

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING
JUNE 12, 2013**

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
AGENDA
JUNE 12, 2013
7:00 PM MEETING**

Lakeside Plantation Clubhouse
Located at 2200 Plantation Boulevard, North Port, Florida 34289

District Board of Supervisors	Chair	Patricia Durham
	Vice Chair	Sharon Greisz
	Supervisor	Jane Gallo
	Supervisor	Camille Stephens
	Supervisor	Joe Szewczyk
District Manager	District Management Services, LLC	Peter Altman
District Attorney	Hopping, Green & Sams	Michael Eckert
District Engineer	DMK	Dorian Popescu Sr.

All electronic equipment must be silenced while in the meeting room

The meeting will begin at 7:00 p.m. with the Chair calling the meeting to order followed by the pledge of allegiance.

Section 3. AUDIENCE COMMENTS and provides an opportunity for individuals to comment on agenda items or other items for the good of the community. Additional time may be given for audience comments before the Board takes up each item after hearing the remarks of management and any additional information gathered before the Board takes the item up for consideration. The Audience Comment portion of the agenda is the appropriated time where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. After all of the audience comments are received,

Section 4. SUPERVISOR REPLIES will provide each Supervisor with an opportunity to respond or make comment. This is the section in which the Supervisors may request Staff to provide some level of service to the issues raised by residents or other interested parties.

Section 5. SPECIAL ITEMS allows for agenda items that may include presentations or other matters that had been determined to best be handled at the start of the meeting due to the level of interest of those in attendance at the meeting or to accommodate professionals or vendors who may be in attendance.

Section 6. BUSINESS ITEMS. This section contains items for approval by the District Board of Supervisors that may require discussion, motion and vote. Occasionally, certain items for consideration by the Board within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. .

Section 7. OLD BUSINESS ITEMS. This section contains items that have been previously discussed and are waiting for resolution or for approval by the District Board of Supervisors and may require discussion, motion and vote.

Section 8. BUSINESS ADMINISTRATION – CONSENT ITEMS contains items that require the review and approval of the District Board of Supervisors as a normal course of business. **Minutes are prepared to summarize the actions of the Board and are time marked to allow for those who desire to listen to audio recordings of the meetings. District Management will assist interested parties in accessing these recordings.** These items are routine in nature and are generally received and/or approved by the Board without debate. If there are any specific items on the consent agenda that any individual Supervisor wants to discuss or address, they will advise the Chair and he/she will pull those items from the consent for separate consideration.

Section 9. STAFF REPORTS. This section allows the District Manager, Engineer, Attorney to update the Board of Supervisors on any pending issues that provide information to the Board and may require Board action.

Section 10. SUPERVISOR REQUESTS provides each Supervisor with the opportunity to address the Board regarding topics which may be placed on future agendas or for any other communication that the Supervisor chooses. If communication has been received which the chair determines should be included in the meeting book, an additional section entitled **Communication** may be added to the agenda. This section will allow for discussion of any communications from the residents directed to the CDD Board. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based, at their own expense.

AGENDA: The agenda is available from the District's Local Office, and soon after publication to be available for review on the District's website. There shall be an official agenda for every meeting of the Board of Supervisors that will be created by the Chairman and District Manager and distributed seven (7) days in advance of the meeting, which shall determine the order of business conducted at the meeting.

Lakeside Plantation Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Lakeside Plantation Community Development District will be held on **Wednesday, June 12, 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.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS**
- 4. SUPERVISOR REPLIES**
- 5. BUSINESS ITEMS**
 - A. Presentation by MBS on Potential Bond Refunding
 - B. Update on ADA Compliance
 - C. Status of Transition of District Management Services
 - D. Discussion of Proposed Amenity Policies
 - E. Discussion of Proposed Rules of Procedure..... Tab 1
 - F. Discussion of Draft JLAC Response Tab 2
 - G. Update on Standard Pacific Conveyance Tab 3
 - H. Discussion of DMS Credits
 - I. Consideration of Disclosure of Public Financing..... Tab 4
 - J. Approval of Qualified Public Depository for District Operating Account
- 6. BUSINESS ADMINISTRATION – CONSENT ITEMS**
 - A. Consideration of Minutes of the Board of Supervisors Meeting May 8, 2013..... Tab 5
 - B. Consideration of Minutes of the Board of Supervisors Meeting May 22, 2013..... Tab 6
 - C. Consideration of Operation and Maintenance Expenditures June 2013..... Tab 7
 - D. Review of Financials Statement Month Ending April 30, 2013..... Tab 8
 - E. Consideration of Resolution 2013-06; Designation of Registered Agent
- 7. STAFF REPORTS**
 - A. District Manager
 - B. District Engineer
 - C. District Council
 - D. Staff Report
 - i. Amenities Report..... Tab 9
- 8. SUPERVISOR REQUESTS**
- 9. ADJOURNMENT**

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

Sincerely,



Peter Altman
District Manager

**RULES OF PROCEDURE
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

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Rule 1.0 General.

- (1) The Lakeside Plantation Community Development District (the “District”) was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the “Rules”) is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- (3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours.
- (4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Board of Supervisors; Officers and Voting.

- (1) Board of Supervisors. The Board of Supervisors of the District (the “Board”) shall consist of five (5) members. Members of the Board (“Supervisors”) appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected by resident electors must be citizens of the United States of America, residents of the State of Florida and of the District, registered to vote with the Supervisor of Elections of the county in which the District is located, and qualified. The Board shall exercise the powers granted to the District under Florida law.
 - (a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.
 - (b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.
 - (c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by phone shall be entitled to vote and take all other action as though physically present.
 - (d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.
- (2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.
 - (a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District’s behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a meeting, the Vice-Chairperson shall convene and conduct the

meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("District Manager") or District Counsel, in whole or in part.

- (b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.
- (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.
- (f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.

- (g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation.
- (4) Record Book. The Board shall keep a permanent record book entitled "Record of Proceedings," in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.
- (5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation in the county in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and Committees serving an advisory function shall be open to the public in accord with the provisions of Chapter 286 of the Florida Statutes.
- (6) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, "voting conflict of interest" shall be governed by Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member's special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.
 - (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board's Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board member was elected by electors residing within the District, the

Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

- (b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.
- (c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.
- (d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.3143, 190.006, 190.007, Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements.

- (1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:
- (a) Agenda packages for prior 24 months and next meeting;
 - (b) Official minutes of meetings, including adopted resolutions of the Board;
 - (c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;
 - (d) Adopted engineer's reports;
 - (e) Adopted assessment methodologies/reports;
 - (f) Adopted disclosure of public financing;
 - (g) Limited Offering Memorandum for each financing undertaken by the District;
 - (h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;
 - (i) District policies and rules;
 - (j) Fiscal year end audits; and
 - (k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

- (2) Public Records. District public records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these

rules is appointed as the District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

- (3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.
- (4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of \$0.15 per page for one-sided copies and \$0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar (\$1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of an individual who is qualified to perform the labor. For purposes of this Rule, the word "extensive" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in the section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars (\$25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. After the request has been fulfilled, additional payments or credits may be due.
- (5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.

- (6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.006, 119.07, Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

- (1) Notice. Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days, but no more than thirty (30) days public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located. "General circulation" means a publication that is printed and published at least once a week for the preceding year, offering at least 25% of its words in the English language, qualifies as a periodicals material for postal purposes in the county in which the District is located, is for sale to the public generally, is available to the public generally for the publication of official or other notices, and is customarily containing information of a public character or of interest or of value to the residents or owners of property in the county where published, or of interest or of value to the general public. The annual meeting notice required to be published by Section 189.417 of the Florida Statutes, shall be published in a newspaper not of limited subject matter, which is published at least five days a week, unless the only newspaper in the county is published less than five days a week. Each Notice shall state, as applicable:
- (a) The date, time and place of the meeting, hearing or workshop;
 - (b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;
 - (c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and
 - (d) The following language: "Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at _____. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office."
 - (e) The following language: "A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based."

- (f) The following language: “The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record.”
- (2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.
- (3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare a notice and an agenda of the meeting/hearing/workshop. The notice and agenda shall be available to the public at least seventy-two (72) hours before the meeting/hearing/workshop except in an emergency. For good cause, the agenda may be changed after it is first made available for distribution. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format in preparing its agenda for its regular meetings:

- Call to order
- Roll call
- Public comment
- Organizational matters
- Review of minutes
- Specific items of old business
- Specific items of new business
- Staff reports
 - (a) District Counsel
 - (b) District Engineer
 - (c) District Manager
 - 1. Financial Report
 - 2. Approval of Expenditures
- Supervisor’s requests and comments
- Public comment
- Adjournment

- (4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board’s consideration.
- (5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office.

Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.

- (6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, if it has one. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation in the District. After an emergency meeting, the Board shall publish in a newspaper of general circulation in the District, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (7) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.
- (8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board. Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.
- (9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.
- (10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however,

at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist.

- (11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.
- (12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:
 - (a) The Board identifies on the record at the original meeting a reasonable need for a continuance;
 - (b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and
 - (c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.
- (13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorneys must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with

the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0114, Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules. Rulemaking proceedings shall be deemed to have been initiated upon publication of notice by the District. A “rule” is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District (“Rule”). Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.

- (2) Notice of Rule Development.
 - (a) Except when the intended action is the repeal of a Rule, the District shall provide notice of the development of a proposed rule by publication of a Notice of Rule Development in a newspaper of general circulation in the District before providing notice of a proposed rule as required by section (3) of this Rule. Consequently, the Notice of Rule Development shall be published at least twenty-nine (29) days prior to the public hearing on the proposed Rule. The Notice of Rule Development shall indicate the subject area to be addressed by rule development, provide a short, plain explanation of the purpose and effect of the proposed rule, cite the specific legal authority for the proposed rule, and include a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft, if available.

 - (b) All rules as drafted shall be consistent with Sections 120.54(1)(g) and 120.54(2)(b) of the Florida Statutes.

- (3) Notice of Proceedings and Proposed Rules.
 - (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall give notice of its intended action, setting forth a short, plain explanation of the purpose and effect of the proposed action, a reference to the specific rulemaking authority pursuant to which the rule is adopted, and a reference to the section or subsection of the Florida Statutes being implemented, interpreted, or made specific. The notice shall include a summary of the District’s statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2) of the Florida Statutes, and a statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice. The notice shall additionally include a statement that any affected person may request a public hearing

by submitting a written request within twenty-one (21) days after the date of publication of the notice. Except when intended action is the repeal of a rule, the notice shall include a reference to both the date on which and the place where the Notice of Rule Development required by section (2) of this Rule appeared.

- (b) The notice shall be published in a newspaper of general circulation in the District and each county in which the District is located not less than twenty-eight (28) days prior to the intended action. The proposed rule shall be available for inspection and copying by the public at the time of the publication of notice.
 - (c) The notice shall be mailed to all persons named in the proposed rule and to all persons who, at least fourteen (14) days prior to such mailing, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice by mail of District proceedings to adopt, amend, or repeal a rule. Such persons must furnish a mailing address and may be required to pay the cost of copying and mailing. Notice will then be mailed to all persons whom, at least fourteen (14) days prior to such mailing, have made requests of the District for advance notice of its proceedings.
- (4) Rule Development Workshops. Whenever requested in writing by any affected person, the District must either conduct a rule development workshop prior to proposing rules for adoption or the Chairperson must explain in writing why a workshop is unnecessary. The District may initiate a rule development workshop but is not required to do so.
- (5) Petitions to Initiate Rulemaking. All Petitions to Initiate Rulemaking proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District, or has substantial interest in the rulemaking. Not later than sixty (60) calendar days following the date of filing a petition, the Board shall initiate rulemaking proceedings or deny the petition with a written statement of its reasons for the denial. If the petition is directed to an existing policy that the District has not formally adopted as a rule, the District may, in its discretion, notice and hold a public hearing on the petition to consider the comments of the public directed to the policy, its scope and application, and to consider whether the public interest is served adequately by the application of the policy on a case-by-case basis, as contrasted with its formal adoption as a rule. However, this section shall not be construed as requiring the District to adopt a rule to replace a policy.

- (6) Rulemaking Materials. After the publication of the notice referenced in section (3) of this Rule, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the following materials:
- (a) The text of the proposed rule, or any amendment or repeal of any existing rules;
 - (b) A detailed written statement of the facts and circumstances justifying the proposed rule;
 - (c) A copy of the statement of estimated regulatory costs if required by Section 120.541 of the Florida Statutes; and
 - (d) The published notice.
- (7) Hearing. The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the notice described in section (3) of this Rule, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. The District shall publish notice of the public hearing in a newspaper of general circulation within the District either in the text of the notice described in section (3) of this Rule or in a separate publication at least seven (7) days before the scheduled public hearing. The notice shall specify the date, time, and location of the public hearing, and the name, address, and telephone number of the District contact person who can provide information about the public hearing. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.
- (8) Emergency Rule Adoption. The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action. Prior to the adoption of an emergency rule, the District Manager shall make reasonable efforts to notify a newspaper of general circulation in the District. Notice of emergency rules shall be published as soon as possible in a newspaper of general circulation in the District. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District and otherwise complies with these provisions.
- (9) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation in the county in which the District is located.

- (10) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record. The record shall include, if applicable:
- (a) The texts of the proposed rule and the adopted rule;
 - (b) All notices given for a proposed rule;
 - (c) Any statement of estimated regulatory costs for the rule;
 - (d) A written summary of hearings, if any, on the proposed rule;
 - (e) All written comments received by the District and responses to those written comments; and
 - (f) All notices and findings pertaining to an emergency rule.
- (11) Petitions to Challenge Existing Rules.
- (a) Any person substantially affected by a rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District's authority.
 - (b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a rule is substantially affected by it.
 - (c) The petition shall be filed with the District. Within 10 days after receiving the petition, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer who shall conduct a hearing within 30 days thereafter, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.
 - (d) Within 30 days after the hearing, the hearing officer shall render a decision and state the reasons therefor in writing.
 - (e) Hearings held under this section shall be de novo in nature. The petitioner has a burden of proving by a preponderance of the evidence that the

existing rule is an invalid exercise of District authority as to the objections raised. The hearing officer may:

- (i) Administer oaths and affirmations;
 - (ii) Rule upon offers of proof and receive relevant evidence;
 - (iii) Regulate the course of the hearing, including any pre-hearing matters;
 - (iv) Enter orders; and
 - (v) Make or receive offers of settlement, stipulation, and adjustment.
- (f) The petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (12) Variations and Waivers. A “variance” means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A “waiver” means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variations and waivers from District rules may be granted subject to the following:
- (a) Variations and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, "substantial hardship" means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, "principles of fairness" are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.
 - (b) A person who is subject to regulation by a District Rule may file a petition with the District, requesting a variance or waiver from the District’s Rule. Each petition shall specify:
 - (i) The rule from which a variance or waiver is requested;
 - (ii) The type of action requested;
 - (iii) The specific facts that would justify a waiver or variance for the petitioner; and

- (iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.
 - (c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by Rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.
 - (d) The Board shall grant or deny a petition for variance or waiver, and shall announce such disposition at a publicly held meeting of the Board, within sixty (60) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action.
- (13) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings. Policies adopted by the District which do not consist of rates, fees, rentals or other charges may be, but are not required to be, implemented through rulemaking proceedings.

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.
Law Implemented: §§ 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.
- (3) Definitions.
 - (a) “Competitive Solicitation” means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.
 - (b) “Continuing Contract” means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed one million dollars (\$1,000,000), for a study activity when the fee for such Professional Services to the District does not exceed fifty thousand dollars (\$50,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.
 - (c) “Contractual Service” means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.
 - (d) “Design-Build Contract” means a single contract with a Design-Build Firm for the design and construction of a public construction project.

- (e) “Design-Build Firm” means a partnership, corporation or other legal entity that:
 - (i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or
 - (ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.

- (f) “Design Criteria Package” means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District’s Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.

- (g) “Design Criteria Professional” means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.

- (h) “Emergency Purchase” means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances

where the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

- (i) “Invitation to Bid” is a written solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.
- (j) “Invitation to Negotiate” means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.
- (k) “Negotiate” means to conduct legitimate, arm’s length discussions and conferences to reach an agreement on a term or price.
- (l) “Professional Services” means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm's or individual's professional employment or practice.
- (m) “Proposal (or Reply or Response) Most Advantageous to the District” means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:
 - (i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;
 - (ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and
 - (iii) For a cost to the District deemed by the Board to be reasonable.
- (n) “Purchase” means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.

- (o) “Request for Proposals” or “RFP” is a written solicitation for sealed proposals with the title, date, and hour of the public opening designated and requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.

- (p) “Responsive and Responsible Bidder” means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. “Responsive and Responsible Vendor” means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:
 - (i) The ability and adequacy of the professional personnel employed by the entity/individual;
 - (ii) The past performance of the entity/individual for the District and in other professional employment;
 - (iii) The willingness of the entity/individual to meet time and budget requirements;
 - (iv) The geographic location of the entity’s/individual’s headquarters or office in relation to the project;
 - (v) The recent, current, and projected workloads of the entity/individual;
 - (vi) The volume of work previously awarded to the entity/individual;
 - (vii) Whether the cost components of the bid or proposal are appropriately balanced; and
 - (viii) Whether the entity/individual is a certified minority business enterprise.

- (q) “Responsive Bid,” “Responsive Proposal,” “Responsive Reply,” and “Responsive Response” all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.033, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under The Consultants' Competitive Negotiations Act.

- (1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, "Project" means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.

