise Room is available to residents 24/7; however, access codes are required to enter each room after hours. Residents are reminded that the Great Room is under 24-hour surveillance and after-hours access is not intended for private use or private parties.

The Billiards Room, located on the South side of the Clubhouse center structure, is accessible 24/7 with an access code available to residents by registering at the CDD Office. The Card Room, located in the Clubhouse center structure, is also open 24/7 with an access code; however, this room is booked by the Clubhouse for organized game play and group meetings as well as privately by residents and outside organizations. To guarantee access, residents should contact the CDD Office to ensure availability. Flanking the Clubhouse center structure to the South are the Clubhouse restrooms that are open only during Clubhouse hours, 9:00 a.m. to 9:00 p.m., Monday through Saturday and 12:00 p.m. to 9:00 p.m. on Sunday.

The Clubhouse features a junior Olympic size swimming pool, oversized spa and outside shower. The pool and spa or hot tub are managed under state restrictions for public pools and therefore are **only operational from dawn to 9:00 p.m.**, with NO exceptions. CDD staff performs the daily maintenance and can assure that both are properly treated and meet State and County requirements. See pool guidelines (Page 10) for more information.

The Clubhouse features four (4) state-of-the-art hydro Har-Tru, lighted tennis courts. The courts are primarily used by the Lakeside Plantation Tennis Club with membership free to residents. Residents who have an interest in tennis are encouraged to join the Tennis Club to participate in leagues, clinics, scheduled matches, and to enjoy many club-sponsored social events. Residents and Tennis Club Members may reserve a court via the CDD Office. For further restrictions and guidelines, please see The Tennis Center section on Page 13.

The Clubhouse also has a picnic and barbecue area featuring several tables and charcoal grills with shade trees, a gazebo and an ornamental fish pond. Other recreational features include a children's playground, half-court basketball setup, Bocce court, horseshoe pit, and small dock for catch and release fishing.

PLEASE NOTE:

Roughhousing, lewd, or profane language are prohibited in and around the Clubhouse, pool or tennis courts. The CDD Office does not serve or encourage the use of alcoholic beverages at the Clubhouse or its events. If residents or non-residents want to serve alcohol when booking a private function, they must arrange for insurance coverage to do so.

LAKESIDE PLANTATION CDD PROCEDURES AND POLICIES

Your cooperation in abiding by the following procedures and policies that have been established to protect you and your investment is appreciated.

CDD OFFICE TELEPHONE NUMBER: 941-423-5500

CDD OFFICE FAX NUMBER: 941-423-5501

EMAIL: lakesideplantation@comcast.net

From this point forward, when the policies refer to "resident" it includes property owners, those who are paying members (The non -resident fee is "current year's highest residential operations and maintenance assessment + current year's highest residential debt service assessment x 1.5).

HOURS OF OPERATION

The main building and restrooms are open 9:00 a.m. to 9:00 p.m., Monday through Saturday and 12:00 p.m. to 9:00 p.m. on Sunday. The building is staffed by CDD employees at this time. Residents are welcome to use the facility during this time; however, discretion should be used if a meeting, function or group activity is taking place. If the Great Room is being used, access to the Library, Aerobics Room, Exercise Room and Kitchen is available through outside entrances. The Great Room and Kitchen are only open on weekends for pre-scheduled Clubhouse activities or private parties.

The CDD's Clubhouse Office is open Monday through Saturday 10:00 a.m. to 9:00 p.m., and 12:00 p.m. to 9:00 p.m. on Sunday.

The Billiards Room, Card Room and Exercise Room are accessible 24/7 with access codes available only to residents (15 years of age or older). The Billiards Room is available on a first-come/first-served basis. The Card Room often has scheduled activities or private functions. Clubhouse activities and private functions take priority over "individual" use by residents. Residents should call the CDD Office to check availability or arrangements can be made to reserve the room for a fee.

It should also be noted that Swimming Pool and Spa use is regulated by Florida State and Sarasota County Law. **Residents and guests are permitted to enjoy the pool and spa from Dawn 'til 9:00 p.m., 365 days per year. Swimming or using the pool and/or spa at night is strictly prohibited!** This policy will be repeated in the swimming pool and spa section of this booklet, (Page 10).

The Tennis Courts are available 8:00 a.m. to 9:00 p.m. To reserve time, please contact the CDD Office. The use of the Basketball Court, Bocce Court and picnic area may be used 8:00 a.m. to 9:00 p.m.

The above hours are subject to change when special events are scheduled. The Clubhouse will be closed on **New Year's Day, Martin Luther King Jr. Day, Memorial Day, July 4th, Labor Day, Veteran's Day, Thanksgiving Day, Thanksgiving Day after and Christmas Day.**

USE OF CLUBHOUSE FACILITIES

RESIDENTS: The Clubhouse and all of the available amenities have been developed primarily for the use of the property owners and residents of Lakeside Plantation. We encourage all residents and their guests to take full advantage of the Clubhouse and its amenities.

Residents may request exclusive use of the Clubhouse Great Room, Aerobics Room or Card Room for a special event. Arrangements to use the Clubhouse exclusively should be made well in advance of the desired date of the planned event. There will be a minimal fee and security deposit required. The security deposit will be returned in full, following inspection after the event, if the conditions of the contract are met. Facility leasing information begins on Page 16.