- (2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm's qualification submittal:
 - (a) Hold all required applicable federal licenses in good standing, if any;
 - (b) Hold all required applicable state professional licenses in good standing;
 - (c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and
 - (d) Meet any qualification requirements set forth in the District's Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

- (3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation in the District and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. Consultants who provide their name and address to the District Manager for inclusion on the list shall receive notices by mail. The Board has the right to reject any and all qualifications, and such reservation shall be included in the published notice. Consultants not

receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

- (a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:
 - (i) The ability and adequacy of the professional personnel employed by each consultant;
 - (ii) Whether a consultant is a certified minority business enterprise;
 - (iii) Each consultant's past performance;
 - (iv) The willingness of each consultant to meet time and budget requirements;
 - (v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;
 - (vi) The recent, current, and projected workloads of each consultant; and
 - (vii) The volume of work previously awarded to each consultant by the District.
- (b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.
- (c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.
- (d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all

consultants by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.
- (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that "wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting." In addition, any professional service contract under which such a certificate is required, shall contain a provision that "the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs."
- (c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.
- (d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

- (6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.
- (8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts.

- (1) Definitions.
 - (a) "Auditing Services" means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.
 - (b) "Committee" means the audit selection committee appointed by the Board as described in section (2) of this Rule.
- (2) Establishment of Audit Committee. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Board shall establish an audit selection committee ("Committee"), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee should include at least three individuals, some or all of whom may also serve as members of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board.
- (3) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.
 - (a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:
 - (i) Hold all required applicable federal licenses in good standing, if any;
 - (ii) Hold all required applicable state professional licenses in good standing;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with

Chapter 607 of the Florida Statutes, if the proposer is a corporation; and

- (iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

- (b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:
 - (i) Ability of personnel;
 - (ii) Experience;
 - (iii) Understanding of scope of work;
 - (iv) Ability to furnish the required services; and
 - (v) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

- (4) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (3) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation in the District and the county in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.
- (5) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals (“RFP”). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals.
- (6) Committee’s Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed for a reasonable time in advance of the meeting to evaluate all qualified proposals and may, as part of

the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (3)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.

(7) Board Selection of Auditor.

- (a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
- (b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm.
- (c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.
- (d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.

(8) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by

both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:

- (a) A provision specifying the services to be provided and fees or other compensation for such services;
 - (b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;
 - (c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than July 1 of the fiscal year that follows the fiscal year for which the audit is being conducted;
 - (d) A provision specifying the contract period, including renewals and conditions under which the contract may be terminated or renewed. No contract shall continue, or allow the contract to be renewed, for a period of more than three years from the date of its execution. A renewal may be done without the use of the auditor selection procedures provided in this Rule, but must be in writing.
 - (e) Provisions required by law that require the auditor to comply with public records laws.
- (9) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

- (1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
 - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
 - (b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the District. The notice shall allow at least fourteen (14) days for submittal of bids.
 - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. Persons who provide their name and address to the District Manager for inclusion on the list shall receive notices by mail.
 - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
 - (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
 - (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.
 - (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the

Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

- (h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

- (1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:
 - (a) The Board shall cause to be prepared a Request for Qualifications.
 - (b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed pre-qualification criteria and procedures and allow at least seven (7) days notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.
 - (c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars (\$250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars (\$250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars (\$500,000).
 - (d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.
 - (e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or

responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

- (f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:
 - (i) Hold the required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

- (g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.
- (h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.
- (i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.

- (j) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all vendors by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.

Rule 3.5 Construction Contracts, Not Design-Build.

- (1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation in the District and in the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by United States Mail, hand delivery, facsimile, or overnight delivery service.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

- (d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.
- (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold the required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects such as safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting, and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals,

Invitation to Negotiate, or Competitive Solicitation and these Rules. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

- (g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.
- (i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all contractors by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may take whatever steps reasonably necessary in order to proceed with the procurement of construction services, which steps may include a direct purchase of the construction services without further competitive selection processes.
- (3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
- (4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.
- (6) Exceptions. This Rule is inapplicable when:
 - (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or
 - (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.4221, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

- (1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:
- (2) Procedure.
 - (a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.
 - (b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.
 - (c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications based selection process pursuant to Rule 3.1.
 - (i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.
 - (ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation in the county in which the District is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.
2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:
 - a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;
 - b. Hold all required applicable federal licenses in good standing, if any;
 - c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;
 - d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects such as safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting, and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.
5. The Board shall have the right to reject all proposals if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.
6. If less than three (3) proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no proposals are received, the District may take whatever steps reasonably necessary in order to proceed with the procurement of design-build services, which steps may include a direct purchase of the design-build services without further competitive selection processes.
7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all consultants by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Failing accord with the second most qualified firm, the Board must terminate negotiations. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.
 9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.
 10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package, and shall provide the Board with a report of the same.
- (3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
 - (4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.
 - (5) Exceptions. This Rule is inapplicable when:
 - (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;

- (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or
- (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.4221, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

- (1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work, and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.

- (2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of \$200,000, the Board should require that the contractor, before commencing the work, execute and record a payment and performance bond in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.

- (3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding \$200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of “goods, supplies, and materials” do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold the required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the

lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference of five (5) percent. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.
- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (k) If less than three (3) bids, proposals, replies, or responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may take whatever steps reasonably necessary in order to proceed with the procurement of goods, supplies, and materials, which steps may include a

direct purchase of the goods, supplies, and materials without further competitive selection processes.

- (3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.
- (4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.
- (5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a period that may not exceed three (3) years or the term of the original contract, whichever period is longer.
- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.4221, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

- (1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, hand delivery, or facsimile, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold the required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be

entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
 - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, hand delivery, facsimile, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
 - (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may take whatever steps reasonably necessary in order to proceed with the procurement of maintenance services, which steps may include a direct purchase of the maintenance services without further competitive selection processes.
- (3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
- (4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a period that may not exceed three (3) years or the term of the original contract, whichever period is longer.
- (5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.
Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

- (1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.

- (2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

Rule 3.11 Protests With Respect To Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

- (a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (c) If disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9, the Board may require any person who files a notice of protest to post a protest bond in the amount equal to 1% of the anticipated contract amount

that is the subject of the protest. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

- (d) The District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours.
- (2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.
- (3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via facsimile, United States Mail, or hand delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
- (4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:
 - (a) Administer oaths and affirmations;
 - (b) Rule upon offers of proof and receive relevant evidence;
 - (c) Regulate the course of the hearing, including any pre-hearing matters;
 - (d) Enter orders; and
 - (e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

- (5) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (6) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect or an irregularity in the competitive solicitation process, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.
- (7) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 190.033, Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective _____, 2013, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

June ____, 2013

Kathryn H. DuBose, Coordinator
The Florida Legislature
Joint Legislative Auditing Committee
111 West Madison Street, Room 876
Claude Pepper Building
Tallahassee, Florida 32399-1400

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

Dear Ms. DuBose:

This correspondence is in response to a letter dated May 3, 2013 (“Letter”) from your office directed to Robert Rios of District Management Services, in its capacity as manager of the Lakeside Plantation Community Development District (“District”). The undersigned was recently retained as general counsel for the District and one of our first priorities is to respond to the Letter.

The Letter was understandably issued in response to the fact that for the past three fiscal years, the District’s audits contained essentially the same finding. This finding relates to the auditor’s observation that the debt service reserve account (“Reserve Account”) established in connection with the District’s Capital Improvement Revenue Bonds issued in 1999 (“Bonds”) has not been replenished to the level required by the applicable trust indenture. While the auditor’s finding is technically accurate, a consideration of the history of this issue is important to understand the true status of the District.

In 2001, there was a 25-acre parcel located within the District designated for multi-family development (“Multi-Family Parcel”). The Multi-Family Parcel benefitted from the District’s issuance of the Bonds and certain public infrastructure was installed. The initial developer attempted to sell the Multi-Family Parcel but was unsuccessful. As of May 1, 2002, the debt service assessments levied against the Multi-Family Parcel were delinquent. The District, its bond Trustee (“Trustee”) and the bondholders actively worked through the delinquency which resulted in a deed in lieu of foreclosure and an auction process. The sale proceeds realized from the auction process were insufficient to fully compensate the bondholders for the amount of bonds held by them. Pursuant to the applicable trust indenture, a majority of the bondholders directed the Trustee to distribute 95% of the Reserve Account to the bondholders on June 22, 2004. Not surprisingly, this action by the bondholders left a nominal amount of funds in the Reserve Account. Although the applicable trust indenture does generally provide for the

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

At this point in time and given the circumstances in which the Reserve Account was depleted, the District does not have any intention of assessing landowners and residents to replenish the Reserve Account. With that said, the District is currently investigating a possible refinancing of the Bonds. Any refinancing would most likely require the establishment of a new reserve account to be fully funded at the time the Bonds are refinanced, which would eliminate the finding referenced in the Letter from appearing in future audits.

The District recognizes that the Joint Legislative Auditing Committee has an important role in helping local governments meet their statutory responsibilities. If the District or my office can provide any additional information, please feel free to contact me. Thank you.

Sincerely,

Michael C. Eckert

MCE:lk

cc: George Flint, Governmental Management Services
Board of Supervisors for the Lakeside Plantation
Community Development District

GENERAL RELEASE

THIS GENERAL RELEASE is executed and delivered the Effective Date (hereafter defined) by **LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government ("CDD") and **STANDARD PACIFIC OF TAMPA**, a Florida general partnership, successor by merger to **STANDARD PACIFIC OF SOUTHWEST FLORIDA**, a Florida general partnership, f/k/a **WESTFIELD HOMES OF SOUTHWEST FLORIDA** ("STANDARD PACIFIC"). It witnesses as follows:

1. RELEASE. IN CONSIDERATION of Ten Dollars (\$10.00) and other good and valuable consideration, including that certain Quit Claim Deed from Standard Pacific to the CDD of even date herewith, conveying to the CDD the real property described in Exhibit "A" to this General Release, the receipt and sufficiency of which is hereby acknowledged by CDD, CDD, on behalf of itself, its constituent owners, and any predecessor, successor, heirs and assigns (all of the foregoing being collectively referred to as "Releasors"), jointly and severally does hereby and for any anyone claiming by or through or under each of them, fully remise, release, acquit, and forever discharge **STANDARD PACIFIC**, and its respective parent company, Standard Pacific Corp., a Delaware corporation, and each of their stockholders, directors, officers, employees, agents, partners, franchisees, and each of their successors, heirs, and assigns, (all of the foregoing being collectively referred to as "Released Parties") jointly and severally, of and from any and all rights, claims, demands, damages, actions, and causes of action, of any nature whatsoever, whether arising at law or in equity, which Releasors may have had, may now have, or may hereafter have, against the said Released Parties, by reason of any matter, cause, happening or thing, from the beginning of time, occurring prior to and including the date of this General Release, and including, but without limitation, all claims arising in connection with road and drainage construction at the Towns at Lakeside townhome community located in Sarasota County, Florida, on the real property described in Plat Book 44, Page 38 et seq., Public Records of Sarasota County, Florida. This release is not intended to release **STANDARD PACIFIC** from the obligation to pay periodic assessments which may be due to the CDD accruing from and after the date of this release.

2. LIABILITY DENIED. It is understood and agreed that the receipt by the Releasors of the consideration recited in Paragraph 1 and the execution of this General Release is not to be considered an admission of liability on the part of any of the persons released, but is in full settlement of disputed claims on which liability has been and is denied.

3. FINALITY OF RELEASE. It is intended by Releasors by this General Release for each party hereto to forever remise, acquit, waive, release and forever discharge Released Parties of and from all claims, demands for losses, injuries and damages, rights known or unknown, direct or indirect, arising from the matters described in this General Release, and from any other matter occurring prior to the date of this General Release, it being understood that all rights which Releasors or any person claiming by or through Releasors as of the date of this General Release, shall be forever released, remised and acquitted, and Releasors and such persons shall be forever barred from bringing or asserting the same in their own name or names, jointly with or through any person,

natural or corporate, for or upon or by reason of any act, matter, transaction, cause or thing whatsoever, from the beginning of the world to the date of these presents.

4. ATTORNEYS' FEES. In connection with any litigation to enforce or interpret this instrument, the prevailing party shall be entitled to recover its reasonable attorneys' fees, legal assistant's fees, and the costs and expenses of litigation, in addition to any other relief allowed by law, and also including reasonable attorneys' fees incurred to collect any judgment in such litigation, regardless if such fees are taxable as costs.

5. EFFECTIVE DATE. This General Release shall be effective on the last date that it is executed by the parties, as set forth underneath the signatures hereof, which for all purposes shall be the "effective date" of this instrument.

IN WITNESS WHEREOF the undersigned have executed and delivered this General Release the date stated above.

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government

By _____
Print name: _____
Title: Chairperson, Board of Supervisors
Dated: _____

STATE OF FLORIDA)
COUNTY OF SARASOTA)

This instrument was acknowledged before me this ____ day of _____, 20__ by _____ as Chairperson of the Board of Supervisors of Lakeside Community Development District, on behalf of the District. He/she was ____ personally known to me or ____ produced a driver's license for identification.

(AFFIX NOTARIAL SEAL)

Notary Public
Print Name: _____
Commission Expires: _____

PREPARED BY AND RETURN TO:
Richard A. Schlosser, Esq.
Bricklemyer Smolker & Bolves, P.A.
500 E. Kennedy Blvd., Suite 200
Tampa, FL 33602
File No.: 14455

QUIT CLAIM DEED

THIS QUITCLAIM DEED is made and entered into this ___ day of May, 2013 between **STANDARD PACIFIC OF TAMPA**, a Florida general partnership, successor by merger to STANDARD PACIFIC OF SOUTHWEST FLORIDA, f/k/a WESTFIELD HOMES OF SOUTHWEST FLORIDA, a Florida general partnership, whose address is 405 N. Reo Street, Suite 330, Tampa, Florida 33609 ("Grantor"), and **LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government, whose address is 2200 Plantation Boulevard, North Point, Florida 34289 ("Grantee"):

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby convey, remise, release, and quitclaim unto Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described real property located in Sarasota County, Florida:

All of the private road right-of-ways, drainage and utility easements known as "Jonah Drive," "Rosewood Lane," "Melrose Drive," "Felicity Lane" a/k/a "Felicity Place" and "Mulberry Lane," and all drainage easements as shown and described on the plat of Towns at Lakeside, a replat of Tract A-5, Lakeside Plantation, recorded in Plat Book 44, Pages 38-38D, Public Records of Sarasota County, Florida.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the Grantee forever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first written above.

Signed, sealed and delivered
in the presence of:

STANDARD PACIFIC OF TAMPA, successor by merger to
STANDARD PACIFIC OF SOUTHWEST FLORIDA, f/k/a
WESTFIELD HOMES OF SOUTHWEST FLORIDA, a
Florida general partnership

By: **STANDARD PACIFIC OF TAMPA GP, INC.**, a
Delaware corporation, its managing general partner

Print Name: _____

Print Name: _____

By: _____

Print Name: _____

Title: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this ____ day of May, 2013 by Barry Karpay, as Vice President of **STANDARD PACIFIC OF TAMPA GP, INC.**, a Delaware corporation, as managing general partner of Standard Pacific of Tampa, successor by merger to Standard Pacific of Southwest Florida, f/k/a Westfield Homes of Southwest Florida, a Florida general partnership, on behalf of the corporation and the partnership. He [] is personally known to me or [] produced a _____ as identification.

[AFFIX NOTARIAL SEAL]

NOTARY PUBLIC
Print Name: _____
My commission expires: _____

**This Instrument Prepared by
and return to:**

**Lakeside Plantation Community Development District
c/o Governmental Management Services – Central Florida, LLC
13574 Village Park Drive, Suite 265
Orlando, Florida 32837**

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

**Board of Supervisors¹
Lakeside Plantation Community Development District**

Patricia Durham
Chairman

Jane Gallo
Assistant Secretary

Sharon Greisz
Vice Chairman

Camille Stephens
Assistant Secretary

Joe Szewczyk
Assistant Secretary

**Governmental Management Services – Central Florida, LLC
District Manager
13574 Village Park Drive, Suite 265
Orlando, Florida 32837
Ph: (407) 841-5524**

District records are on file at the offices of Governmental Management Services – Central Florida, LLC and are available for public inspection upon request during normal business hours. Certain District records are maintained at the Lakeside Plantation Clubhouse located at 2200 Plantation Boulevard, North Port, Florida 34289 and are available for public inspection upon request.

¹ This list reflects the composition of the Board of Supervisors as of June 1, 2013. For a current list of Board Members, please contact the District Manager.

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LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

INTRODUCTION

The Lakeside Plantation Community Development District (“District”) is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, operation and maintenance of the surface water management improvements, roadway improvements, water and sewer improvements, landscaping, street lighting and recreation facilities.

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the District, its services and facilities, and the assessments that have been levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

The District is here to serve the needs of the community and we encourage your participation in District activities.

What is the District and how is it governed?

The District is an independent unit of special-purpose government, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. The District encompasses approximately 306.07 acres of land located entirely within the jurisdictional boundaries of the City of North Port, Sarasota County, Florida. The legal description of the lands encompassed within the District is attached hereto as Exhibit “A.” As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered to vote with the Supervisor of Elections for the County. Elections occur every two years and are conducted by the Supervisor of Elections for Sarasota County.

Board meetings are noticed in the local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. All members of the Board are similarly bound by the State’s open meetings law and are generally

subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements paid for?**

The public infrastructure necessary to support the District's development program includes, but is not limited to: surface water management system, collector roadway and intersection improvements, water and sewer system, off-site roadway improvements, landscaping and street lighting, recreational facilities, and other related public infrastructure. Each of these infrastructure improvements is more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted an Engineer's Report dated October 19, 1999 (the "Engineer's Report"), which details all of the improvements included in the District's Improvement Plan. The Engineer's Report is available for review in the District's public records.

These public infrastructure improvements were funded in part by the District's sale of bonds. On May 26, 1999, the Circuit Court of the Twelfth Judicial Circuit of the State of Florida, in and for Sarasota County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$17,500,000 in Capital Improvement Revenue Bonds for infrastructure needs of the District. On or around October 1, 1999, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure improvements. On that date, the District issued its Lakeside Plantation Community Development District, Capital Improvement Revenue Bonds, Series 1999A, in the amount of \$3,360,000 (the "Series 1999A Bonds") and Lakeside Plantation Community Development District, Capital Improvement Revenue Bonds, Series 1999B, in the amount of \$4,640,000 (the "Series 1999B Bonds", and together with the Series 1999A Bonds, the "Series 1999 Bonds"). Proceeds of the Series 1999 Bonds were used to finance the cost of the acquisition, construction, installation and/or equipping of the infrastructure improvements.

Surface Water Management System

The District has provided for a series of lakes, interconnecting culverts and discharge control structures which will constitute the master surface water management facilities for the District. The District's surface water management facilities are designed to conform the City of North Port and Southwest Florida Water Management District criteria for pre-development versus post-development runoff attenuation and water quality treatment. The District owns, operates and maintains the surface water management system.

Collector Roadway and Intersection Improvements

The District has provided for the collector roadway network as indicated on the Master Development Plan attached to the Engineer's Report. The construction of the roadways is to be in conformance with the City of North Port specifications and includes clearing of the roadway right-of-way, earthwork and grading, installation of the required underground utilities and storm

drainage and construction of the roadway sub-base, base, asphalt, curbing and pedestrian walkways.

The following improvements were constructed on Toledo Blade Boulevard, where it intersects the Lakeside Plantation entrance: a left-turn storage lane and acceleration and deceleration lanes. Plantation Boulevard, the collector roadway, will be a single lane divided roadway, with a landscaped median. Plantation Boulevard was dedicated to the City of North Port. All other streets and improvements in such rights of way are to be owned and maintained by the District.

A sidewalk is also planned to be constructed along one side of Plantation Boulevard, on both sides of local roadways, and along one side of Toledo Blade Boulevard.

Off-Site Roadway Improvements

Based upon the conditions of the City of North Port's Development Concept Plan Approval, modification of Toledo Blade Boulevard from I-75 to Price Boulevard, from a 2-lane roadway to a 4-lane divided highway was required and completed. The off-site roadway improvements are owned, operated and maintained by the City of North Port.

Water and Sewer System

The District has provided for a master utility system designed to provide central wastewater collection and potable water distribution for each residential unit within the District. The construction of off-site utilities will also be required to make connections to the City of North Port utility facilities. The City of North Port will provide utility service to the District. Work to be completed with the central wastewater system includes the construction of three on-site lift stations and force main, along with the gravity sewer collection system.

The construction of the potable water distribution system is to include the various size water mains along with fire hydrants, as required to provide adequate fire flow protection in accordance with the City of North Port standards. Off-site improvements include 3,000 feet of 12-inch water main.

All of the utility systems will be designed in accordance with current City of North Port, Sarasota County HRS and the Florida Department of Environmental Protection regulations. The water and sewer system is owned, operated and maintained by [REDACTED].

Landscaping and Street Lighting

The District provides landscaping, irrigation and street lighting in the District. The landscaping and irrigation are owned, operated and maintained by the District. The street lighting is owned, operated and maintained by [REDACTED].

Recreational Facilities

The District has constructed and/or acquired and owns, operates and maintains, recreational facilities including a Clubhouse, tennis courts and swimming pool.

Assessments, Fees and Charges

A portion of the costs of acquisition or construction of these infrastructure improvements has been financed by the District through the sale of its Series 1999 Bonds. The annual debt service payments, including interest due thereon, for each Series of Bonds are payable solely from and secured by the levy of non-ad valorem special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District's improvements. The amount of the annual debt assessment on each parcel of property is fixed, and the amount of that fixed assessment depends upon the type and size of that particular parcel. The annual debt assessment levels related to the Series 1999A Bonds are provided in the table below. Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District's assessment methodology and assessment roll are available for review in the District's public records.

The current maximum annual debt assessment for the Series 1999A Bonds are as follows:

Product Type	Annual Assessment Per Unit/Acre
Multi Family	\$225
Villas	\$328
Single Family	\$410
Commercial	\$3,287

Note: The annual assessments level amounts have been grossed up to include 2% for collection costs from Sarasota County and a 4% maximum discount for early payment as authorized by law.

The Series 1999B Bonds have matured and been satisfied. Consequently, there are no longer any assessments securing the Series 1999B Bonds.

The amounts described above exclude any operations and maintenance assessments ("O&M Assessments") which are determined and calculated annually by the District's Board of Supervisors and are levied against all benefitted lands in the District. Interested parties should check with the District Manager to determine the current level of O&M Assessments.

A detailed description of all costs and allocations which result in the formulation of assessments, fees and charges is available for public inspection upon request.

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods authorized by Chapter 190, Florida Statutes.

Method of Collection

The District's debt and maintenance assessments will appear on that portion of the annual real estate tax bill entitled "non-ad valorem assessments," and will be collected by the county tax collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates that, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect assessments directly.

Conclusion

This description of the Lakeside Plantation Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of this community. If you have any questions or would simply like additional information about the District, please write to: District Manager, Lakeside Plantation Community Development District, 13574 Village Park Drive, Suite 265, Orlando, Florida 32837 or call (407) 841-5524.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the _____ day of _____, 2013, and recorded in the Official Records of Sarasota County, Florida.

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Patricia Durham, Chairperson

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2013, by Patricia Durham, Chairperson of the Lakeside Plantation Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT A

LAKESIDE PLANTATION

A Community Development District

A parcel of land lying in Section 17 and 18, Township 39 South, Range 22 East, Sarasota County, Florida, being more particularly described as follows:

Commence at a 4" x 4" concrete monument (D.O.T.) at the Southwest corner of said Section 18, thence, South 89°42'41" East, along the South Line of said Section 18, a distance of 100.00 feet to a 5/8" iron rod and cap (D.O.T.) on the monumented East Right-of-Way Line of Toledo Blade Boulevard and the POINT OF BEGINNING; thence, North 00°31'54" East, along said Right-of-Way Line, a distance of 2,302.50 feet; thence, South 89°28'06" East, a distance of 1,484.70 feet; thence, South 08°31'51" West, a distance of 142.59 feet; thence, South 89°42'41" East, a distance of 2,581.30 feet; thence, South 75°28'32" East, a distance of 2,441.83 feet; thence, South 00°17'19" West, a distance of 1,554.58 feet to the South Line of said Section 17; thence, North 89°42'41" West, along the South Line of said Sections 17 and 18, a distance of 6,422.15 feet to the Point of Beginning.

Said lands containing 306.0720 Acres, more or less.

Said lands situate, lying and being in Sarasota County, Florida.



budget by resolution, which resolution shall provide for a hearing on the budget as approved. Notice of the hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for 2 consecutive weeks, except that the first publication shall be not fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary. At the conclusion of the budget hearing, the board shall, by resolution, adopt the budget as finally approved by the board. The budget shall be adopted prior to October 1 of each year.

(b) At least 60 days prior to adoption, the district board shall submit to the local governing authorities having jurisdiction over the area included in the district, for purposes of disclosure and information only, the proposed annual budget for the ensuing fiscal year and any proposed long-term financial plan or program of the district for future operations.

(c) The local governing authorities may review the proposed annual budget and any long-term financial plan or program and may submit written comments to the board for its assistance and information in adopting its annual budget and long-term financial plan or program.

History.—s. 2, ch. 80-407; s. 5, ch. 2007-160.

190.009 Disclosure of public financing.—

(1) The district shall take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by the district. Such information shall be made available to all existing residents, and to all prospective residents, of the district. The district shall furnish each developer of a residential development within the district with sufficient copies of that information to provide each prospective initial purchaser of property in that development with a copy, and any developer of a residential development within the district, when required by law to provide a public offering statement, shall include a copy of such information relating to the public financing and maintenance of improvements in the public offering statement. The district shall file the disclosure documents required by this subsection and any amendments thereto in the property records of each county in which the district is located.

(2) The Department of Economic Opportunity shall keep a current list of districts and their disclosures pursuant to this act and shall make such studies and reports and take such actions as it deems necessary.

History.—s. 2, ch. 80-407; s. 17, ch. 81-167; s. 15, ch. 83-55; s. 1, ch. 85-60; s. 2, ch. 90-46; s. 9, ch. 94-218; s. 37, ch. 99-378; s. 6, ch. 2007-160; s. 10, ch. 2008-240; s. 70, ch. 2011-142.

190.011 General powers.—The district shall have, and the board may exercise, the following powers:

(1) To sue and be sued in the name of the district; to adopt and use a seal and authorize the use of a facsimile thereof; to acquire, by purchase, gift, devise, or otherwise, and to dispose of, real and personal

property, or any estate therein; and to make and execute contracts and other instruments necessary or convenient to the exercise of its powers.

(2) To apply for coverage of its employees under the state retirement system in the same manner as if such employees were state employees, subject to necessary action by the district to pay employer contributions into the state retirement fund.

(3) To contract for the services of consultants to perform planning, engineering, legal, or other appropriate services of a professional nature. Such contracts shall be subject to public bidding or competitive negotiation requirements as set forth in s. 190.033.

(4) To borrow money and accept gifts; to apply for and use grants or loans of money or other property from the United States, the state, a unit of local government, or any person for any district purposes and enter into agreements required in connection therewith; and to hold, use, and dispose of such moneys or property for any district purposes in accordance with the terms of the gift, grant, loan, or agreement relating thereto.

(5) To adopt rules and orders pursuant to the provisions of chapter 120 prescribing the powers, duties, and functions of the officers of the district; the conduct of the business of the district; the maintenance of records; and the form of certificates evidencing tax liens and all other documents and records of the district. The board may also adopt administrative rules with respect to any of the projects of the district and define the area to be included therein. The board may also adopt resolutions which may be necessary for the conduct of district business.

(6) To maintain an office at such place or places as it may designate within a county in which the district is located or within the boundaries of a development of regional impact or a Florida Quality Development, or a combination of a development of regional impact and a Florida Quality Development, which includes the district, which office must be reasonably accessible to the landowners. Meetings pursuant to s. 189.417(3) of a district within the boundaries of a development of regional impact or Florida Quality Development, or a combination of a development of regional impact and a Florida Quality Development, may be held at such office.

(7)(a) To hold, control, and acquire by donation, purchase, or condemnation, or dispose of, any public easements, dedications to public use, platted reservations for public purposes, or any reservations for those purposes authorized by this act and to make use of such easements, dedications, or reservations for any of the purposes authorized by this act.

(b) When real property in the district is owned by a governmental entity and subject to a ground lease as described in s. 190.003(14), to collect ground rent from landowners pursuant to a contract with such governmental entity and to contract with the county tax collector for collection of such ground rent using the procedures authorized in s. 197.3631, other than the procedures contained in s. 197.3632.

(8) To lease as lessor or lessee to or from any person, firm, corporation, association, or body, public or private, any projects of the type that the district is

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

May 8, 2013 Minutes of Meeting

Minutes of Regular Board of Supervisors Meeting

The Regular Board of Supervisors Meeting of the Lakeside Plantation Community Development District was held on Wednesday, May 8, 2013 at 7:00 p.m., at the Lakeside Plantation Clubhouse, located at 2200 Plantation Boulevard, North Port, Florida 34289.

1. CALL TO ORDER/ROLL CALL

Mr. Altman called the regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District to order on Wednesday, May 8, 2013 at 7:00 pm.

Board Members Present and constituting a quorum:

Patricia Durham	Chair (Via Telephone)
Sharon Greisz	Vice Chair
Jane Gallo	Supervisor
Camille Stephens	Supervisor
Joe Szewczyk	Supervisor

Also Present:

Peter Altman	District Manager, District Management Services, LLC
Tonya Harrington	
Eric Davidson	Meritus
GMS	
DPFG	

2. PLEDGE OF ALLEGIANCE

Mr. Altman led the Pledge of Allegiance.

(00:02:39)

MOTION TO:	Allow Supervisor Durham to participate in the meeting over phone.
MADE BY:	Supervisor Greisz
SECONDED BY:	Supervisor Gallo
DISCUSSION:	None further
	4/0 Motion passed unanimously

3. AUDIENCE COMMENTS

4. SUPERVISOR REPLIES

5. STAFF REPORT

i. Amenities & Maintenance Report

Ms. Harrington asked the Board if a membership paying tennis player could defer his last 3 month payments due to an injury that would prevent him from playing until then. The Board stated this would be okay.

46 She stated a resident that was renting the clubhouse for four days for a wedding also wanted to
47 rent out the outside porches. She had told the resident no because this would not allow the rest of
48 the residents to use this area. The Board agreed with her.

49
50 Ms. Harrington informed the Board that Milan was going to advertise the tennis program.

51
52 The Vesta representative explained that they were hoping to change the pricing and policy for
53 the clubhouse rental. He stated they were working on a proposal for a new TV, TV mount, and
54 cabinets.

55
56 Supervisor Gallo read a letter that was sent to the entire Board from the Florida Legislator Join
57 Legislative Committee. She read the letter which stated there were auditor problems last year
58 which had not been addressed. There was a violation of provision of contract that occurred that
59 had effected the financial statement. She read that the statements needed to be provided to them
60 by July 17, 2013.

61
62 Supervisor Gallo felt that because of this that the Board should not move forward with getting a
63 new management company. She wanted to table the assignment of getting new counsel and new
64 management company until this matter was resolved. The motion was not seconded so it did not
65 carry.

66
67 **6. BUSINESS ITEMS**

68 **A. Presentations for District Counsel**

69 **i. Blalock Walters; Mark P. Barnebey**

70 Mr. Barnebey expressed his excitement at having the opportunity to represent the Board and the
71 residents of Lakeside. He went over the different cost effective methods his firm used and the
72 type of service they provide.

73
74 **ii. Hopping Green & Sams; Michael C. Eckert**

75 Mr. Eckert informed the Board he had been with Hopping Green & Sams since 2003 and had
76 been working with mostly CDDs since then. He stated his firm was very proactive in terms on
77 how they provided services to CDDs. He expressed that while his firm's offices were located in
78 Tallahassee it would not create any problems with him attending meetings.

79
80 The Board went over the prices of the two firms. Blalock Walters charged \$250 and \$225 per
81 hour for the two primary attorneys and Hopping Green charged \$325 and \$295 per hour. While
82 Hopping Green and Sams was more expensive the Board liked them more. Residents made
83 comments on liking them more as well.

84 (01:02:36)

85	MOTION TO:	Hire Hopping Green & Sams
86	MADE BY:	Supervisor Stephens
87	SECONDED BY:	Supervisor Szewczyk
88	DISCUSSION:	None further
89	RESULT:	Called to Vote: Motion PASSED
90		4/1 Motion passed- Gallo Opposed

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B. RFP for Management Companies

The management companies came forward one by one to make presentations to the Board.

The Board explained to each one that they would be responsible of overseeing Vesta and making sure they're job was being done correctly. They also explained to the management companies that the District Managers would be responsible of going over new contracts with vendors and searching for new vendors when needed.

The Board discussed with each management company if their prices included creating websites and website maintenance.

The Board discussed the pricing of the proposals. DPFG was charging \$38,000 which did not include reimbursements; Fish Time was charging \$35,000 which had expense reimbursements not to exceed \$2,000; GMS was charging \$35,000 which had expense reimbursements not to exceed \$2,400; WHHA was charging \$50,000 and had expense reimbursements estimated at \$1,750. The Board quickly eliminated WHHA from the running due to their higher cost.

The Board favored GMS and brought them back in to ask a few more questions. Counsel then suggested the Board make a motion to have him provide DMS with a 60 day termination notice which would take effect as soon as they received the letter. He then recommended a second motion be made to have him negotiate a contract with GMS.

(02:26:58)

MOTION TO:	Give DMS a 60 day termination notice.
MADE BY:	Supervisor Camille
SECONDED BY:	Supervisor Greisz
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 Motion passed unanimously

(02:27:47)

MOTION TO:	Have district counsel work to develop a contract with GMS to become the new District Managers.
MADE BY:	Supervisor Gallo
SECONDED BY:	Supervisor Camille
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 Motion passed unanimously

C. Review of Landscaping Services Proposal

D. Consideration of Fiscal Year 2014 Proposed Budget

The Board discussed postponing the approval of the proposed fiscal year 2014 budget until the June meeting. After some discussion the Board decided to table this and the remainder of the agenda at a continued meeting to be held on May 22, 2013.