RENTAL UNIT TENANTS: Each community has its own rental restrictions, however the homeowner must sign a "Waiver of Access" form to release his/her access to Clubhouse amenities for use by their tenants. To do this, all homeowners must be "registered" with the CDD Office, forward a copy of the lease to the CDD Office and sign a Waiver of Access form. Then the tenant(s) must register at the Clubhouse to gain access to Clubhouse amenities, be able to rent at the reduced resident fee, and/or join in Clubhouse activities. (See Waiver of Access Form)

CHILDREN: Parents and/or grandparents must assume full responsibility for children at the Clubhouse. The Clubhouse has experienced vandalism by young residents and their guests (all under the age of 18) in the past and therefore, we ask parents and/or grandparents to accompany their children using Clubhouse facilities. More specifically regarding the following amenities, the CDD insist:

- Billiards Room: **Children under the age of 15** may not use the Billiards Room without resident/parental supervision.
- Exercise Room: **Resident children 15 to 17 years of age** must be trained on the equipment and have a liability waiver signed by their parents to use the equipment without parental supervision. All other children under the age of 15 must be accompanied and supervised by a parent to use the equipment.
- Pool and Spa: Children under the age of 15 may not use the pool or spa without parental supervision. There is no life guard on duty, so swim at your own risk.

No Residents under the age of 18 may have or accompany any guests at any of the facilities. All guests must be accompanied by an adult 18 years of age or older.

NON-RESIDENTS: The Clubhouse is part of the Lakeside Plantation Community Development District (CDD). The CDD is the governmental agency that issued the bond to provide for our roads, water and sewer, front entrance, Clubhouse, and other common areas. Residents pay no additional fee for use. However, non-residents can purchase an annual membership (**The non-resident fee is "current year's highest residential operations and maintenance assessment + current year's highest residential debt service assessment x 1.5)** to gain full use of the facilities.

PROPERTIES: Currently, unless paying a membership fee, the only non-residents permitted to use the facilities are the employees of the Commercial properties located in the Lakeside Plantation Marketplace. They are to abide by the same restrictions as our residents when using the amenities. Only those individual employees whose names and addresses are approved by the Property owner/lease holder and filed in the CDD Office may use the facilities.

LP TENNIS CLUB MEMBERS: In addition to residents, all paid members of the Lakeside Plantation Tennis Club are permitted to use the four (4) tennis courts with a reservation.

ACCESS CODES

Access Codes are available to residents, paying members, commercial property employees who are listed in the CDD Office data file, and tenants whose landlords are registered at the Clubhouse and have relinquished their access to the tenant and have provided a copy of the lease to the CDD office.

Homeowners who are renting out their home must contact the Clubhouse prior to the lessee taking possession of the home. The owner is required to be registered and must relinquish their use of Clubhouse facilities to the tenant per the Master Association Declaration in order for the renter to gain access and use the amenities of the facility. The renter is also required to register at the Clubhouse in order to receive the access codes. Once a renter has terminated their lease with the owner, the Clubhouse should be contacted immediately and the owner will once again resume access to all Clubhouse facilities.

As of Fall 2005, the Clubhouse is observed via security cameras 24/7. To ensure the effectiveness of camera surveillance, residents are required to personally pick up these codes so that the CDD staff may identify residents in the event of an incident.

Residents are responsible for damages incurred by their guests. Therefore, guests should be prepared to identify the name and address of whom they are visiting with. Also, residents must accompany children and all guests in the Billiards Room. If you have guests who are visiting while you are away, please inform the CDD Office and ask your guests to register at the Clubhouse so they too can be identified. However, the homeowner assumes full responsibility for any damages. For access to the pool, any guest must bring a valid guest pool pass with them while they are at or in the pool/spa area.

RESTRICTED ACCESS WITH FAILURE TO COMPLY WITH LP PROCEDURES AND POLICIES:

RESIDENTS:

1. If for any reason a resident fails to comply with the LP Procedures and Policies, the resident will receive a verbal warning from an authorized representative of the CDD, which includes CDD staff and Board members.
2. If the resident persists and fails to comply, the resident will be asked to leave the Clubhouse property for the day and his/her name, address and phone number will be taken.
3. If the violation occurs a third time, the resident must relinquish their right to access and will be barred from using the facilities for one (1) month and the resident will receive a letter and/or email from the CDD Office indicating the date they may return.
4. If he/she is asked to leave and does not comply, then he/she is trespassing and the authorities will be contacted and he/she may be prosecuted to the full extent of the law.
5. If damages were caused by the resident and/or his/her guest, the resident will receive a letter and/or email from the CDD Office. This notice will indicate the date the resident will be able to return, and an attachment with an invoice covering such damages. Once the invoice is paid in full, the resident will be able to return on or after the date indicated in the notice.
6. Once barred, if the resident attempts to use the Clubhouse area during this time, the police will be called and a trespass warrant will be issued.
7. All decisions may be appealed to the CDD Board of Supervisors at the next available meeting.

GUESTS:

If the hosting resident is not present and the guest is violating a rule or regulation, he/she will be informed of pool and spa policies. If the guest continues to violate these policies, he/she will be asked to leave. If the individual resists, the police will be called. If damages occur, the resident hosting the guest will be responsible for any damages and will be invoiced.

THE AEROBICS ROOM

Residents have access to this room from 9:00 a.m. to 9:00 p.m.; however, this room is often booked for Clubhouse activities or private parties, so residents should check on availability with the CDD Office. Originally designed as a floor exercise room with wall mirrors and wood flooring, this room is available for dance or art classes, smaller group meetings, children's birthdays and, at times, for buffet-style food setups for large parties. This room is equipped with a television monitor and a VCR which can be used by residents in many situations requiring video presentations. If you book the Aerobics Room for a private party, you may not use the pool during this time as no pool parties are allowed.

BILLIARDS ROOM

Residents have access to the Billiards Room 24/7. To keep this area secure from vandalism, the following rules have been established:

1. Irresponsible behavior and vandalism will not be tolerated.
2. For safety and liability reasons, only residents **15 years or older** may have access to the entry code.
3. For safety and liability reasons, all **children age 14 or under** must be accompanied by a parent or legal guardian. The parent/legal guardian, not a relative or guest, is responsible for supervising their children to ensure their safety and compliance with the community rules.
4. All guests must be accompanied by a resident.
5. Only water bottles are allowed in the Billiards Room. Please no food or drinks (other than water bottles) are allowed in the room. Remember to remove your empty bottles as you leave the room
6. Absolutely no smoking in the room.
7. Because the room is air conditioned, please keep all windows closed.
8. For security reasons, all windows must be closed and locked.

Billiard Room Procedures

Please leave the room in the same condition as you found it:

1. All cue sticks should be returned to the corner stand. If a tip is missing, please insert the cue stick upside down so the next player will know not to use the damaged cue stick. We will remove it and repair it Monday through Saturday mornings. Remember, missing tips are the primary reason tabletops are torn. If the tabletop is damaged, it will cost you \$500 to replace it.
2. All chalk should be returned to the cabinet counter
3. All tables should be brushed; the brushes are stored in the cabinet drawer.
4. Re-rack the balls on the tables.
5. Replace all stools in the various corners of the room
6. Open all blinds
7. Remove any trash

Increased Security

The camera in the Billiards room is recording 24-hours a day. Should the room be damaged in any way by an individual, a recording of the damage being done will be made and used to locate the resident household responsible. Once recorded, the following will apply to those residents or guests responsible for damages.

1. A warning letter and invoice will be delivered to the responsible resident/household to be paid in seven (7) days.
2. If payment is not made in seven (7) days, another letter will be issued and the entire household will be denied access until the invoice is paid. At this time, the access code will be changed for all Lakeside Plantation users.

3. If the same household should damage the Billiards Room and/or equipment again, they must pay for the damages and will be required to make a \$1,000 deposit with the CDD to regain access. This deposit will remain with the CDD until the home is resold, at which time it will be refunded.
4. If the individual(s) involved is not a resident (due to the access code being shared or by an open window), charges will be filed with the North Port City Police. At this time, the access code will be changed for all Lakeside Plantation residents.

THE CARD ROOM

Residents have access to the Card Room 24/7, unless the room is being used for Clubhouse activities or a private party. Residents should contact the CDD Office for availability.

This room has been designated as a place for residents to meet and enjoy an afternoon or evening of playing cards, challenging someone to a game of dominoes, Mah Jongg, and other board game, building a jig-saw puzzle, or pursuing a hobby. This all-purpose room is furnished with comfortable chairs and tables that can be configured for a variety of uses, including Wi-Fi.

The room is scheduled throughout the week for "organized" play for games such as Bridge, Poker, Mah Jongg, etc. To guarantee private use, residents may privately book the room for a fee which can be arranged through the CDD Office. At the present time, the room has a supply of playing cards, and chips. Mah Jongg and Tripoly games are available in the CDD Office. Donations of used games in good condition are always welcome.

Increased Security

The camera in the Card Room is recording 24-hours a day. Should the room be damaged in any way by a family member or guest, a recording of the damage being done will be made and used to locate the resident household responsible. Once recorded, the following will apply:

1. A warning letter and invoice will be delivered to the responsible resident/household to be paid in seven (7) days.
2. If payment is not made in seven (7) days, another letter will be issued and the entire household will be denied access until the invoice is paid. At this time, the access code will be changed for all Lakeside Plantation users.
3. If the same household should damage the Card Room and/or equipment again, they must pay for the damages and will be required to make a \$1,000 deposit with the CDD to regain access. This deposit will remain with the CDD until the home is resold, at which time it will be refunded.
4. If the individual(s) involved is not a resident (due to the access code being shared or by an open window), the police will be called and charges will be filed. At this time, the access code will be changed for all Lakeside Plantation users.

THE EXERCISE EQUIPMENT ROOM

Residents have access to this room 24/7. The Exercise Room at the Clubhouse features state-of-the-art exercise equipment and provides our residents the opportunity to "work out" on a regular basis. The room also features a portable radio.

Exercise Room Rules and Regulations:

1. Proper attire must be worn at all times (shirts and shoes are required).
2. Minimum age to use equipment without parental/guardian supervision is **fifteen (15)**. A professional trainer will show older teens how to correctly use the equipment and parents must sign a liability waiver

and the teen's name will be posted on the bulletin board in the Exercise Room. Teens not trained by the Clubhouse trainer will be asked to leave and should schedule a time to be trained with the CDD Office.

3. **Children 14 and under are not allowed access to the room or on the exercise equipment without direct parental/guardian supervision.**
4. Please do not bring food or drink into the Exercise Room with the exception of bottled water.
5. Always bring a towel to avoid sweating on the equipment.
6. Wipe down each piece of equipment when finished, it is recommended that you also clean the equipment prior to use as well.
7. Prevent problems.....do not over extend yourself.
8. TV, radio, and/or videos must be kept at a reasonable volume.
9. Return all free weights to original area.
10. Thirty (30)-minute time limit on treadmills or bicycles if people are waiting.
11. Please turn off lights, TV, radio and fans and return blinds to normal position when leaving.
12. When leaving through exterior door, be sure that the door is shut tight and locked.

GAMBLING ON CDD PROPERTY

In compliance with applicable Federal, State and Local regulations, the CDD does not condone or permit high-stakes gambling.

Penny-ante games are acceptable. Penny-ante games are a game or series of games of poker, pinochle, bridge, rummy, canasta, hearts, dominoes, Bunko or Mah Jongg in which the winnings of any player in a single round, hand or game do not exceed \$10 in value. Betting on individual billiard games should also be limited to \$10 in value. However, in all cases, participants must be at least 18 years of age to participate.

THE LIBRARY

Residents have access to the Library 9:00 a.m. to 9:00 p.m., Monday through Saturday and 12:00 p.m. to 9:00 p.m. on Sunday through the outside entrance. The Clubhouse Library is operated on an **HONOR SYSTEM**. Your cooperation in adhering to our simple rules will ensure that our library materials will be available for everyone. Our goal is to have the shelves filled with "best seller" hardcover fiction, current non-fiction titles, racks of popular paperbacks, and current magazines. Donations of any of the above are always welcome!