(02:45:04)

MOTION TO:	Amend Agenda to include the minutes, report on tennis courts, and report on lake banks.
MADE BY:	Supervisor Gallo
SECONDED BY:	Supervisor Szewczyk
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 Motion passed unanimously

(02:53:33)

MOTION TO:	Terminate services of Straley and Robin in accordance to the agreement with them and also authorize counsel to draft that letter and thank them for their services.
MADE BY:	Supervisor Szewczyk
SECONDED BY:	Supervisor Stephens
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 Motion passed unanimously

(02:54:00)

MOTION TO:	Have Lake Project Not Exceed \$14,000.
MADE BY:	Supervisor Greisz
SECONDED BY:	Supervisor Szewczyk
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 Motion passed unanimously

E. Consideration of Resolution 2013-05; Adopting Fiscal Year 2014 Proposed Budget and Setting Public Hearing

7. BUSINESS ADMINISTRATION- CONSENT ITEMS

- A. Consideration of Operation and Maintenance Expenditures May 2013**
- B. Review of Financials Statement Month Ending March 31, 2013**
- C. Annual Disclosure of Qualified Electors**
- D. Acceptance of Financial Audit Fiscal Year 2012**

- 175 **8. STAFF REPORTS**
- 176 **A. District Manager**
- 177 **i. Manager's Report**
- 178 **B. District Engineer**
- 179 **C. District Counsel**
- 180 **D. Staff Report**
- 181 **i. Amenities Report**
- 182 **ii. Maintenance Report**

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184 **9. SUPERVISOR REQUESTS**

185 **10. ADJOURNMENT**

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187 (02:56:34)

MOTION TO:	Continue the Meeting on May 22, 2013 at 7:00 PM.
MADE BY:	Supervisor Stephens
SECONDED BY:	Supervisor Szewczyk
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 Motion passed unanimously

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198 **Please note the entire meeting is available on disc.*
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200 **These minutes were done in summary format.*
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202 **Each person who decides to appeal any decision made by the Board with respect to any*
203 *matter considered at the meeting is advised that person may need to ensure that a verbatim*
204 *record of the proceedings is made, including the testimony and evidence upon which such*
205 *appeal is to be based.*

206 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on
207 _____.

208
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212 _____
213 **Signature**

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215 _____

216 **Printed Name**

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218 **Title:**

219 **Secretary**

220 **Assistant Secretary**

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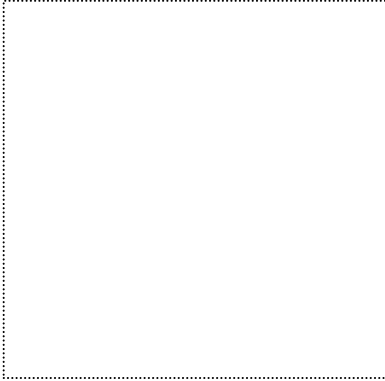
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Signature

Printed Name

Title:

Chairman

Vice Chairman

Recorded by Records Administrator

Signature

Date

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

May 22, 2013 Minutes of the Continued Meeting

Minutes of Regular Board of Supervisors Meeting

The Continued Board of Supervisors Meeting of the Lakeside Plantation Community Development District was held on Wednesday, May 22, 2013 at 7:00 p.m., at the Lakeside Plantation Clubhouse, located at 2200 Plantation Boulevard, North Port, Florida 34289.

1. CALL TO ORDER/ROLL CALL

Mr. Altman called the continued meeting of the Board of Supervisors of the Lakeside Plantation Community Development District to order on Wednesday, May 22, 2013 at 7:00 pm.

Board Members Present and constituting a quorum:

Patricia Durham	Chair
Sharon Greisz	Vice Chair
Jane Gallo	Supervisor
Camille Stephens	Supervisor
Joe Szewczyk	Supervisor

Also Present:

Peter Altman	District Manager, District Management Services, LLC
Mike Eckert	Hopping Green & Sams
Dorian Popescu Sr.	District Engineer, DMK
Tom Piciano	PSA
Jo Montania	Vesta
George Flint	New District Manager, GMS

2. PLEDGE OF ALLEGIANCE

Mr. Altman led the Pledge of Allegiance.

3. AUDIENCE COMMENTS

4. SUPERVISOR REPLIES

5. STAFF REPORT

i. Amenities & Maintenance Report

6. BUSINESS ITEMS

A. Presentations for District Counsel

i. Blalock Walters; Mark P. Barnebey

ii. Hopping Green & Sams; Michael C. Eckert

B. RFP for Management Companies

C. Review of Landscaping Services Proposal

Mr. Montangia stated that Bloomings had 20 days left in their 60 day action plan. Mr. Piciano from PSA provided an update regarding draft specifications. He reported that he had visited the properties and had concerns about the condition of oleanders, flower beds, palm trimmings, and other components of the landscaping. He stated that specifications would raise the bar and possibly raise the price. Supervisor Greisz suggested that the Board agree to address the issue at the June meeting.

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The Board moved item 8b Staff Reports- District Engineer forward in the agenda

8. STAFF REPORTS

B. District Engineer

Mr. Popescu gave an update on the sidewalks in need of repair. He stated that they had fixed most of them and that just a few number of sidewalks still needed some work. These sidewalks needed to have joint material added to them. He stated these sidewalks were uneven at the joints and needed to be grinded down to be made even.

Mr. Popescu reported on the pond bank repairs. He reported that they had looked at all 14 lakes. He stated that maintenance would be started on them that following Monday and would be done by the 1st. He stated the cost would be \$14,000 to take care of the immediate pool bank repairs. He stated that 11 of the ponds needed to be fixed but there was not enough in the budget to fix everything. He stated that the \$14,000 would fix the immediate problem areas.

D. Consideration of Fiscal Year 2014 Proposed Budget

Mr. Altman went over the proposed budget by line item with the Board. He reminded the Board that the proposed budget would need to be sent to the County which would start the 60 day waiting period until the public hearing could be held.

Activities were budgeted for \$7,000 which was a \$2,000 reduction. This was done due to Vesta's involvement with activities now that would give a small profit to the community.

There was talk about the clubhouse food policy. They discussed food needing to be catered from a licensed vendor to prevent any sort of food health violations.

The new budget for District Management was \$35,000 plus \$600 for websites. This was a decrease from \$42,000 to \$35,000.

District Engineer fees went up from \$3,000 to \$10,500. This was due to needing the District Engineer more the following year because of the lake bank repairs that would take ample attention.

The Board and Mr. Eckert moved forward with the agenda while Mr. Altman figured out math on the budget.

F. Review of Management Transition

i. District Management Services Agreement

Mr. Eckert reported that his office had worked on the contract and had prepared it to include the scope of services for Vesta.

94 (02:30:20)

MOTION TO:	Approve the new district management contract and authorize the signature by the chairperson.
MADE BY:	Supervisor Greisz
SECONDED BY:	Supervisor Durham
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 Motion passed unanimously

102
103 **ii. Consideration of Resolution 2013-06; Re-designation of District Officers**

104 (02:32:00)

MOTION TO:	Approve resolution 2013-06 re-designating the district officers.
MADE BY:	Supervisor Durham
SECONDED BY:	Supervisor Greisz
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 Motion passed unanimously

112
113
114 **7. BUSINESS ADMINISTRATION- CONSENT ITEMS**

115 **A. Consideration of Operation and Maintenance Expenditures May 2013**

116 (02:35:25)

MOTION TO:	Approve the operation and maintenance expenses from May 2013 minus the \$212.05 which Mr. Altman would reimburse.
MADE BY:	Supervisor Szewczyk
SECONDED BY:	Supervisor Greisz
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 Motion passed unanimously

125 **B. Review of Financials Statement Month Ending March 31, 2013**

126
127
128 **C. Annual Disclosure of Qualified Electors**

129 It was announced that Lakeside had 701 qualified electors.

130
131
132 **D. Acceptance of Financial Audit Fiscal Year 2012**

133
134

135 (02:40:56)

MOTION TO:	Accept the audit and authorize district manager to transmit it to the state and to where it needs to go.
MADE BY:	Supervisor Greisz
SECONDED BY:	Supervisor Szewczyk
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 Motion passed unanimously

143

144 **E. Consideration of the Board of Supervisors Meeting, February 13, 2013**

145 The Board reviewed the minutes of the meeting. Mr. Flint worked on a list of corrections to be
146 made to be given to Mr. Altman to be corrected.

147

148 Some of the corrections found were:

- 149 • Line 81- "Bulk head" instead of "bulb head."
- 150 • Line 110- Clubhouse "facilitate" should be "facilities."
- 151 • Line 117-118- Change Supervisor Gallo to just Supervisor
- 152 • Line 126- put Sue Martin instead of supervisor
- 153 • Lines 133-140- Motion was made to add committee but was never rescinded since it
154 would not be done anymore. The Board then made a motion to rescind committees.

155

156 (02:45:46)

MOTION TO:	Rescind the motion to establish social event committees.
MADE BY:	Supervisor Greisz
SECONDED BY:	Supervisor Durham
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 Motion passed unanimously

164

165 (02:52:36)

MOTION TO:	Approve the Board of Supervisors Meeting, February 13, 2013 as amended.
MADE BY:	Supervisor Gallo
SECONDED BY:	Supervisor Stephens
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 Motion passed unanimously

173

174 **F. Consideration of the Board of Supervisors Meeting, March 13, 2013**

175 The Board made corrections which Mr. Flint would provide Mr. Altman a copy of.

176

177 (02:55:30)

178	MOTION TO:	Approve the Board of Supervisors Meeting, March
179		13, 2013 as amended.
180	MADE BY:	Supervisor Stephens
181	SECONDED BY:	Supervisor Gallo
182	DISCUSSION:	None further
183	RESULT:	Called to Vote: Motion PASSED
184		5/0 Motion passed unanimously

185
186 **G. Consideration of the Board of Supervisors Meeting, April 10, 2013**

187 The Board made corrections which Mr. Flint would provide Mr. Altman a copy of.

188
189 (03:03:20)

190	MOTION TO:	Approve the Board of Supervisors Meeting, , April
191		10, 2013 as amended.
192	MADE BY:	Supervisor Stephens
193	SECONDED BY:	Supervisor Szewczyk
194	DISCUSSION:	None further
195	RESULT:	Called to Vote: Motion PASSED
196		5/0 Motion passed unanimously

197
198
199 **E. Consideration of Resolution 2013-05; Adopting Fiscal Year 2014 Proposed**
200 **Budget and Setting Public Hearing**

201
202 Mr. Altman reported that revenues had increased by \$7,300. He stated expenses had gone up by
203 \$57,000 and also been reduced by \$24,800. This would mean there was a total of \$32,2000
204 increase in expenditures.

205 (03:16:50)

206	MOTION TO:	Approve resolution 2013-05 with the changes the
207		Board had made on the record to the budget and
208		setting the public hearing on August 14, 2013.
209	MADE BY:	Supervisor Greisz
210	SECONDED BY:	Supervisor Stephens
211	DISCUSSION:	None further
212	RESULT:	Called to Vote: Motion PASSED
213		4/1 Motion passed- Gallo Opposed

214
215 **8. STAFF REPORTS**
216 **A. District Manager**
217 **i. Manager's Report**

218 **C. District Counsel**

219 **i. Memorandum Regarding Refinancing**

220 (03:18:52)

221	MOTION TO:	Accept the agreement with Hopping Green and Sams.
222	MADE BY:	Supervisor Ggreisz
223	SECONDED BY:	Supervisor Stephens
224	DISCUSSION:	None further
225	RESULT:	Called to Vote: Motion PASSED
226		5/0 Motion passed unanimously

227 Mr. Eckert announced he would be inviting Brett Seally to the June meeting to discuss bond
228 refinancing with the Board.

229
230 **9. SUPERVISOR REQUESTS**

231 The Board reviewed the proposal for \$1,828 to purchase an ice maker for the clubhouse.

232
233 (03:24:00)

234	MOTION TO:	Accept the proposal of \$1,828 to purchase an ice 235 maker.
236	MADE BY:	Supervisor Durham
237	SECONDED BY:	Supervisor Ggreisz
238	DISCUSSION:	None further
239	RESULT:	Called to Vote: Motion PASSED
240		5/0 Motion passed unanimously

241
242 There were two proposals for the resurfacing of the tennis courts and related repairs. Welch's
243 proposal was slightly higher than the other companies but they offered a September 1st
244 completion date.

245
246 (03:28:15)

247	MOTION TO:	Accept Welch's proposal for \$11,100 tennis court 248 improvements to be completed by September 1, 249 2013.
250	MADE BY:	Supervisor Greisz
251	SECONDED BY:	Supervisor Szewczyk
252	DISCUSSION:	None further
253	RESULT:	Called to Vote: Motion PASSED
254		5/0 Motion passed unanimously

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258 **10. ADJOURNMENT**
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(03:36:38)

MOTION TO:	Adjourn the Meeting.
MADE BY:	Supervisor Stephens
SECONDED BY:	Supervisor Greisz
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 Motion passed unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

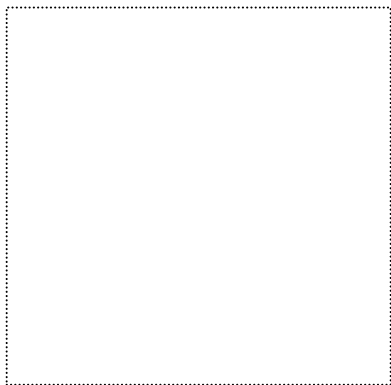
Title:
 Secretary
 Assistant Secretary

Signature

Printed Name

Title:
 Chairman
 Vice Chairman

Recorded by Records Administrator



Signature

Date

**Lakeside Plantation Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Amenity Services Group, Inc.	3647	\$ 13,431.99		Facility Maintenance Services - May
Bloomings Landscape	2013 00626	7,095.50		Landscape Maintenance - April
Bloomings Landscape	2013 00825	7,095.50	\$ 14,191.00	Landscape Maintenance - May
District Management Services	6124	4,052.02		Contractual Services April/May
District Management Services	C6066	217.57		Copies & Postage Reimbursement
District Management Services	C6124	260.35		Copies & Postage Reimbursement
District Management Services	6166	3,791.67	\$ 8,321.61	Contractual Services - June
Lake Masters Aquatic	13 03301	966.00		Waterway & Canal Treatment - May
Monthly Contract Sub-Total		\$ 36,910.60		
Variable Contract				
DMK Associates	8251	\$ 1,057.50		Professional Services thru 04/26
Straley and Robin	9397A	5.55		Legal Services thru 02/15
Straley and Robin	9592	633.40		Legal Services thru 04/15
Straley and Robin	9687	2,158.42	\$ 2,797.37	Legal Services thru 05/15
Variable Contract Sub-Total		\$ 3,854.87		
Utilities				
Comcast Communications	15515 999177 029 050113	\$ 122.06		Final Comcast Contract Payment
Florida Power & Light Company	04126 05586 042413	553.64		Electric Service thru 04/24
Florida Power & Light Company	04126 05586 052413	560.01		Electric Service thru 05/24
Florida Power & Light Company	57421 67439 042413	1,271.46		Electric Service thru 04/24
Florida Power & Light Company	57421 67439 052413	1,227.80		Electric Service thru 05/24
Florida Power & Light Company	84595 15071 042413	1,318.19		Electric Service thru 04/24
Florida Power & Light Company	84595 15071 052413	1,140.98	\$ 6,072.08	Electric Service thru 05/24
North Port Solid Waste District	54883 159826 050213	120.00		Waste Management Service thru 04/30

**Lakeside Plantation Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
North Port Utilities	43123 154656 050113	1,087.96		Water Service thru 04/18
North Port Utilities	43123 154658 050113	20.18		Water Service thru 04/18
North Port Utilities	43123 156052 050113	415.85	\$ 1,523.99	Water Service thru 04/18
TECO Peoples Gas	10332096 042413	12.77		Gas Service thru 04/22
TECO Peoples Gas	10332096 052313	12.77	\$ 25.54	Gas Service thru 05/21
Verizon Florida LLC	0624684505 03 040113	459.61		Internet, TV, & Phone Service thru 04/30
Verizon Florida LLC	0624684505 03 050113	432.41	\$ 892.02	Internet, TV, & Phone Service thru 05/31
Utilities Sub-Total		\$ 8,755.69		

Regular Services				
A-1 Superior Pest Control, Inc.	187855	\$ 150.00		Pest Control Service - 05/15
Amenity Services Group, Inc.	3646	13,994.49		Facility Maintenance Services
Performance Standard Assurance, Inc	467	1,100.00		Specification Development
Security Alarm Corp.	118101	84.00		Alarm Monitoring Service - 07/31
Security Alarm Corp.	118101	84.00	\$ 168.00	Alarm Monitoring Service - 07/31
Supervisor: Camille Stephens	CS041013	200.00		Supervisor Fees - 04/10
Supervisor: Camille Stephens	CS050813	200.00		Supervisor Fees - 05/08
Supervisor: Camille Stephens	CS052213	200.00		Supervisor Fees - 05/22
Supervisor: Jane Gallo	JG041013	200.00		Supervisor Fees - 04/10
Supervisor: Jane Gallo	JG050813	200.00		Supervisor Fees - 05/08
Supervisor: Jane Gallo	SG050813	200.00		Supervisor Fees - 05/08
Supervisor: Jane Gallo	JG052213	200.00		Supervisor Fees - 05/22
Supervisor: Joe Szewczyk	JS041013	200.00		Supervisor Fees - 04/10
Supervisor: Joe Szewczyk	JS050813	200.00		Supervisor Fees - 05/08
Supervisor: Joe Szewczyk	JS052213	200.00		Supervisor Fees - 05/22
Supervisor: Patricia Durham	PD041013	200.00		Supervisor Fees - 04/10
Supervisor: Patricia Durham	PD050813	200.00		Supervisor Fees - 05/08