Library Rules

1. All hardcover and paperback books may be borrowed for a period of two (2) weeks.
2. When returning books, please leave them in or near the return basket. Do not return them to the shelves; a volunteer will do that at a later time.
3. Puzzles and games may be borrowed, please let the CDD Office know if you are removing them from the building.

THE OUTDOOR GAME EQUIPMENT

For the outdoor game enthusiasts, the Clubhouse currently offers an official bocce court, a horseshoe pit, and a half-court basketball set up. Bocce and horseshoe pit equipment are available in the Exercise Room and should be returned after use. All outdoor recreational activities, excluding the pool and spa which are sun up to sun down, are available between 8:00 a.m. to 9:00 p.m. The basketball court is for use by residents and their guests only.

THE PICNIC AND BARBEQUE AREA

Residents and their families are encouraged to enjoy the picnic and barbeque area behind the pool complex. We have tables and charcoal grills that are yours to use at your pleasure. You will have to purchase your own charcoal for the grills and may not leave lit coals/fires unattended and must completely extinguish all coals when you leave the area. Any trash or garbage should be placed in any of the containers in the area, making sure to replace the bungee cords over the lids to keep the raccoons out.

THE PLAYGROUND

A children's playground is located between the pool complex and the Tennis Courts. Playtime is limited between 8:00 a.m. and 9:00 p.m. Although it has been constructed to be safe for all ages, we must insist that all children using the playground be supervised at all times. It is also recommended that **children over the age of 10** refrain from using the playground area, as most of the equipment is designed for our younger residents. If any resident should notice any problems with any of the equipment such as rough edges; damage; cracks; bees, wasps or fire ant nests, please notify the CDD Office to have the situation corrected.¹⁰

THE SWIMMING POOL AND SPA RULES AND REGULATIONS

The CDD wants to provide the best possible environment for everyone at our pool. The following rules and regulations have been established to protect you and your investment and reduce liability. We ask that you go over these policies with your family and guests so that there is no miscommunication of the expectations we have of our residents/guests.

To increase your enjoyment of the pool, we ask your cooperation in following the policies listed below:

1. The pool and spa are open daily from dawn until 9:00 p.m. State and County statutes do not allow using either the pool or spa during hours of darkness.
2. No lifeguard is on duty – so you **swim at your own risk**. For your own safety, the pool should not be used unless two (2) or more persons are present – never swim alone.
3. As of October 1, 2008, guests are required to carry a valid guest pass with them while at the pool. Each household is permitted five (5) guest passes. If additional passes are needed, please contact the CDD Office for an exception. **ALL GUESTS** are required to follow CDD pool rules and regulations.
4. Please shower before entering the pool or spa, the pool side shower is available near the spa. Please do not use soap or shampoo at the outside shower.
5. For safety and liability reasons, **children under 15 years of age** must be accompanied and attended by an adult (18 years or older). Parents are responsible for the safety of their children.
6. For safety and liability reasons, it is **NOT** recommended that **children 14 years old or younger** use the spa/hot tub. Parents may permit their children to use the spa, however, "do so at your own risk." State Law, however, insists that the parent "supervise" any use of the spa by **children less than 15 years of age**.
7. Absolutely no discharging of any bodily wastes, pool bathrooms are located at the Clubhouse
 - a. Younger children who are not potty trained must wear swimmies or snug-fitting rubber pants designed for swimming. All other children are encouraged to use the lower pool area restrooms before entering the

water. Immediately report any "accidents" you observe in the bathing waters to the CDD Office; a phone is available on the wall in front of the Exercise Room at the Clubhouse.

b. Adults with incontinence problems must wear Depends designed for swimming.

c. Individuals showing evidence of skin disease, sore or inflamed eyes, cold, nasal or ear discharge or any communicable disease may not enter the pool.

d. Any person with excessive sunburn, open blisters, cuts or bandages should not enter the pool until the wound is healed.

8. Proper swimming attire is required at all times. No cutoffs, shorts, jeans or thongs.

9. **NO SMOKING** on the pool or patio deck area. Please smoke outside the pool's fence enclosure area.

10. No glass containers are permitted inside the fenced pool area. If someone breaks a glass container on the deck area or in the pool, we are required to EMPTY the pool, clean it and refill it. The resident responsible will be invoiced for all the costs incurred.

11. No running, pushing or horseplay will be tolerated.

12. No diving, flips, wrestling or horseplay are allowed in the pool.

13. Only pool safe toys and single-person floatation devices are permitted in the pool.

14. Battery operated radios and boom boxes, etc. are allowed, however they must be kept at "low" volume. The definition of "low" is at the discretion of CDD staff.

15. No private parties, including birthday parties, are permitted at the pool or on the "patio" area.

16. Please keep all food and drink off the pool deck area. A special fence enclosed "patio" area has been provided for residents and guests to use for the consumption of food and drink. The pool gazebo and picnic area behind the pool is also available for residents and guests to enjoy snacks, a meal, etc.

a. **Absolutely no alcoholic beverages at the pool or within the enclosed "patio" area.**

Persons suspected of being under the influence of drugs or alcohol shall be prohibited from entering the water.

b. A soft-drink vending machine is located in the pool gazebo, however, residents and guest may not consume them on the pool deck area – only under the pool gazebo or within the fenced patio area.

c. To prevent dehydration, plastic water bottles are permitted on the pool deck area. The gazebo also houses a water cooler for consumption by residents/guests.

17. Please keep the area clean, a trash can has been provided near the patio area, please do not overflow this can or rodents will become a problem.

18. Please remember to lower umbrellas when leaving the pool area.

19. All bathers must immediately leave the pool area during electrical storms. If you are asked to clear the pool deck due to weather you must do so in a timely manner (no longer than 5 minutes), You can leave your items and return to get them when it has cleared up otherwise you are defeating the purpose of our safety protocols.