Lakeside Plantation Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Supervisor: Patricia Durham	PD052213	200.00		Supervisor Fees - 05/22
Supervisor: Sharon Greisz	SG052213	200.00	\$ 2,800.00	Supervisor Fees - 05/22
Regular Services Sub-Total		\$ 18,212.49		
Additional Services				
Accurate Gas & Plumbing LLC	1108	\$ 307.00		Replacement of Men's Toilet - Pool Area
Air Conditioning Experts	ACE052813	303.75		AC Freon Fill - Fitness Room
Archer Janitorial & Paper Supplies	1043	206.00		Misc. Clubhouse Maintenance Supplies
Archer Janitorial & Paper Supplies	1044	43.95		Plastic Cups - 04/16
Archer Janitorial & Paper Supplies	1045	56.65	\$ 306.60	Misc. Clubhouse Janitorial Supplies - 04/30
Bloomings Landscape	2013 00741	32.00		Irrigation Repairs - March
Carr, Riggs & Ingram, LLC	721599	1,300.00		Audit FY2012 - Final Billing
Culligan Water	1017805 043013	108.64		Water Cooler Service thru 04/30
Home Depot Credit Services	6035 3225 0282 9538 040513	471.55		Misc Supplies
Home Depot Credit Services	6035 3225 0282 9538 050513	579.43	\$ 1,050.98	Misc. Supplies thru 05/02
In the Swim	001912144	67.75		Pool Supplies - 04/18
Lakeside Plantation CDD	LSP051413	9,685.76		Series 1999-DS Acct#6753360
Morton's Ace Hardware	304909	3.58		Single Sided Key - 04/23
Pitco Ind, Inc.	8723	99.90		Pool Ladder - 5' ft Royal Blue Safety Grip
Pool Boy INC.	64448	1,045.00		Pool Motor Repair 4HP & Seals
Pool Boy INC.	64449	380.00	\$ 1,425.00	Pool Motor Repair 1.5HP & Seals
Sam's Club	7715 0901 1476 2388 042713	552.54		Misc Clubhouse and Event Supplies
Sarasota County Health Department	58 60 01251 052213	400.00		Pool Permit # 58-60-01251 Renewal
Sarasota County Health Department	58 60 01252 052213	275.00	\$ 675.00	Spa Permit #58-60-0152 Renewal
Sparkle Brite Pool of North Port, LLC	11920	157.83		Misc Pool Supplies - 04/03
Sparkle Brite Pool of North Port, LLC	12163	11.99		Jumbo Thermometer - 04/12
Sparkle Brite Pool of North Port, LLC	12276	20.00		Chlorine - 04/15

Lakeside Plantation Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Sparkle Brite Pool of North Port, LLC	12380	150.00		8oz Sticks (50lbs) - 04/18
Sparkle Brite Pool of North Port, LLC	12515	53.12		Misc. Pool Supplies - 04/22
Sparkle Brite Pool of North Port, LLC	13186	33.99		Chlorine & Off the Wall - 05/14
Sparkle Brite Pool of North Port, LLC	13490	55.82	\$ 482.75	Chlorine, Filter Powder & Off the Wall
Wal-Mart Community	6032 2020 1028 8471 041613	520.46		Clubhouse Supplies thru 04/06
Wal-Mart Community	6032 2020 1028 8471 051613	35.54	\$ 556.00	Clubhouse Activity Supplies - 04/30
Additional Services Sub-Total		\$ 16,957.25		
TOTAL:		\$ 84,690.90		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Amenity Services Group, Inc.

1021 Oak St.
 Jacksonville, FL 32204

Invoice

DATE	INVOICE #
5/8/13	3647

BILL TO
Lakeside Plantation C.D.D. c/o District Management Services 5680 W. Cypress Street, Suite A Tampa, FL 33607

TERMS	DUE DATE
Net 30	6/7/13

DESCRIPTION	QTY	RATE	AMOUNT
Amenity Center Management Services for the Lakeside Plantation Amenity Center		7,465.33	7,465.33
Facility Maintenance Services for the Lakeside Plantation Amenity Center		5,966.66	5,966.66
Covers the month of May 2013		0.00	0.00
		Total	\$13,431.99

Approved 5/15/2013 by paltman

Phone #
904-355-1831



5824 Bee Ridge Rd #165, Sarasota, FL 34233

RECEIVED

APR 04 2013

Invoice

Date Invoice #

4/1/2013 2013-00626

Bill To:

Lakeside Plantation CDD
 c/o District Management Services, Inc.
 Attn: Debby Hukill
 5680 W Cypress Street, Suite 5680A
 Tampa, FL 33607

Due Date 5/1/2013

Terms

Net 30

Description	Qty	Rate	Amount
Month of April			
Monthly Grounds Maintenance Fee		6,458.00	6,458.00
Monthly Mulch Fee		637.50	637.50

Approved 4/17/2013 by paltman

PAYMENT ACCEPTED: CHECK AND CREDIT CARD.
 Please contact our office to pay by credit card.
 Make check payable to:
 Bloomings Landscape & Turf Management, Inc.
 Please include invoice number on your check.
 Thank You For Your Business

Total	\$7,095.50
Payments/Credits	\$0.00
Balance Due	\$7,095.50

Phone #
 (941) 927-9765

Fax #
 (941) 929-9356

E-mail
 carla@bloomingslandscape.com

Web Site www.bloomingslandscape.com



5824 Bee Ridge Rd #165, Sarasota, FL 34233

RECEIVED

MAY 0 2013

Invoice

Date 5/1/2013 Invoice # 2013-00825

Bill To:

Lakeside Plantation CDD
 c/o District Management Services, Inc.
 Attn: Debby Hukill
 5680 W Cypress Street, Suite 5680A
 Tampa, FL 33607

Due Date 5/31/2013

Terms Net 30

Description	Qty	Rate	Amount
Month of May			
Monthly Grounds Maintenance Fee		6,458.00	6,458.00
Monthly Mulch Fee		637.50	637.50

Approved 5/17/2013 by paltman

PAYMENT ACCEPTED: CHECK AND CREDIT CARD.
 Please contact our office to pay by credit card.
 Make check payable to:
 Bloomings Landscape & Turf Management, Inc.
 Please include invoice number on your check.
 Thank You For Your Business

Total	\$7,095.50
Payments/Credits	\$0.00
Balance Due	\$7,095.50

Phone #
 (941) 927-9765

Fax #
 (941) 929-9356

E-mail
 carla@bloomingslandscape.com

Web Site www.bloomingslandscape.com

DMS, LLC 2013

5680 W. Cypress
 Suite A
 Tampa, FL 33607

INVOICE

Invoice Number: 6124
 Invoice Date: May 1, 2013
 Page: 1

Duplicate

Voice:
 Fax:

Bill To:
Lakeside Plantation CDD 5680 W. Cypress Street Ste A Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
322		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		5/31/13

Quantity	Item	Description	Unit Price	Amount
	AS	Accounting Services		1,125.00
	DMS	District Management Services		2,666.67
1,379.00	Copies - .15	Copies - .15	0.15	206.85
61.00	Copies - .50	Color Copies - .50	0.50	30.50
	Postage	Postage		23.00



Subtotal	4,052.02
Sales Tax	
Total Invoice Amount	4,052.02
Payment/Credit Applied	
TOTAL	4,052.02

Check/Credit Memo No:

Approved 4/17/2013 by paltman

DMS, LLC 2013

5680 W. Cypress Street
 Suite A
 Tampa, FL 33607

Voice: 813-873-7300
 Fax: 813-873-7070

INVOICE

Invoice Number: **CR6066**
 Invoice Date: May 28, 2013
 Page: 1

Bill To:

Lakeside Plantation CDD
 5680 W. Cypress Street
 Ste A
 Tampa, FL 33607

Ship to:

Reimburse for April billing charges

Customer ID	Customer PO	Payment Terms	
322		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		6/27/13

Quantity	Item	Description	Unit Price	Amount
-1,347.00	Copies - .15	Copies - .15	0.15	-202.05
-20.00	Copies - .50	Color Copies - .50	0.50	-10.00
	Postage	Postage		-5.52

Check/Credit Memo No:

Subtotal	-217.57
Sales Tax	
Total Invoice Amount	-217.57
Payment/Credit Applied	
TOTAL	-217.57

Approved 5/29/2013 by paltman

DMS, LLC 2013

5680 W. Cypress Street
 Suite A
 Tampa, FL 33607

Voice: 813-873-7300
 Fax: 813-873-7070

INVOICE

Invoice Number: C6124
 Invoice Date: May 28, 2013
 Page: 1

Bill To:

Lakeside Plantation CDD
 5680 W. Cypress Street
 Ste A
 Tampa, FL 33607

Ship to:

5680 W. Cypress Street
 Ste A
 Tampa, FL 33607

Customer ID	Customer PO	Payment Terms	
322		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		6/27/13

Quantity	Item	Description	Unit Price	Amount
-1,379.00	Copies - .15	Copies - .15	0.15	-206.85
-61.00	Copies - .50	Color Copies - .50	0.50	-30.50
	Postage	Postage		-23.00

Subtotal	-260.35
Sales Tax	
Total Invoice Amount	-260.35
Payment/Credit Applied	
TOTAL	-260.35

Check/Credit Memo No:

Approved 5/29/2013 by paltman

DMS, LLC 2013

5680 W. Cypress Street
Suite A
Tampa, FL 33607

Voice: 813-873-7300
Fax: 813-873-7070

INVOICE

Invoice Number: 6124
Invoice Date: May 1, 2013
Page: 1

Bill To:**Ship to:**

Lakeside Plantation CDD
5680 W. Cypress Street
Ste A
Tampa, FL 33607

Customer ID	Customer PO	Payment Terms	
322		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		5/31/13

Quantity	Item	Description	Unit Price	Amount
	AS	Accounting Services		1,125.00
	DMS	District Management Services		2,666.67
1,379.00	Copies - .15	Copies - .15	0.15	206.85
61.00	Copies - .50	Color Copies - .50	0.50	30.50
	Postage	Postage		23.00

Check/Credit Memo No: 3479

Subtotal	4,052.02
Sales Tax	
Total Invoice Amount	4,052.02
Payment/Credit Applied	4,052.02
TOTAL	0.00

Approved 6/4/2013 by aevans

DMS, LLC 2013

5680 W. Cypress Street
 Suite A
 Tampa, FL 33607

Voice: 813-873-7300
 Fax: 813-873-7070

INVOICE

Invoice Number: 6166
 Invoice Date: Jun 1, 2013
 Page: 1

Bill To:

Ship to:

Lakeside Plantation CDD
 5680 W.Cypress Street
 Ste A
 Tampa, FL 33607

Customer ID	Customer PO	Payment Terms	
322		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		6/1/13

Quantity	Item	Description	Unit Price	Amount
	AS	Accounting Services		1,125.00
	DMS	District Management Services		2,666.67

Check/Credit Memo No:

Subtotal	3,791.67
Sales Tax	
Total Invoice Amount	3,791.67
Payment/Credit Applied	
TOTAL	3,791.67

Approved 5/29/2013 by paltman

Lake Masters Aquatic Weed Control, Inc.
P.O. Box 2300
Palm City, FL 34991
Toll Free: 1-877-745-5729
Fax: 772-220-6603 Local: 772-220-2224

RECEIVED

MAY 02 2013

Invoice

DATE	INVOICE #
5/1/2013	13-03301

BILL TO
LAKESIDE PLANTATION CDD C/O DMS 5680 W. CYPRESS STREET, STE. 5680A TAMPA, FL 33607

E-mail	P.O. NO.	TERMS	REP	MAIL STOP ID
susanol@aol.com		Net 30		4696

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Monthly Service-Treatment of Waterways & Canals as per map	966.00	966.00

Thank you for your business.	Payments/Credits	\$0.00
	Balance Due	\$966.00

Approved 5/9/2013 by paltman



RECEIVED

MAY 09 2013

435 Commercial Ct, Suite 200
Venice, FL 34292
Phone: (941) 412-1293
Fax: (941) 412-1043

May 7, 2013

Mr. Peter Altman
District Management Services
5680 West Cypress Street
Tampa, FL 33607

DMK Project: 07-0117
Lakeside Plantation CDD
Invoice: 8251

For Professional Engineering Services rendered between March 23 and April 26, 2013. Project management and oversight for sidewalk repairs and punchlist items including repair review for acceptance and final walk through and coordination with Client regarding Jonah sidewalk repairs. Preparation of budget for lakes erosion repairs.

Lakes Erosion Report

Professional Consultant 4	2.00 hrs @ \$125.00=	\$ 250.00
Field Tech 5	1.00 hrs @ \$ 85.00 =	\$ 85.00
Admin 2	1.00 hrs @ \$ 45.00=	\$ 45.00
Reimbursables – Mileage	=	\$ 0.00
Subtotal	=	\$ 380.00

Sidewalk and Pavement Repairs

Professional Consultant 4	1.00 hrs @ \$125.00=	\$ 125.00
Field Tech 5	6.50 hrs @ \$ 85.00=	\$ 552.50
Subtotal		\$ 677.50

TOTAL AMOUNT DUE THIS INVOICE \$1,057.50

To receive invoices by email, please email your address to ap@dmkassoc.com.

TERMS: DUE UPON RECEIPT

Past due accounts subject to interest and handling charges of 1.5% per month or highest rate allowable by law, plus all costs of collection including reasonable attorney's fees.

Approved 5/15/2013 by paltman

STRALEY & ROBIN

Attorneys At Law
1510 W. Cleveland Street
Tampa, Florida 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
c/o DISTRICT MANAGEMENT SERVICES
5680 W. CYPRESS ST., STE. 5680A
TAMPA, FL 33607

February 21, 2013
Client: 001384
Matter: 000001
Invoice #: 9397

Page: 1

RE: General Representation

For Professional Services Rendered Through February 15, 2013

SERVICES

Date	Person	Description of Services	Hours
01/17/2013	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT TO DISSEMINATION AGENT FOR CDD BONDS.	0.3
01/18/2013	JMV	PREPARE NOTICE TO NEW CDD SUPERVISORS RE: SUNSHINE LAW AND CODE OF ETHICS.	0.3
01/22/2013	LH	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDING 12/31/2012; EMAIL SAME TO DISSEMINATION AGENT.	0.2
01/23/2013	JMV	REVIEW EMAIL FROM M. ACOSTA RE: CDD BOARD WORKSHOP.	0.1
01/29/2013	JMV	TELEPHONE CALL FROM T. GREENE RE: AMENDMENT OF CDD BOND INDENTURES; REVIEW EMAIL FROM T. GREENE: DRAFT EMAIL TO T. GREENE RE: PROPOSED AMENDMENT TO BOND INDENTURE.	0.9
02/04/2013	JMV	TELEPHONE CALL FROM P. ALTMAN RE: CDD BOARD MEETING.	0.3
02/06/2013	JMV	REVIEW EMAIL FROM S. BLAIR RE: CDD BOARD MEETING.	0.2
02/07/2013	JMV	REVIEW CDD RESOLUTION; DRAFT EMAIL TO M. ACOSTA.	0.3
02/12/2013	JMV	REVIEW AGENDA AND PREPARE FOR CDD BOARD MEETING; TELEPHONE CALL TO P. ALTMAN.	1.2

STRALEY & ROBIN

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Federal Tax Id. - 20-1778458

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
c/o DISTRICT MANAGEMENT SERVICES
5680 W. CYPRESS ST., STE. 5680A
TAMPA, FL 33607

April 19, 2013
Client: 001384
Matter: 000001
Invoice #: 9592

Page: 1

RE: General Representation

For Professional Services Rendered Through April 15, 2013

SERVICES

Date	Person	Description of Services	Hours	
03/25/2013	LH	REVIEW AUDIT INQUIRY LETTER FOR FISCAL YEAR ENDING SEPTEMBER 30, 2012; PREPARE DRAFT AUDIT RESPONSE LETTER.	0.5	
03/29/2013	JMV	REVIEW LETTER FROM CDD AUDITOR; PREPARE RESPONSE TO REQUEST FROM CDD AUDITOR RE: CDD LEGAL ISSUES.	0.9	
04/01/2013	JMV	REVIEW EMAIL FROM P. ALTMAN RE: AMENITY SERVICES GROUP, INC. CONTRACT; REVIEW PROPOSED AGREEMENT; DRAFT EMAIL TO P. ALTMAN.	1.0	
04/03/2013	JMV	REVIEW EMAIL FROM G. FOSTER RE: CDD BOARD MEETING.	0.1	
04/12/2013	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT TO CDD BONDHOLDERS.	0.5	
Total Professional Services			3.0	\$632.50

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	2.5	\$562.50
LH Lynn Hoodless	0.5	\$70.00

Approved 4/24/2013 by paltman

STRALEY & ROBIN

Attorneys At Law
1510 W. Cleveland Street
Tampa, Florida 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
c/o DISTRICT MANAGEMENT SERVICES
5680 W. CYPRESS ST., STE. 5680A
TAMPA, FL 33607

May 17, 2013
Client: 001384
Matter: 000001
Invoice #: 9687

Page: 1

RE: General Representation

For Professional Services Rendered Through May 15, 2013

SERVICES

Date	Person	Description of Services	Hours
04/16/2013	LH	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT; EMAIL TO T. CARTER RE SAME.	0.2
04/25/2013	JMV	TELEPHONE CALL FROM P. DURHAM RE: TERMINATION OF CDD MANAGEMENT CONTRACT; REVIEW EMAIL FROM P. DURHAM; PREPARE TERMINATION NOTICE TO DISTRICT MANAGEMENT SERVICES.	1.1
04/25/2013	LH	PREPARE DRAFT TERMINATION LETTER TO DISTRICT MANAGEMENT SERVICES.	0.4
04/26/2013	JMV	REVIEW EMAIL FROM P. DURHAM; REVIEW CDD RECORDS; PREPARE REQUEST FOR CDD MANAGEMENT PROPOSALS; TELEPHONE CALLS FROM C. WRATHELL; DRAFT CORRESPONDENCE TO DPGF; DRAFT NOTICE TO WRATHELL, HART AND HUNT; DRAFT NOTICE TO GMS; DRAFT NOTICE TO FISHKIND & ASSOCIATES; REVIEW EMAIL FROM G. FLYNT RE: GOVERNMENT MANAGEMENT SERVICES; TELEPHONE CALL FROM J. DAUGIRDA WITH DPGF RE: SOLICITATION FOR CDD MANAGEMENT SERVICES.	4.1

Approved 5/21/2013 by paltman



RECEIVED

MAY 0 2013

Account Number	15515 999177-02-9
Billing Date	05/01/13
Total Amount Due	\$122.06
Payment Due by	05/17/13

Page 1 of 3

Contact us: @ www.business.comcast.com 800-391-3000

LAKESIDE PLANTATION CDD

For service at:
2200 PLANTATION BLVD
NORTH PORT FL 34289-9472

News from Comcast

Just a friendly reminder-our records indicate that the balance shown above is now due. Your prompt payment would be greatly appreciated and we would be glad to re-establish your cable service at any future date.