20. Pool Patrons must pick up after themselves. This includes garbage, clothing, toys or anything else you bring.

21. Please do not wear "wet" swimming attire into the Clubhouse.

22. Reserving of chairs, lounges and/or tables is prohibited – it's a first come, first served basis only. Please return all pool furniture to its original position.
23. Pets are not permitted inside the pool fence or patio area.
24. Children must be supervised at all times.
25. Absolutely no suds, bath beads or bath oils in the spa.
26. Absolutely no snorkeling, toys or "playing" in the spa.
27. No bikes, skateboards, rollerblades or *roller sneakers* are allowed on the pool deck.
28. Maximum swimming pool capacity – 52.
29. All persons using the pool facilities do so at their own risk. The CDD assumes no responsibilities, direct or indirect, for any personal injury or loss, including damage to personal property within the pool area.
30. Homeowners are responsible for the actions of their guests and tenants, including all costs for damages.
31. The rules and regulations of the Department of Health and other related Governmental agencies having jurisdiction will be considered a part of these rules and regulations.

CDD staff is in charge and will enforce all rules and regulations. Any infraction of the rules and regulations will be considered a cause for suspension or revocation of all pool privileges. See Restricted Access with Failure to Comply with LP Procedures and Policies (Page 6). Decisions made by the CDD staff are final. Residents may appeal all decisions at the next CCD Board meeting.

Residents may report inappropriate behavior to the CDD Office. Security cameras record activity at the pool and if necessary, the CDD Personnel will take appropriate action.

TRESPASSING: If a resident believes that someone is trespassing at the pool, they should call (941) 426-3111 to have the North Port City Police escort the individual off the premises.

ANIMAL AND PET REGULATIONS

To avoid any unnecessary confrontations, we urge all pet owners to follow the rules as set forth in the LP Master Association Declaration.

Article 501(b) reads as follows: *"No animals, reptiles, livestock, wildlife, or poultry shall be raised, bred, or kept on any portion of the Property, except that dogs, cats, or other usual and common household pets may be permitted on a Lot. However, those pets which are permitted to roam free, or which in the sole discretion of the Declarant, endanger the health and safety of the Owners and their Visitors, make objectionable noise, or constitute a nuisance or inconvenience to the Owners of other Lots, or the owner of any portion of the Property, shall be removed upon request of the Declarant. If the Owner fails to honor such request, the pet may be removed by the Declarant or its agents."*

According to Article 501 (b), pet owners have a responsibility to walk their dog on a leash and to clean up after their pets in all circumstances. And, if you are using a pet sitting service, they too must pick up any deposits left by the pet they are walking. **Please note that your HOA restrictions also require that your dog be on a leash when outside the home.**

North Port City Law Requirements: In addition to the LP Master Declarations above, the City of North Port Code has strict guidelines as well:

- **Dogs/Cats off leash:** No person owning or having possession, charge, custody or control of any dog or cat shall cause, permit or allow a dog or cat to stray at large in or upon any public street, sidewalk or other public property or the property of another. However, such dog or cat may be off the premises of the owner or person having possession, charge, custody or control, if the dog or cat is leashed or otherwise **under control** of the owner.
- **Removal of fecal matter:** Any person walking or exercising an animal upon any public street, sidewalk or other public property or the property of another shall have in their possession the necessary accouterments to immediately pick up and clean up the area should such animal cause the deposition of any fecal matter upon such property.
- **Barking dogs (typically barking for 15 minutes or more):** It is a violation of this chapter to own, keep or harbor a public nuisance animal. The owner of any public nuisance animal shall be in violation of this chapter, regardless of the knowledge, intent, or culpability of the owner. Residents with pets are encouraged to take full responsibility for their four-legged family members by picking up their pet's fecal matter and walking their dog or cat on a leash. If you don't, fellow residents can call North Port City Animal Control at (941) 426-3111 to file a complaint.

Sarasota County Ordinance: According to Ordinance No. 95-42, Section 18, It is unlawful for any person owning or having charge, care, custody, or control of any animal to take or allow such animal into or on any public beach, park, playground, public school premises or public building in Sarasota County, unless such animal is a dog trained to assist or aid disabled persons and is actually being used for the purpose of assisting or aiding such person. **Please note that as of Sept. 1, 2007, no animals are permitted in the Clubhouse Great Room, Kitchen, Library, Aerobics Room, Exercise Room, Card Room, or Billiards Room.**

Gators and Snakes within the Clubhouse Area

One word of caution to all who use the picnic area, if you happen to see an alligator in the adjacent lake, never try to feed it. Feeding alligators is illegal and a fineable offense. Feeding alligators causes them to lose their fear of humans and that is when they become dangerous. (Younger children and pets look very appetizing to a hungry alligator and are especially vulnerable.) Generally, alligators will keep their distance and will move on to another lake after a few days or weeks.

While on the subject of reptiles, also keep in mind that snakes are a part of living in Florida. Most snakes that you will see may be a nuisance, but harmless, especially the common black or indigo snake which may grow to be four (4) to six (6) feet long or larger. They are a good snake and should not be harmed, as they have been known to eradicate poisonous snakes in their territory. Although you will probably never see one, we do have four poisonous snakes that can be found in our area. They include the Eastern Diamondback, the Pigmy Rattlesnake, the Coral Snake, and the Water Moccasin or 13 Cottonmouth. We ask that you be aware that they could be in our area, and if you do spot what appears to be a poisonous snake, call the North Port Police at (941) 426-3111, who will then dispatch the animal control officer to the site.

THE TENNIS CENTER

The Lakeside Plantation Tennis Center offers residents and guests the opportunity to enjoy the game of tennis on four of the finest courts found anywhere. Our courts are state-of-the-art Har-Tru clay hydro-courts, with an underground watering system designed to keep the courts at an ideal surface consistency at all times. In addition, the Center has a modern lighting system for play during the evening hours. Residents and their guests are welcome to use the courts for casual play, but are required to call the Clubhouse to reserve court time. During busy times, courts may be reserved for an hour and a half. During the evening, all play must conclude by 9:00 p.m. After each match or practice session, the courts must be brushed and, if at night, all lights turned off by 9:15 p.m.