Great news! We increased the speed of your Performance Internet Service by up to 66% at no additional charge. To complete your speed increase, go to Comcast.com/powercycle.

Monthly Statement Summary

Previous Balance	281.92
Payments - received by 05/01/13	0.00
New Charges - see below	-159.86
Total Amount Due	\$122.06
Payment Due by	05/17/13

New Charges Summary

Comcast Digital Voice®	-0.92
Partial Month Charges & Credits	-153.79
<i>Changes were made to your account this month. See the following pages for more details.</i>	
Other Charges & Credits	8.00
Taxes, Surcharges & Fees	-13.15
Total New Charges	-\$159.86

Thank you for being a valued Comcast customer!

036293 1/2 Approved by aevans

Detach and enclose this coupon with your payment. Please write your account number on your check or money order. Do not send cash.



12641 CORPORATE LAKES DRIVE
FT MYERS FL 33913-7907

AB 01 036293 39895 E 106 A

LAKESIDE PLANTATION CDD

LAKESIDE PLANTATION CDD

5680 WEST CPRESS ST

TAMPA FL 33607-7002

Account Number	15515 999177-02-9
Payment Due by	05/17/13

Total Amount Due \$122.06

Amount Enclosed \$ _____

Make checks payable to Comcast

COMCAST COMMUNICATIONS

PO BOX 105184

ATLANTA GA 30348-5184

15515 999177 02 9 0 012206

051413



Florida Power & Light Company
 PO Box 025576
 Miami, FL 33102

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

RECEIVED
 APR 29 2013

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LAKESIDE PLANTATION
 COMMUNITY DEVELOPMENT DIST
 5680 W CYPRESS ST STE A
 TAMPA FL 33607-1775

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

FPL
 GENERAL MAIL FACILITY
 MIAMI FL 33188-0001



Account number	Total amount you owe	New charges due by	Amount enclosed
04126-05586	\$553.64	May 15 2013	\$

Your electric statement

Account number: **04126-05586**

For: Mar 25 2013 to Apr 24 2013 (30 days)

Customer name: LAKESIDE PLANTATION

Statement date: Apr 24 2013

Service address: 2200 PLANTATION BLVD # FNTN

Next meter reading: May 24 2013

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
561.00	561.00 CR	0.00	0.00	553.64	\$553.64	May 15 2013

Meter reading - Meter 6N25462

Current reading 88333
 Previous reading - 82849
 kWh used **5484**

Amount of your last bill 561.00
 Payment received - Thank you 561.00 CR
 Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	5805	5484
Service days	29	30
kWh per day	200	182

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

Electric service amount	501.08**
Storm charge	7.68
Gross receipts tax	13.05
Franchise charge	31.83
Total new charges	\$553.64

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

Customer charge: \$7.13
 Fuel: \$162.11
 (\$0.029560 per kWh)
 Non-fuel: \$331.84
 (\$0.060510 per kWh)

Total amount you owe \$553.64

- Payment received after **July 15, 2013** is considered **LATE**; a late payment charge of 1% will apply.

Approved 4/30/2013 by aevans

Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434
 Outside Florida: 1-800-226-3545
 To report power outages: 1-800-4OUTAGE (468-8243)
 Hearing/speech impaired: 711 (Relay Service)
 Online at **43013** www.FPL.com



Florida Power & Light Company
 PO Box 025576
 Miami, FL 33102



Florida Power & Light Company
 PO Box 025576
 Miami, FL 33102

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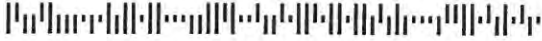
LAKESIDE PLANTATION
 COMMUNITY DEVELOPMENT DIST
 5680 W CYPRESS ST STE A
 TAMPA FL 33607-1775



RECEIVED
 MAY 28 2013

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

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 GENERAL MAIL FACILITY
 MIAMI FL 33188-0001



Account number	Total amount you owe	New charges due by	Amount enclosed
04126-05586	\$560.01	Jun 14 2013	\$

Your electric statement

Account number: 04126-05586

For: Apr 24 2013 to May 24 2013 (30 days)

Customer name: LAKESIDE PLANTATION

Statement date: May 24 2013

Service address: 2200 PLANTATION BLVD # FNTN

Next meter reading: Jun 24 2013

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
553.64	553.64 CR	0.00	0.00	560.01	\$560.01	Jun 14 2013

Meter reading - Meter 6N25462

Current reading 93881
 Previous reading - 88333
 kWh used **5548**

Amount of your last bill 553.64
 Payment received - Thank you 553.64 CR
 Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	5937	5548
Service days	30	30
kWh per day	197	184

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

Electric service amount 506.84**
 Storm charge 7.77
 Gross receipts tax 13.20
 Franchise charge 32.20
 Total new charges \$560.01

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

Customer charge: \$7.13
 Fuel: \$164.00
 (\$0.029560 per kWh)
 Non-fuel: \$335.71
 (\$0.060510 per kWh)

Total amount you owe \$560.01

- Payment received after **August 14, 2013** is considered **LATE**; a late payment charge of 1% will apply.
- The Florida Public Service Commission approved a quarterly storm charge adjustment, which will apply to your bill beginning June 1. Visit www.FPL.com/rates to learn more about the charges on your bill.

Approved 5/28/2013 by aeavans

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

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Florida Power & Light Company
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 Miami, FL 33102



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APR 29 2013

LAKESIDE PLANTATION COMM
 DEVELOPMENT DIST
 5680 W CYPRESS ST STE A
 TAMPA FL 33607-1775

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

FPL
 GENERAL MAIL FACILITY
 MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
57421-67439	\$1,271.46	May 15 2013	\$

Your electric statement

Account number: 57421-67439

For: Mar 25 2013 to Apr 24 2013 (30 days)

Customer name: LAKESIDE PLANTATION COMM

Statement date: Apr 24 2013

Service address: 2200 PLANTATION BLVD # CLBHSE

Next meter reading: May 24 2013

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
1,207.35	1,207.35 CR	0.00	0.00	1,271.46	\$1,271.46	May 15 2013

Meter reading - Meter 6LL6205

Current reading 50134
 Previous reading - 49131
 kWh constant x 10
 kWh used 10030

Demand reading 5.94
 kW constant x 10.00
 Demand kW 59

Energy usage

	Last Year	This Year
kWh this month	6470	10030
Service days	29	30
kWh per day	223	334

Amount of your last bill 1,207.35
 Payment received - Thank you 1,207.35 CR
 Balance before new charges \$0.00

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

Electric service amount 1,158.37**
 Storm charge 10.03
 Gross receipts tax 29.96
 Franchise charge 73.10
 Total new charges \$1,271.46

Total amount you owe \$1,271.46

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

Customer charge: \$18.63
 Fuel: \$296.49
 (\$0.029560 per kWh)
 Non-fuel: \$197.79
 (\$0.019720 per kWh)
 Demand: \$645.46
 (\$10.94 per kW)

- Payment received after **July 15, 2013** is considered **LATE**; a late payment charge of 1% will apply.

Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-226-3545

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

Hearing/speech impaired: 711 (Relay Service)

Online at 043013 www.FPL.com



Florida Power & Light Company
 PO Box 025576
 Miami, FL 33102

Approved 4/30/2013 by aevans



Florida Power & Light Company
 PO Box 025576
 Miami, FL 33102

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MAY 28 2013

LAKESIDE PLANTATION COMM
 DEVELOPMENT DIST
 5680 W CYPRESS ST STE A
 TAMPA FL 33607-1775

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

FPL
 GENERAL MAIL FACILITY
 MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
57421-67439	\$1,227.80	Jun 14 2013	\$

Your electric statement

Account number: 57421-67439

For: Apr 24 2013 to May 24 2013 (30 days)
 Customer name: LAKESIDE PLANTATION COMM
 Service address: 2200 PLANTATION BLVD # CLBHSE

Statement date: May 24 2013
 Next meter reading: Jun 24 2013

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
1,271.46	1,271.46 CR	0.00	0.00	1,227.80	\$1,227.80	Jun 14 2013

Meter reading - Meter 6LL6205

Current reading 51166
 Previous reading - 50134
 kWh constant x 10
 kWh used 10320

Amount of your last bill 1,271.46
 Payment received - Thank you 1,271.46 CR
 Balance before new charges \$0.00

Demand reading 5.37
 kW constant x 10.00
 Demand kW 54

New charges (Rate: GSD-1 GENERAL SERVICE DEMAND)
 Electric service amount 1,117.96**
 Storm charge 10.32
 Gross receipts tax 28.93
 Franchise charge 70.59
 Total new charges \$1,227.80

Energy usage

	Last Year	This Year
kWh this month	7120	10320
Service days	30	30
kWh per day	237	344

Total amount you owe \$1,227.80

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

- Payment received after **August 14, 2013** is considered **LATE**; a late payment charge of 1% will apply.
- The Florida Public Service Commission approved a quarterly storm charge adjustment, which will apply to your bill beginning June 1. Visit www.FPL.com/rates to learn more about the charges on your bill.

Customer charge: \$18.63
 Fuel: \$305.06
 (\$0.029560 per kWh)
 Non-fuel: \$203.51
 (\$0.019720 per kWh)
 Demand: \$590.76
 (\$10.94 per kW)

Approved 5/28/2013 by aevans



Florida Power & Light Company
 PO Box 025576
 Miami, FL 33102

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



Florida Power & Light Company
 PO Box 025576
 Miami, FL 33102

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RECEIVED
 APR 29 2013

LAKESIDE PLANTATION COMM
 DEVELOPMENT DIST
 5680 W CYPRESS ST STE A
 TAMPA FL 33607-1775

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

FPL
 GENERAL MAIL FACILITY
 MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
84595-15071	\$1,318.19	May 15 2013	\$

Your electric statement

Account number: 84595-15071

For: Mar 25 2013 to Apr 24 2013 (30 days)

Customer name: LAKESIDE PLANTATION COMM
 Service address: 2200 PLANTATION BLVD # POOL

Statement date: Apr 24 2013
 Next meter reading: May 24 2013

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
1,707.05	1,707.05 CR	0.00	0.00	1,318.19	\$1,318.19	May 15 2013

Meter reading - Meter 6L17180

Current reading 91626
 Previous reading - 78566
 kWh used **13060**

Demand reading 49.39
 Demand kW **49**

Energy usage

	Last Year	This Year
kWh this month	11862	13060
Service days	29	30
kWh per day	409	435

Amount of your last bill 1,707.05
 Payment received - Thank you 1,707.05 CR
 Balance before new charges \$0.00

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

Electric service amount 1,198.28**
 Storm charge 13.06
 Gross receipts tax 31.06
 Franchise charge 75.79
Total new charges \$1,318.19

Total amount you owe \$1,318.19

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

Customer charge: \$18.63
 Fuel: \$386.05
 (\$0.029560 per kWh)
 Non-fuel: \$257.54
 (\$0.019720 per kWh)
 Demand: \$536.06
 (\$10.94 per kW)

- Payment received after **July 15, 2013** is considered **LATE**; a late payment charge of 1% will apply.

Approved 4/30/2013 by aeavans



Florida Power & Light Company
 PO Box 025576
 Miami, FL 33102

Please have your account number ready when contacting FPL.
 Customer service: 1-800-375-2434
 Outside Florida: 1-800-226-3545
 To report power outages: 1-800-4OUTAGE (468-8243)
 Hearing/speech impaired: 711 (Relay Service)
 Online at **43013** www.FPL.com



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 PO Box 025576
 Miami, FL 33102

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B 5,8 5517 5

RECEIVE

MAY 28

LAKESIDE PLANTATION COMM
 DEVELOPMENT DIST
 5680 W CYPRESS ST STE A
 TAMPA FL 33607-1775

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

FPL
 GENERAL MAIL FACILITY
 MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
84595-15071	\$1,140.98	Jun 14 2013	\$

Your electric statement

Account number: 84595-15071

For: Apr 24 2013 to May 24 2013 (30 days)
 Customer name: LAKESIDE PLANTATION COMM
 Service address: 2200 PLANTATION BLVD # POOL

Statement date: May 24 2013
 Next meter reading: Jun 24 2013

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
1,318.19	1,318.19 CR	0.00	0.00	1,140.98	\$1,140.98	Jun 14 2013

Meter reading - Meter 6L17180

Current reading 02535
 Previous reading - 91626
 kWh used **10909**

Demand reading 44.10
 Demand kW **44**

Energy usage

	Last Year	This Year
kWh this month	9238	10909
Service days	30	30
kWh per day	307	363

Amount of your last bill 1,318.19
 Payment received - Thank you 1,318.19 CR
 Balance before new charges \$0.00

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

Electric service amount	1,037.59**
Storm charge	10.91
Gross receipts tax	26.88
Franchise charge	65.60
Total new charges	\$1,140.98

Total amount you owe \$1,140.98

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

Customer charge: \$18.63
 Fuel: \$322.47
 (\$0.029560 per kWh)
 Non-fuel: \$215.13
 (\$0.019720 per kWh)
 Demand: \$481.36
 (\$10.94 per kW)

- Payment received after **August 14, 2013** is considered **LATE**; a late payment charge of **1%** will apply.
- The Florida Public Service Commission approved a quarterly storm charge adjustment, which will apply to your bill beginning June 1. Visit www.FPL.com/rates to learn more about the charges on your bill.

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

Approved 5/28/2013 by aevans



Florida Power & Light Company
 PO Box 025576
 Miami, FL 33102



NORTH PORT UTILITIES

SERVICE ADDRESS			CURRENT CHARGES
2200 PLANTATION BLVD TENNI COURT			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	5/01/13	5/28/13

H₂O PROGRAM DONATION:

\$1 \$5
 \$10 OTHER \$ _____

Benefits North Port utility customers in need of assistance with their water bills.

Total Current Charges **1,087.96**
 PAST DUE - MUST PAY NOW .00
 Total Amount Due **1,087.96**

\$ _____
AMOUNT ENCLOSED

Pay online at: www.cityofnorthport.com
or make checks payable to:
North Port Utilities

Check here for a change of address on the reverse side



LAKESIDE PLANTATION COMM DEV
5680 W Cypress St Ste 5680A
TAMPA FL 33607-7002

000043123000154656000001087964

4865 LAKE

SERVICE ADDRESS 2200 PLANTATION BLVD TENNI COURT

↑ Please return this upper portion with your payment ↑

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	5/01/13	5/28/13

Last Bill Amount 690.81
 Payments 690.81-
 Adjustments .00
BALANCE FORWARD .00

Rate Class : COMMERCIAL
Last payment amount/date: 690.81 4/16/13

WA	Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
	3/20/13 4/18/13	29	1100033965	1.000	TGAL	4658	4545	113
						USAGE FOR 4/12		106.00

Service	Consumption	Charge	Total
WA Base facility chg		75.55	
WA Usage block 1	20.00	71.00	
WA Usage block 2	20.00	106.40	
WA Usage block 3	20.00	149.20	
WA Usage block 4	20.00	199.20	
WA Usage block 5	20.00	255.60	
WA Usage block 6	13.00	231.01	
TOTAL WATER			1,087.96

RECEIVED

MAY 03 2013

Total Current Charges 1,087.96
 PAST DUE - MUST PAY NOW .00
 Total Amount Due **1,087.96**

PLEASE MAIL ALL PAYMENTS TO:

North Port Utilities PO Box 511130 Punta Gorda, FL 33951-1130

Register for GMAC Summer Camp at www.cityofnorthport.com. For more information contact (941)429-PARK or email parcs@cityofnorthport.com.

Approved 5/8/2013 by rrios

NORTH PORT UTILITIES
4970 CITY HALL BLVD.,
NORTH PORT, FLORIDA 34286-4100
941.429.7122

For **EMERGENCY** water service call **941.240.8000**
twenty four hours a day, seven days a week



NORTH PORT UTILITIES

SERVICE ADDRESS			CURRENT CHARGES
2200 PLANTATION BLVD FRONT FOUNT			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	5/01/13	5/28/13

H₂O PROGRAM DONATION:

- \$1 \$5
 \$10 OTHER \$ _____

Benefits North Port utility customers in need of assistance with their water bills.

Total Current Charges **20.18**
 PAST DUE - MUST PAY NOW **.00**
 Total Amount Due **20.18**

\$ _____
 AMOUNT ENCLOSED

Pay online at: www.cityofnorthport.com
 or make checks payable to:
 North Port Utilities

Check here for a change of address on the reverse side



LAKE SIDE PLANTATION COMM DEV
 5680 W Cypress St Ste 5680A
 TAMPA FL 33607-7002

000043123000154658000000020187

4866 LAKE

SERVICE ADDRESS 2200 PLANTATION BLVD FRONT FOUNT

↑ Please return this upper portion with your payment ↑

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	5/01/13	5/28/13

Last Bill Amount 20.18
 Payments 20.18-
 Adjustments .00
BALANCE FORWARD .00

Rate Class : COMMERCIAL
 Last payment amount/date: 20.18 4/16/13

WA	Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
	3/20/13	4/18/13	29 83717471	1.000	TGAL	1076	1075	1
						USAGE FOR	4/12	5.00

Service	Consumption	Charge	Total
WA Base facility chg		16.63	
WA Usage block 1	1.00	3.55	
TOTAL WATER			20.18

Total Current Charges 20.18
 PAST DUE - MUST PAY NOW .00
 Total Amount Due 20.18

PLEASE MAIL ALL PAYMENTS TO:

North Port Utilites PO Box 511130 Punta Gorda, FL 33951-1130

Register for GMAC Summer Camp at www.cityofnorthport.com. For more information contact (941)429-PARK or email parcs@cityofnorthport.com.

Approved 5/8/2013 by rrios

NORTH PORT UTILITIES 4970 CITY HALL BLVD., NORTH PORT, FLORIDA 34286-4100 941.429.7122	For EMERGENCY water service call 941.240.8000 twenty four hours a day, seven days a week
---	---



NORTH PORT UTILITIES

SERVICE ADDRESS			CURRENT CHARGES DUE DATE
2200 PLANTATION BLVD CLUB HOUSE			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	5/01/13	5/28/13

H₂O PROGRAM DONATION:

\$1 \$5

\$10 OTHER \$ _____

Benefits North Port utility customers in need of assistance with their water bills.

Total Current Charges **415.85**
 PAST DUE - MUST PAY NOW .00
 Total Amount Due **415.85**

\$ _____
AMOUNT ENCLOSED

Pay online at: www.cityofnorthport.com
 or make checks payable to:
 North Port Utilities



LAKESIDE PLANTATION COMM DEV
 5680 W Cypress St Ste 5680A
 TAMPA FL 33607-7002

Check here for a change of address on the reverse side

000043123000156052000000415852

4867 LAKE

SERVICE ADDRESS			
2200 PLANTATION BLVD CLUB HOUSE			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	5/01/13	5/28/13

↑ Please return this upper portion with your payment ↑

Rate Class : COMMERCIAL
 Last payment amount/date: 362.85 4/16/13

Last Bill Amount	362.85
Payments	362.85-
Adjustments	.00
BALANCE FORWARD	.00

WA	Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage	
	3/20/13	4/18/13	29	80000038	1.000	TGAL	449	421	28
	USAGE FOR 4/12							5.00	

Service	Consumption	Charge	Total
WA Base facility chg		38.72	
WA Usage block 1	10.00	35.50	
WA Usage block 2	10.00	53.20	
WA Usage block 3	8.00	59.68	
TOTAL WATER			187.10
SE Base facility chg		66.63	
SE Consumption	28.00	162.12	
TOTAL SEWER			228.75

Total Current Charges 415.85
 PAST DUE - MUST PAY NOW .00
 Total Amount Due 415.85

PLEASE MAIL ALL PAYMENTS TO:

North Port Utilities PO Box 511130 Punta Gorda, FL 33951-1130

Register for GMAC Summer Camp at www.cityofnorthport.com. For more
 information contact (941)429-PARK or email parke@cityofnorthport.com.

Approved 5/8/2013 by rrios

NORTH PORT UTILITIES
 4970 CITY HALL BLVD.,
 NORTH PORT, FLORIDA 34286-4100
 941.429.7122

For **EMERGENCY** water service call 941.240.8000
 twenty four hours a day, seven days a week

PLEASE REMIT PAYMENT TO:

CUSTOMER INVOICE



P.O. Box 31017
TAMPA, FL 33631-3017

A

ACCOUNT NUMBER
10332096

AMOUNT NOW DUE
12.77

THIS MONTH'S CHARGE DUE BEFORE
05/15/13

PAYABLE UPON RECEIPT

011114 10332096 000001277
 LAKESIDE PLANTATION COMMUNITY DEV
 DMS
 5680 W CYPRESS ST STE 5680A
 TAMPA FL 33607

RECEIVED
 APR 27 2013

WRITE IN AMOUNT PAID ON THIS ACCOUNT

PLEASE WRITE YOUR ACCOUNT NUMBER ON THE FRONT OF YOUR CHECK OR MONEY ORDER AND RETURN THE UPPER PORTION OF THIS INVOICE WITH YOUR PAYMENT. MESSAGES WRITTEN ON THE UPPER PORTION MAY BE OVERLOOKED. FOR INFORMATION PLEASE CONTACT US AT ONE OF THE CONVENIENT NUMBERS LISTED ON THE BACK. THANK YOU!

DIRECT ALL INQUIRIES TO:

PLEASE RETAIN THIS LOWER PORTION FOR YOUR RECORDS.



POST OFFICE BOX 31017
 TAMPA, FL 33631-3017

SERVICE ADDRESS 2200 PLANTATION BLVD *POOL*
 NORTH PORT FL 34289-9472

1-877-832-6747

** TO AVOID A POSSIBLE LATE PAYMENT CHARGE OF 1.5%, **
 ** BALANCE DUE MUST BE PAID BY THE PAST DUE DATE. **

AMOUNT NOW DUE
12.77

***** THIS MONTH'S BILLING DATES *****

THIS MONTH'S CHARGE DUE BEFORE
05/15/13

--SERVICE PERIOD--	NUMBER	STATEMENT
TO	OF DAYS	DATE
04/22/13	33	04/24/13

ACCOUNT NUMBER
10332096

***** THIS MONTH'S METER INFORMATION *****

METER NUMBER	METER READS PRES - PREV	=	CCF	-----FACTORS-----	THERMS USED
RHE73410	274 274		0	1.0330 1.00000	0.0
TOTAL THERMS =					0.0

AVERAGE DAILY THERM USAGE
APR 13 0.0
APR 12 0.0

***** THIS MONTH'S BILLING INFORMATION *****

RESIDENTIAL SERVICE 1 (RS1)	
PREVIOUS BALANCE	12.77
PAYMENT	12.77-
CUSTOMER CHARGE	12.00
DISTRIBUTION	0.0 THMS @ 0.33637 0.00
PGA	0.0 THMS @ 0.80106 0.00
TOTAL GAS CHARGES	12.00
TAXES AND FEES	
FRANCHISE FEE	.77
LOCAL TAX	
STATE TAX	
GROSS RECEIPTS TAX	
TOTAL TAXES AND FEES	0.77
THIS MONTH'S CHARGE	12.77
TOTAL BALANCE DUE	12.77

NEXT SCHEDULED READ DATE
05/21/13

TO PAY BY PHONE, DIAL 1-877-729-2747 OR, VISIT OUR WEBSITE AT www.peoplesgas.com (PAY2PGS)

WHEN PAYING BY CREDIT CARD OR E-CHECK, A CONVENIENCE FEE WILL APPLY.

Approved 4/30/2013 by aeavans

PLEASE REMIT PAYMENT TO:

CUSTOMER INVOICE



ACCOUNT NUMBER

AMOUNT NOW DUE

THIS MONTH'S CHARGE DUE BEFORE

A

10332096

12.77

06/13/13

PEOPLES GAS

P.O. Box 31017
TAMPA, FL 33631-3017

PAYABLE UPON RECEIPT

RECEIVED

MAY 28 2013

011114 10332096 000001277
LAKESIDE PLANTATION COMMUNITY DEV
DMS
5680 W CYPRESS ST STE 5680A
TAMPA FL 33607

WRITE IN AMOUNT PAID ON THIS ACCOUNT

PLEASE WRITE YOUR ACCOUNT NUMBER ON THE FRONT OF YOUR CHECK OR MONEY ORDER AND RETURN THE UPPER PORTION OF THIS INVOICE WITH YOUR PAYMENT. MESSAGES WRITTEN ON THE UPPER PORTION MAY BE OVERLOOKED. FOR INFORMATION PLEASE CONTACT US AT ONE OF THE CONVENIENT NUMBERS LISTED ON THE BACK. THANK YOU!

DIRECT ALL INQUIRIES TO:

PLEASE RETAIN THIS LOWER PORTION FOR YOUR RECORDS.



POST OFFICE BOX 31017
TAMPA, FL 33631-3017

SERVICE ADDRESS 2200 PLANTATION BLVD *POOL*
NORTH PORT FL 34289-9472

1-877-832-6747

** TO AVOID A POSSIBLE LATE PAYMENT CHARGE OF 1.5%, **
** BALANCE DUE MUST BE PAID BY THE PAST DUE DATE. **

AMOUNT NOW DUE

12.77

***** THIS MONTH'S BILLING DATES *****

TO	NUMBER OF DAYS	STATEMENT DATE
05/21/13	29	05/23/13

THIS MONTH'S CHARGE DUE BEFORE

06/13/13

***** THIS MONTH'S METER INFORMATION *****

ACCOUNT NUMBER

10332096

METER NUMBER	METER READS PRES - PREV	=	CCF	-----FACTORS----- X BTU X	CONVER	=	THERMS USED
RHE73410	274 274		0	1.0330	1.00000		0.0
TOTAL THERMS =							0.0

***** THIS MONTH'S BILLING INFORMATION *****

RESIDENTIAL SERVICE 1 (RS1)	
PREVIOUS BALANCE	12.77
PAYMENT	12.77-
CUSTOMER CHARGE	12.00
DISTRIBUTION	0.0 THMS @ 0.33637 0.00
PGA	0.0 THMS @ 0.80106 0.00
TOTAL GAS CHARGES	12.00
TAXES AND FEES	
FRANCHISE FEE	.77
LOCAL TAX	
STATE TAX	
GROSS RECEIPTS TAX	
TOTAL TAXES AND FEES	0.77
THIS MONTH'S CHARGE	12.77
TOTAL BALANCE DUE	12.77

AVERAGE DAILY THERM USAGE

MAY 13 0.0
MAY 12 0.0

NEXT SCHEDULED READ DATE

06/20/13

Approved 5/28/2013 by aevans

TO PAY BY PHONE, DIAL 1-877-729-2747 OR, VISIT OUR WEBSITE AT www.peoplesgas.com (PAY2PGS)

WHEN PAYING BY DEBIT CARD OR E-CHECK, A CONVENIENCE FEE WILL APPLY.

Verizon News

Expand Your Outreach

Are you missing sales because your customers are getting a busy signal or rolling to voicemail when they call? Get an additional line and open the door to more opportunities. Your customers' experience & your bottom line could improve! Call today: 1-888-807-7211.

Quick Bill Summary for
LAKESIDE PLANTATION COMMUNIT

Previous Balance	\$504.53
No Payment Received	\$.00
Balance Forward	\$504.53

New Charges

Verizon Solutions for Business (See pg 3)	\$220.99
Voice Additional Services	\$20.80
TV Additional Services	\$39.96
Internet Additional Services	\$19.96
Specials and Promotions	-\$11.97
Change in Service and Partial Month	\$73.32
Taxes, Governmental Surcharges and Fees	\$47.82
Verizon Surcharges and Other Charges & Credits	\$55.73
Total New Charges Due by April 25, 2013	\$466.61 X
Total Amount Due	\$971.14

*Called 4/16/13
late fee taken off due to
Total due \$459.61 never
receiving bills*

Approved 4/16/2013 by Glen

Direct Payment Enrollment	Online Billing & Payment	Questions about your bill?
verizon.com/businessbillpay	verizon.com/businessbillview	verizon.com or 1-800-483-5700



Please return this remittance slip with payment

New Charges Due Apr 25, 2013
Account Number 15 4331 0624684505 03
Total Amount Due: \$971.14 040113

Make check payable to Verizon

\$.

KEYLINE
LAKESIDE PLANTATION COMMUNIT
2200 PLANTATION BLVD
NORTH PORT FL 34289-9472

VERIZON FLORIDA LLC
PO BOX 920041
DALLAS TX 75392-0041



15 4331 0624684505 03N00000050453 00000097114 10



Manage Your Account
at verizon.com/businessbillview

Phone Number
941-423-5501

Account Number
15 4331 0624684505 03

Billing Date
5/1/2013

RECEIVED
MAY 09 2013

Quick Bill Summary for LAKESIDE PLANTATION COMMUNIT

Previous Balance		\$971.14
Payments Received	(See pg 3)	-\$964.14
Adjustments	(See pg 3)	-\$7.00
Balance Forward		\$.00

New Charges

Verizon Solutions for Business	(See pg 3)	\$220.99
TV Additional Services		\$39.96
Internet Additional Services		\$19.96
Specials and Promotions		-\$11.97
Change in Service and Partial Month		\$73.32
Taxes, Governmental Surcharges and Fees		\$44.17
Verizon Surcharges and Other Charges & Credits		\$45.98
Total New Charges Due by May 25, 2013		\$432.41

Total Amount Due by May 25, 2013 \$432.41

Direct Payment Enrollment verizon.com/businessbillpay	Online Billing & Payment verizon.com/businessbillview	Questions about your bill? verizon.com or 1-800-483-5700
---	--	---

Please return this remit slip with payment



New Charges Due May 25, 2013
 Account Number 15 4331 0624684505 03
Total Amount Due: \$432.41 050113

Make check payable to Verizon

\$.

00008984 01 AV 0.360 VF050111 0053 XX
 LAKESIDE PLANTATION COMMUNIT
 5680 CYPRESS ST STE A
 TAMPA FL 33607-1775



VERIZON FLORIDA LLC
 PO BOX 920041
 DALLAS TX 75392-0041

15 4331 0624684505 03N00000000000 00000043241 06

Approved 5/14/2013 by aeavans

INVOICE

5/16/2013

A-1 Superior Pest Control

A-1 Superior Pest Control
340 Tamiami Trail
Port Charlotte, FL 33953
(941) 624-2111
(941) 906-8333

RECEIVED

MAY 22 2013

BILL TO

C/O DISTRICT MANAGEMENT SERVICES
MR. STEVEN CONNOLLY
5680 W. CYPRESS STREET STE 5680A
TAMPA, FL 33607-

SERVICE

Lakeside Plantation Comm.

2200 Plantation Blvd.
North Port FL 34289

Service	PO # / Terms	Invoice	Completed	Amount	Tax	Total	Credits
Pest Control		187855	5/15/2013	\$150.00	\$0.00	\$150.00	

PLEASE REMIT: \$150.00

Approved 5/29/2013 by paltman

A-1 Superior Pest Control

340 Tamiami Trail
Port Charlotte, FL 33953
(941) 624-2111

Please complete THIS portion and return with payment. Thank you.

Service: Pest Control
Account Key: 2112

Please Remit: \$150.00

@2112@

Amenity Services Group, Inc.

1021 Oak St.
 Jacksonville, FL 32204

Invoice

DATE	INVOICE #
5/8/13	3646

BILL TO
Lakeside Plantation C.D.D. c/o District Management Services 5680 W. Cypress Street, Suite A Tampa, FL 33607

TERMS	DUE DATE
Net 30	6/7/13

DESCRIPTION	QTY	RATE	AMOUNT
Amenity Center Management Services for the Lakeside Plantation Amenity Center		7,465.33	7,465.33
Facility Maintenance Services for the Lakeside Plantation Amenity Center		5,966.66	5,966.66
Night shift hours provided for the Lakeside Plantation Amenity Center (see attached detail)	37.5	15.00	562.50
Covers the month of April 2013		0.00	0.00
		Total	\$13,994.49

Approved 5/15/2013 by paltman

Phone #
904-355-1831

PSA

720 Brooker Creek Blvd. #206
Oldsmar, FL 34677

Invoice

Date	Invoice #
5/10/2013	467

RECEIVED

MAY 13 2013

Bill To
Lakeside Plantation CDD-North Port District Management Services, LLC Attn: Peter Altman 5680 W. Cypress Street, Ste A Tampa, FL 33607

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Specification Development	1,100.00	1,100.00
		Total	\$1,100.00

Approved 5/15/2013 by paltman

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



RECEIVED
 APR 27 2013

Invoice Number 118101
 Sale Date 4/24/2013
 Due Date 5/4/2013

Lakeside Plantation CDD
 Care Of: DMS
 5680 W. Cypress St., Suite A
 Tampa, FL 33607

Description	Qty	Price	Net	Tax	Total
CSID: 2564 Monitoring-Commercial-Fire-Basic For: Lakeside Plantation-F at 2200 Plantation Blvd. North Port, FL 34286 Period Covered: 05/01/2013 to 07/31/2013 inclusive.	3	\$28.00	\$84.00	\$0.00	\$84.00
CSID: 2582 Monitoring-Commercial-Security-Basi For: Lakeside Plantation at 2200 Plantation Blvd. North Port, FL 34289 Period Covered: 05/01/2013 to 07/31/2013 inclusive.	3	\$21.00	\$63.00	\$0.00	\$63.00

TOTALS

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

 Your Balance as of 4/24/2013

\$147.00

Deposits On Account: \$0.00
 DUE UPON RECEIPT

Approved 4/30/2013 by aevans

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

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

Customer : Lakeside Plantation CDD



Invoice Number 118101
 Bill Payer ID: 11765
 (Primary) CSID:
 Date Remitted

Acct. Bal. \$147.00 Amount Remitted

--	--	--	--	--	--	--	--	--	--

Payment Method Check Check Number

--	--	--	--	--	--	--	--	--	--

Charge* Card Number

--	--	--	--	--	--	--	--	--	--

 Billing Zipcode

--	--	--	--	--

 Name On Card

--	--	--	--	--	--	--	--	--	--

 Exp Date

--	--	--	--	--

 Signature

--	--	--	--	--	--	--	--	--	--

 Card ID

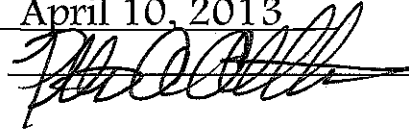
--	--	--	--	--

*Please Note : If paying by charge card, we can only accept payment by : Mastercard, Visa
 Please remit to : Security Alarm Corp., 17776 Toledo Blade Blvd., Port Charlotte, FL 33948