For residents who would like to participate in an organized tennis program, we invite you to join the **Lakeside Plantation Tennis Club**. The program includes Charlotte County League Play for men and women, lessons, clinics, ratings, tournaments and social functions.

Tennis Club Policies and Procedures in brief; additional guidelines follow.

1. Proper tennis attire is required at all times
 - a. Approved tennis shoes are mandatory
 - b. All players must wear shirts and shorts/skorts
 - c. Bathing suits, halter tops, etc. are not permitted
2. Courts may be reserved by calling the CDD Office at (941) 423-5500
 - a. Courts will be reserved for an two (2)- hour playing time
 - b. Court reservations may be made up to seven days in advance
 - c. Names of all players must be given at the time of reservation
3. Players **under the age of 15** must have adult supervision
4. When play is completed players are required to use line brushes to restore the court to good playing condition.
5. All guests must be escorted by their host when playing.
6. Play ends at 9:00 p.m. and all lights will go off at 9:15 p.m.

7. Proper tennis etiquette is to be observed at all times on and off the court
8. To prevent dehydration, plastic water bottles are permitted. In addition to water coolers located at the courts, the pool gazebo also houses a water cooler for consumption by residents.
9. Residents should not wear tennis shoes in the Exercise Room as Har-Tru residue on the bottom of your shoes can and will damage the equipment.
10. Please do not use the Clubhouse restroom sinks as a bathing unit.
11. Please turn lights off when finished playing.

LAKESIDE PLANTATION TENNIS CLUB POLICIES AND PROCEDURES

MEMBERSHIP

All Lakeside Plantation (LP) homeowners or their contracted tenants may sign up to be an active member of the Lakeside Plantation Tennis Club (LPTC). There is no charge to such individuals. Players **under the age of 15** must be accompanied by an adult at all times.

GUESTS

Guests of residents are welcome to use the Tennis Courts; however, they must be accompanied by a resident. There is no fee for guests of residents. Residents may invite outside non-regular guests. Any guest playing more than two (2) times per month must become paying member. (Does not apply to short-term visitors)

RESERVATIONS/REGISTRATION

Unless you are playing in a league match, members/residents may reserve a court with the Clubhouse Office. This reservation will ensure the court's availability at the desired time. Courts may be reserved for 2-hour increments for single matches and 2 hours for double matches; this includes warm-up time. Courts may be reserved by calling (941) 423-5500 up to seven (7) days in advance. Names of all players are required for court reservations. Tennis reservations are available between the hours of 8:00 a.m. to 9:30 p.m.; except during "open play" and scheduled league play (November through April).

OPEN PLAY

Open Tennis hours are Monday, Wednesday and Saturday for open play – 8:00 a.m. to 10:00 a.m. Open Play is also available on Fridays from 8:00 a.m. to 10 a.m., (May through September).

INCLEMENT WEATHER

Inclement weather may require cancellation or adjustment to normal play. Especially when it rains, courts may be closed from time to time for maintenance. Call the Clubhouse Office for updated information (941) 423-5500.

TENNIS TOURNAMENTS AND CLINICS

The Club reserves the right to make the tennis courts available for tournament and special drills/matches, at which time use by members may be restricted and/or scheduled around these matches. Only insured tennis teaching professionals in good standing with the United States Professional Tennis Association (USPTA) and a designated qualified assistant registered with the Clubhouse Office will be permitted to render instruction at the Club. Private lessons, semi-private lessons, group clinics should be scheduled through the tennis professional.

CLINICS

Throughout the tennis season, the Clubhouse will sponsor clinics to LPTC members and residents. All participants are required to sign in with the LPTC sponsored tennis pro at the beginning of each clinic. Guests are not permitted.

ATTIRE

Proper tennis attire and regulation equipment are required at all times on the courts. Shirts must be worn at all times. Soft-soled tennis shoes designed for Har-Tru courts must be worn at all times. Halter tops, cut-offs, denim jeans, bathing attire or bare feet are not allowed. Running, hiking or basketball shoes are strictly prohibited.

SPECTATORS

LPTC non-playing guests, including children, are not permitted in the court enclosures during match play.

TENNIS ETIQUETTE

Members and guests must be familiarized with the rules of tennis etiquette and are responsible for guest compliance. Remember – tennis is a gentleman's/gentlewoman's game.

1. Members and LPTC guests are expected to adhere to ethical/sportsmanship like behavior and should conduct themselves in a manner that is not detrimental to the wellbeing of the LPTC and its members.
2. No person shall enter or cross another court while a point is in play.
3. Players should not retrieve balls on another court without asking permission.
4. If a tennis ball comes on your court, **hold it** until the point is over before returning it.
5. Courts should be vacated promptly after the reserved playing time is over and courts and vinyl lines should be properly brushed.
6. Loud or quarrelsome conduct and/or profanity are prohibited on the courts.

Lakeside Plantation Staff/Supervisors have the authority to enforce all rules and regulations, to supervise the conduct of all members, residents, and non-members.

Incidents involving members/residents/non-members failing to comply with this document or good sportsmanship, tennis etiquette, respect for other players or court equipment shall be reported to the Clubhouse Office and Staff will recommend appropriate action based on the type and severity of the violation which may include expulsion from the LPTC, revoking membership or placing the player on a temporary probation.

PROHIBITED ACTIVITIES

1. No food or beverages, other than water or sports drink, are permitted on the courts. No glass containers are allowed in the tennis area.
2. Smoking is prohibited on the courts.
3. No games or sports other than tennis are allowed on the courts.

RESIDENT FACILITY RESERVATION AND USE AGREEMENT AND CONDITIONS (For Lakeside Plantation Residents only)

Date Requested _____

Purpose of Event _____

Organizer/Responsible Resident(s) _____

Please print, you must be 18 years or older to reserve this facility.

Street Address _____

Telephone _____ Email _____

I. ROOM RESERVATION: (Please Circle) Great Room Catering Kitchen Card Room Aerobics Room
The Swimming Pool/Spa Area, Billiards Room, and Exercise Room may not be reserved for exclusive use at any time. **Absolutely no access will be granted to the pool or tennis court areas.** Use of the Clubhouse is scheduled on a "first-come, first-served" basis with the Community Development District management reserving the right to refuse any application. Residents may appeal this decision to the CDD Board of Supervisors at their next available meeting.

II. PEOPLE IN ATTENDANCE:

- The Great Room is limited to 100 participants, 88 seated at round tables and a head table, with the head table seating no more than 12 individuals for safety reasons. Additional guests will be turned away by Clubhouse Management.
- The Great Room may also be rented for assemblies; however it must be theatre-style seating and may not exceed 120 **total** participants.
- The Card Room is limited to seating for 24 participants; no assembly style seating is offered in this room.
- The Aerobics Room is limited to seating for 24 participants or 32 participants if an assembly.

Number of people in attendance: _____

III. EVENT HOURS: Hours of operations are 8:00 a.m. to 11:00 p.m. All events must conclude at 10:30 p.m. A maximum of 6 hours may be reserved for an event in the Great Room and 8 hours for the Card or Aerobics rooms. Additional set-up time must be prearranged and will cost \$15 per hour. A \$50 Closing Charge for each additional "half hour" will be added to the total cost of the rental fee if the group requires additional cleanup time. This must be prearranged or this amount will be taken out of the Security Deposit.

Hours requested: From _____ **to** _____

IV. RESERVING THE REQUESTED DATE: The Clubhouse reserves all rights to limit access to the Clubhouse due to prearranged events sponsored by the CDD. If the date requested is available, a **Security Deposit of \$150** for the Great Room and/or **\$50** for the Aerobics Room or Card Room must be paid and this agreement signed by the responsible party to hold a "requested date." The check should be

made payable to Lakeside Plantation CDD. No credit cards will be accepted. A refund will be given if there is no apparent damage to the facility, clean-up was completed and all instructions, including capacity and parking requirements, were followed. **Groups who do not abide by the 11:00 p.m. closing hour, a community policy, will be assessed an additional \$50 Closing Fee for each additional 30 minutes the Clubhouse is occupied after the required closing time.**

CATERING: Any group using the catering kitchen will be expected to return it to an acceptable state of cleanliness. If using a professional caterer, this condition must be adhered to by the caterer.

Catering: Yes, I will hire a professional caterer
Name of Company: _____
Contact Person: _____ Phone Number: _____
 No, I will make my own food arrangements; please describe below:

ALCOHOL CONSUMPTION: Yes No

If yes, please complete the Alcohol Registration Form (Page 20).
If yes, event liability insurance is needed. If an event is catered, the caterer may provide the CDD Office with proof of liability insurance. If not, you can contact your insurance carrier to write an extension on your coverage for this event. At least seven days prior to the event, the CDD Office must receive a letter on your homeowner's insurance company's letterhead stating that you have a Host Liquor Liability policy. If yes, a qualified bartender must be present to serve guests, and should you have more than 50 guests, you must provide security in the form of off-duty or retired police officer or law enforcement officer. Without limiting the generality of the foregoing, the booking resident agrees that no alcoholic beverages will be served to any person under the age of 21 or to any person already intoxicated.

V. ENTERTAINMENT: Since the Clubhouse facilities remain open to all residents, the volume and appropriateness of all entertainment will be at the discretion of the CDD representative overseeing the event.

VI. NO SMOKING: All rooms at the Lakeside Plantation Clubhouse are designated as smoke free environments.....Smoking is prohibited!

VII. DECORATING: The Group will be limited to table top and wall decorations (push pins only). Requests for ceiling decorations will be considered and must be preapproved by CDD management. No Clubhouse décor may be removed. No smoke/fog-making machines are permitted. If food is being served, table clothes must be used on all tables.

VIII. LIMITED PARKING: The Group will be restricted to Clubhouse parking. The parking lot is limited to 47 parking spaces and 5 handicapped parking spaces with a maximum capacity of 52 vehicles.

IX. LIMITED ACCESS: Participants access must be limited to the area booked for this event. Absolutely no access will be granted to the pool or tennis court areas. Photos may be taken at the gazebo and picnic areas behind the Clubhouse or at the fountains and arbors at the front entrance of the community.

X. CLEANUP: The Clubhouse will provide setup and teardown of all tables. The booking resident must be present during set up and tear down and is responsible for taking down of all chairs after the event. They are also responsible removing all trash from the room, cleaning up decorations and returning the overall condition of the room to the condition at the beginning of the function.

XI. PAYMENT: This rate applies to **residents and their immediate household only**. The event must be paid in full 30 calendar days prior to the event date.

Great Room: Maximum of 6 hours may be reserved for each event and the cost is \$100. If additional time is needed to decorate for this event, the morning may be reserved at an additional fee of \$20 per hour. If an event exceeds the contracted time for any reason, the resident booking the event will be charged \$50 per half hour.

Room Rental: \$100* (6 hour maximum) Setup Access: \$20 per hour Closing Fee: \$50 per half hour that runs over the 6 hour limit Security Deposit: \$150

Card Room or Aerobics Room: Minimum of 1 hour may be reserved for each event and the cost is \$10 per

hour with a maximum of 8 hours reserved. Room Rental: \$10 per hour up to (8 hour maximum) Security Deposit: \$50

Resident-sponsored family and friends may now rent the Great Room at a special reduced rate of \$100. A contract for resident-sponsored rentals is available at the CDD Office; please note that the sponsoring resident must personally pay for the function's security deposit. The general public will continue to rent the Great Room for \$400 if less than 50 people and \$750 if between 51 to 100 people with a \$150 security deposit.

***In order for resident rate of \$100 to apply, resident must be in attendance at event.**

XII. EXAMPLES OF ACCEPTABLE EVENTS INCLUDE:

- Birthday Parties • Political Events
- Anniversary Parties • Limited Religious Events (Prayer
- Weddings, Showers, Receptions, Breakfasts, etc.)
- Club Activities • Small Musical Concerts
- Instructional Classes • Magic Shows
- Registrations • Craft Fairs
- Auctions • Graduation Parties

SPECIAL REQUESTS: All special requests must be accepted by the CDD Personnel. Residents may appeal a denial to the CDD Board.

VENDORS/MERCHANDISE: Any vendor who will sell or give away merchandise must have a copy of their business license and insurance on file with Lakeside Plantation CDD.

SECURITY DEPOSIT: At the conclusion of the event and upon inspection, the CDD shall either 1) return the Security Deposit to the organizer/responsible resident if there is no damage to CDD property or extraordinary cleaning required or 2) charge the organizer/responsible resident for any damage to CDD property and apply the Security Deposit to the charge. If the damage to the CDD property is less than the Security Deposit, the excess amount from the deposit shall be returned to the organizer/responsible resident. If the damage to the CDD property exceeds the Security Deposit, the booking resident/owner will be responsible for and will be billed for any costs over and above the security deposit. All damage charges must be paid to the CDD no later than 30 days after invoice date.

ALCOHOL: Alcohol is only permitted for events where a special liability insurance policy is in effect for the event and form completed.

ILLEGAL OR DISRUPTIVE BEHAVIOR: Any group which is conducting illegal activity in the facilities may be required to immediately exit the facilities and may be suspended or permanently prohibited from using the facilities.

ANIMALS: Only dogs trained to assist or aid disabled persons and actually being used for the purpose of assisting or aiding such persons are permitted in the Clubhouse.

INDEMNIFICATION AND HOLD HARMLESS: The organizer agrees that this application applies to himself/herself and all of his/her agents, officers, directors, employees, consultants or similar persons. Upon signature of this application, the organizer agrees to be liable for any and all damages, losses, and expenses incurred by the District, caused by the acts and/or omissions of the organizer, or any of his/her guests, agents, officers, directors, employees, consultants, or similar persons. The organizer or responsible party agrees to indemnify, defend, and hold the District harmless of any and all claims, suits, judgments, damages, losses and expenses, including but not limited to, court costs, expert witnesses, consultation services and attorney fees, arising from any and all acts and/or omissions of the organizer, or any of his/her guests, agents, officers, directors, employees, consultants or similar persons.

ACCEPTANCE OF ALL TERMS AND CONDITIONS:

I understand that this is an application only and does not obligate the Lakeside Plantation CDD in any fashion to reserve any facility and/or approve any event. I have read, understand and agree to abide by the policies set forth by Lakeside Plantation CDD.

I (We) agree to all of the above listed terms and conditions and will ensure that all participants in my (our) group will adhere to these conditions.

Print Name(s) Date

Signature(s) Date

Witnessed by: _____

Date

_____ **Copy of valid license to verify age, received20**

ALCOHOL REGISTRATION FORM

DATE OF EVENT: _____ DAY: _____ TIME: _____ a.m./p.m. to _____ a.m./p.m.

INDIVIDUAL/ORGANIZATION: _____ PHONE #: _____

ADDRESS: _____

LOCATION OF EVENT: _____ RESERVED: _____ (Yes) _____ (No)

TYPE OF EVENT: _____ Anticipated Attendance: _____

Type of Alcohol to be served: Cash Bar (Yes) _____ (No) _____

Beer _____

Wine _____

Liquor _____

NOTE: IF YOU ARE SERVING ALCOHOL, YOU ARE REQUIRED TO OBTAIN THE APPROPRIATE INSURANCE COVERAGE, PERMITS AND LICENSES PER APPLICABLE LAWS.

Individual responsible for event coordination (must be 21 years of age, if alcohol is being served)

NAME: _____ ADDRESS: _____

BIRTH DATE: _____ PHONE #: (Day) _____ (Evening) _____

I have read, fully understand and agree to comply with all applicable law, including but not limited to Florida State Statute Chapter 562 regarding alcoholic beverages including: (1) verifying age, (2) not serving any person under the age of twenty-one (21), and (3) not serving anyone who is intoxicated. I agree to hold Lakeside Plantation Community Development District, its Supervisors, officers, employees, agents and volunteers harmless and indemnify them for all losses arising out of this event. If contractor (i.e. caterer) is employed, the sponsoring individual/organization will cause to effect the contractor to hold Lakeside Plantation Community Development District, its Supervisors, officers, employees, agents, and volunteers harmless and indemnify them for all losses arising out of this event.

Evidence of insurance, including but not limited to liability insurance and/or homeowner insurance, covering this event (including, when applicable, Liquor Liability with limits of not less than \$1,000,000 per occurrence) is required and certificate(s) of insurance will name the Lakeside Plantation Community Development District, its Supervisors, officers, employees, agents and volunteers as additional insured's as their interest may appear. The event organizer is responsible for obtaining and submitting all required insurance certificates to the District no later than 15 calendar days prior to the event date.

Failure to provide the information within 15 calendar days prior to the event date may result in cancellation of the event. For safety and liability reasons, the District reserves the right to adjust insurance requirements on a per event basis.

The sponsoring organization/individual will be held responsible for any modifications, deviation or omissions of these requirements by any contractors (or subcontractors) of the sponsoring organization/individual.

Signature of Authorized Sponsoring Representative Date

Reviewed and Approved by Authorized CDD Representative Date

Copy for person responsible for event

CDD Office Copy

Copy of Driver's License