Inv. No 118101

LAKESIDE PLANTATION CDD

MEETING DATE: April 10, 2013

DMS Staff Signature 

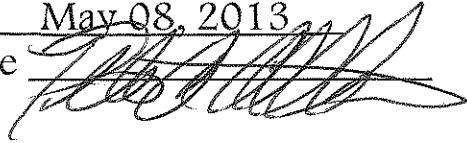
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Camille Stephens	✓	Salary Accepted	\$200.00
Joe Szewczyk	✓	Salary Accepted	\$200.00
Patricia Durham	✓	Salary Accepted	\$200.00
Jane Gallo	✓	Salary Accepted	\$200.00
Sharon Greisz		Salary Accepted	\$200.00

Approved 4/24/2013 by Glen

LAKESIDE PLANTATION CDD

MEETING DATE: May 08, 2013

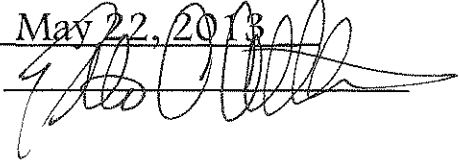
DMS Staff Signature



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Camille Stephens	✓	Salary Accepted	\$200.00
Joe Szewczyk	✓	Salary Accepted	\$200.00
Patricia Durham	BY Phone	Salary Accepted	\$200.00
Jane Gallo	✓	Salary Accepted	\$200.00
Sharon Greisz	✓	Salary Accepted	\$200.00

Approved 5/14/2013 by aeavans

LAKESIDE PLANTATION CDD

MEETING DATE: May 22, 2013
DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Camille Stephens	✓	Salary Accepted	\$200.00
Joe Szewczyk	✓	Salary Accepted	\$200.00
Patricia Durham	✓	Salary Accepted	\$200.00
Jane Gallo	✓	Salary Accepted	\$200.00
Sharon Greisz	✓	Salary Accepted	\$200.00

Approved 5/28/2013 by aeavans

Accurate Gas & Plumbing LLC

License # CFC 1428101 and LP#30768
 4975 City Hall Blvd. Po Box 7160
 North Port, Fl. 34290

Invoice

PO#

Customer Information:
Lakeside Plantation
 2200 Plantation Blvd.
 North Port, Fl. 34289

Invoice # 1108
 Invoice Date 5/16/2013

	Quantity	Unit Price	Amount
Per proposal dated:	0		\$ -
	0		\$ -
	0	\$ -	\$ -
	0	\$ -	\$ -

Job Description:
 Replace the mens room toilet located by the pool area.
 Installed a Vortens handicap elongated toilet in the mens room. A lot of shims and grout was needed due to the pitch on the bathroom floor. Everything is working fine with no leaks.

<u>Notes:</u>		\$307.00
Invoice Due Upon Completion of Job		
	Tax	\$ -
	Other	\$ -
		\$307.00
Please remit payment to: Accurate Gas & Plumbing, LLC 4975 City Hall Blvd. PO Box 7160 North Port, Florida 34290		

Approved 5/29/2013 by paltman

**SERVICE ORDER
INVOICE**

BILL TO: _____

THIS WORK IS TO BE <input type="checkbox"/> C.O.D. <input type="checkbox"/> CHARGE <input type="checkbox"/> NO CHARGE	
MAKE	MAKE
MODEL	MODEL
SERIAL NUMBER	SERIAL NUMBER

NAME Lakeside Plantation
 STREET 2200 Plantation DATE _____
 CITY NP PROMISED _____
 PHONE 122-5500 CALL BEFORE A.M. P.M.
 TECHNICIAN _____ AUTHORIZED BY TONY
 WORK TO BE PERFORMED WORK OUT ROOM - NOT COOLING

ENVIRONMENTAL CHECK LIST			WORK PERFORMED	
WORK PERFORMED	QTY	TYPE/DISPOSITION	CONDENSING UNIT	COND'S/ATE DRAINS
<input type="checkbox"/> Recovered			Leveled	Cleaned Main Drain
<input type="checkbox"/> Recycled			Cleaned Coil	Repaired Main Drain
<input type="checkbox"/> Reclaimed			Checked Charge	Cleaned Pan Drain
<input type="checkbox"/> Returned			Repaired Leak in Coil	Repaired Pan Drain
<input type="checkbox"/> Disposal			Repaired leak in Copper	FURN OR FAN COIL
<input type="checkbox"/> Dismantled			# REF	Replaced Belt
<input type="checkbox"/> Changed out/replaced		TOTAL \$	Checked Motor	Adjusted Belt
			Changed Motor	Replaced Pulley
			Replaced Belt	Adjusted Pulley
			Adjusted Belt	Cleaned Blower
			Replaced Contactor	Replaced Bearings
			Repl Start Relay	Oiled Motor
			Repl. Start Capacitor	Oiled Bearings
			Replaced Run Capacitor	Cleaned Heat Exch.
			Cleaned or Adj. Contactor	Replaced Heat Exch.
			Repaired Wiring	Cleaned or Adj. Pilot
			Replaced Fuse	Replaced Thermocouple
			Replaced Compressor	Replaced Valve
			EVAPORATOR COIL	Replaced Valve
			Replaced Exp. Valve	Cleaned Burners
			Adjusted Exp. Valve	DUCT
			Replaced Cap. Tube	Repaired
			Cleaned Cap. Tube	Adjusted
			Repaired Coil Leak	THERMOSTAT
			Repaired Copper Conn	Repaired
			Cleaned Coil	Adjusted
			Leveled Coil	
			ELECT. NTR.	CLG. TOWER
			Replaced Link	Cleaned
			Replaced KLIX	
			Repaired Wire	PUMPS
			Replaced Cont.	Greased
				Repaired
			FILTERS <input type="checkbox"/> Cleaned <input type="checkbox"/> Replaced	

QTY	MATERIALS & SERVICES	UNIT PRICE	AMOUNT	DESCRIPTION OF WORK PERFORMED
	REFRIGERANT R- LBS.			
	6 lbs 410A FREON	35 per	210.00	Found system to be low on freon. Searched for leaks and found small leak at service valve. Tightened valve. Refilled with freon.
	FILTERS X X			
>	FILTERS X X			
	BELTS			
TOTAL MATERIALS				

HRS.	LABOR	RATE	AMOUNT
1/4	Hourward	75.00	9.375
TOTAL LABOR			

Materials & labor may be continued on other side

TERMS LB

RECOMMENDATIONS

LIMITED WARRANTY: All materials, parts and equipment are warranted by the manufacturers' or suppliers' written warranty only. All labor performed by the above named company is warranted for 30 days or as otherwise indicated in writing. The above named company makes no other warranties, express or implied, and its agents or technicians re are not authorized to make an such warranties on behalf of above named company.

REGULAR WARRANTY
 SERVICE CONTRACT

Thank You

TOTAL SUMMARY	
TOTAL MATERIALS	210.00
TOTAL LABOR	9.375
TRAVEL CHARGE	
TAX	
TOTAL	303.75

I have authority to order the work outlined above which has been satisfactorily completed. I agree that Seller retains title to equipment/materials furnished until final payment is made. If payment is not made as agreed, Seller can remove said equipment/materials at Seller's expense. Any damage resulting from said removal shall not be the responsibility of Seller.

Customer Signature _____ Date _____

Approved 5/29/2013 by paltman

ARCHER Janitorial & Paper Supplies

2828 S. McCall Rd. Unit 38 - Englewood, Fl 34224
 Phone Number: (941) 473-2224/Fax Number: (941) 460-0175

INVOICE 1044

TO: Lakeside Plantation CDD
 2200 Plantation Blvd.
 North Port, Fl 34286
 (941) 423-5500 Att.: Bill Capozzi

DATE	CUST NO.	SALESPERSON	TERMS
4/16/13	1238	Jaime	Net 10 Days
			Price good until Apr/2013

QTY	DESCRIPTION	PER UNIT	TOTAL
1cs	Cup Pls. Trans. (25/100/5oz)		43.95

Please make checks payable to:		SUBTOTAL	43.95
ARCHER Janitorial & Paper Supplies Tax rate 7%			0.00
2828 S. McCall Rd. Unit 38		SHIPPING / HANDLING	
Englewood, Fl 34224		PAYMENTS	
Phone: (941) 473-2224		AMOUNT DUE	43.95

Approved 5/14/2013 by aeavans

Maintenance Supplies

ARCHER Janitorial & Paper Supplies

2828 S. McCall Rd. Unit 38 - Englewood, Fl 34224
 Phone Number: (941) 473-2224/Fax Number: (941) 460-0175

INVOICE 1045

TO: Lakeside Plantation CDD
 2200 Plantation Blvd.
 North Port, Fl 34286
 (941) 423-5500 Att.: Bill Capozzi

DATE	CUST NO.	SALESPERSON	TERMS
4/30/13	1238	Jaime	Net 10 Days
			Price good until Apr/2013

QTY	DESCRIPTION	PER UNIT	TOTAL
1cs	Windsoft Multifold Towel White (4000)		37.65
2	Integrity Antib. Hand Soap (1/1gl)	9.50	19.00
Please make checks payable to:			SUBTOTAL
ARCHER Janitorial & Paper Supplies Tax rate 7%			56.65
2828 S. McCall Rd. Unit 38 Englewood, Fl 34224			SHIPPING / HANDLING
Phone: (941) 473-2224			PAYMENTS
			AMOUNT DUE
			0.00
			56.65

Approved 5/14/2013 by aeavans

Maintenance Supplies



Invoice

5824 Bee Ridge Rd #165, Sarasota, FL 34233

RECEIVED
APR 11 2013

Date Invoice #
4/9/2013 2013-00741

Bill To:

Lakeside Plantation CDD
c/o District Management Services, Inc.
Attn: Debby Hukill
5680 W Cypress Street, Suite 5680A
Tampa, FL 33607

Due Date 4/9/2013

Terms Due on receipt

Description	Qty	Rate	Amount
March Irrigation Inspection Repairs completed during inspection			
1/2" PVC Pipe	3	1.00	3.00
1/2" PVC Fitting	2	2.00	4.00
24 Volt Solenoid	1	25.00	25.00

Approved 5/9/2013 by paltman

PAYMENT ACCEPTED: CHECK AND CREDIT CARD.
Please contact our office to pay by credit card.
Make check payable to:
Bloomings Landscape & Turf Management, Inc.
Please include invoice number on your check.
Thank You For Your Business

Total	\$32.00
Payments/Credits	\$0.00
Balance Due	\$32.00

Phone #
(941) 927-9765

Fax #
(941) 929-9356

E-mail
carla@bloomingslandscape.com

Web Site www.bloomingslandscape.com

RECEIVED
APR 22 2013

Lakeside Plantation CDD
c/o DMS
5680 W. Cypress Street, Ste A
Tampa, FL 33607

Invoice No. 721599 (include on check)
Date 04/17/2013
Client No. 20-03196.000

Professional services rendered as follows:

Final billing on audit of financial statements as of September 30, 2012.	\$ 5,800.00
Progress Applied	(4,500.00)
Current Amount Due	\$ 1,300.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,300.00	0.00	0.00	0.00	0.00	1,300.00

We accept Mastercard, Visa and American Express. Please complete the following information, or contact our office to submit your payment over the phone.

Date: _____ Client Name: _____ Client # _____

Name as it appears on card: _____

Billing Address: _____

Card # _____ Exp Date: _____ Security # _____

Amount: _____ Signature: _____



1099 ENTERPRISE CT
 NORTH VENICE, FL 34275-3621
 (941) 485-7526
 ksimes@culligansarasota.com
 www.culligansarasota.com

IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW

VISA
 MasterCard
 AMERICAN EXPRESS
 DISCOVER
 PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT

CARD NUMBER _____ V. CODE _____

SIGNATURE _____ EXP. DATE _____

DATE: 04/30/2013
 PAY THIS AMOUNT: \$108.64
 ACCOUNT NUMBER: 1017805

PAY BY DATE: MAY 15 AMOUNT PAID \$ _____

ADDRESSEE:

003711  LAKESIDE PLANTATION CDD
 5680 W CYPRESS ST STE 5680A
 TAMPA, FL 33607-7002

REMIT PAYMENT TO:

CULLIGAN WATER
 1099 ENTERPRISE CT
 NORTH VENICE, FL 34275-3621



BALANCE FORWARD
 RETURN THIS TOP PORTION WITH YOUR PAYMENT

BRANCH ID: CW-C1
 CUSTOMER: LAKESIDE PLANTATION

DATE	QUANTITY	DESCRIPTION	REF	PREVIOUS BALANCE:	BALANCE
				\$146.03	
04/12/2013	10.00	DRINKING WATER	800255812	50.00	196.03
04/12/2013	1.00	DELIVERY CHARGE	800255812	1.00	197.03
04/16/2013	-1.00	Payment	3458	-146.03	51.00
04/26/2013	1.00	CONE CUPS CADDY PACK	800258099	17.99	68.99
04/26/2013	6.00	DRINKING WATER	800258099	30.00	98.99
04/26/2013	1.00	DELIVERY CHARGE	800258099	1.00	99.99
04/30/2013	1.00	COOK & COLD COOLER		8.65	108.64

RECEIVED
 MAY 06 2013

Service 05/01-05/31

Pay on-line at: www.culligansarasota.com

ACCOUNTS ARE SUBJECT TO A LATE PAYMENT FINANCE CHARGE

OVER \$	PERIODIC RATE	ANNUAL RATE	PLEASE PAY NEW BALANCE BEFORE
0	0.00%	0.10%	MAY 15
TO 0	0.00%	0.10%	MIN CHARGE \$5.00

Balance Due \$108.64

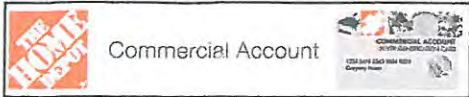
Next Deliveries: 05/14/13 05/29/13 06/14/13 06/28/13

CULLIGAN WATER
 1099 ENTERPRISE CT
 NORTH VENICE, FL 34275-3621
 (941) 485-7526

SERVICE ADDRESS:
 LAKESIDE PLANTATION
 5680 PLANTATION BLVD
 NORTH PORT FL 34889

STATEMENT DATE	ACCOUNT NUMBER	NAME
04/30/2013	1017805	LAKESIDE PLANTATION

Approved 5/8/2013 by rrios



ACCOUNT ACTIVITY STATEMENT

RETURN MAIL ADDRESS
 PO Box 790340
 St. Louis, MO 63179-0340

00021217 BB 2OZ 095 KSTQUKHP BM3 8 KBAVHP



LAKESIDE PLANTATION CDD
 5680 W CYPRESS ST STE 5680A
 TAMPA, FL 33607-7002

RECEIVED
 APR 15 2013

Commercial Account: 6035 3225 0282 9538
Statement Date: 04/05/13
Credit Line: \$2,000
Credit Available: \$1,528

Account Balance **\$471.55**

Account Information

Please see Payment Page(s) for Amount Due and Payment Due Date(s)

Current Payments and Unapplied Payments	-\$360.48
Current Purchases and Debits	\$471.55
Current Returns, Exchanges and Adjustments	\$0.00
Previously Billed Invoices	\$0.00

INSTANT SAVINGS ON THE PRODUCTS YOU USE MOST

The Home Depot® is here to help you leverage your buying power with bulk pricing on over hundreds of items. Plus, items that qualify are clearly marked in stores and online for easy shopping.

Stop by the Pro Desk and save right away!



CURRENT PAYMENTS AND UNAPPLIED PAYMENTS

Payments received since the last statement period.
 Please contact us with your instructions on how to apply to specific invoices.

Date	Amount
03/26/13	\$360.48-
Total	\$360.48-

CURRENT PURCHASES AND DEBITS

Date	Purchase Location/Description	Invoice #	Purchase Order/Job Name	Customer Agreement #	Amount	Due Date
03/05/13	THE HOME DEPOT PORT CHARLOTT, FL	51102			\$14.86	04/25/13
03/07/13	THE HOME DEPOT NORTH PORT, FL	8024506			\$130.42	04/25/13
03/11/13	THE HOME DEPOT NORTH PORT, FL	4104674			\$41.69	04/25/13
03/14/13	THE HOME DEPOT NORTH PORT, FL	1124628			\$64.20	04/25/13
03/18/13	THE HOME DEPOT PORT CHARLOTT, FL	7190653			\$64.20	04/25/13
03/26/13	THE HOME DEPOT NORTH PORT, FL	9031925			\$121.09	04/25/13
04/03/13	THE HOME DEPOT NORTH PORT, FL	1171064			\$35.09	04/25/13
TOTAL					\$471.55	

Questions
 About Your
 Account

ACCT MGR HOME DEPOT CREDIT SERVICES
 PHONE 1-800-395-7363
 FAX 1-877-969-6751
 GO TO WWW.MYHOMEDEPOTACCOUNT.COM

Send Billing Inquiries to:
 HOME DEPOT CREDIT SERVICES
 PO Box 790340
 St. Louis, MO 63179-0340

Approved 4/17/2013 by paltman

RETURN MAIL ADDRESS
PO BOX 790420
ST. LOUIS, MO 63179

RECEIVED

MAY 17 2013

Commercial Account: 6035 3225 0282 9538
Statement Date: 05/05/13
Credit Line: \$2,000
Credit Available: \$1,420

00021184 BB 2OZ 125 KSTQKHP BM3 8 KBAVHP



LAKESIDE PLANTATION CDD
5680 W CYPRESS ST STE 5680A
TAMPA, FL 33607-7002

Account Balance **\$579.43**

Account Information

Please see Payment Page(s) for Amount Due and Payment Due Date(s)

Current Payments and Unapplied Payments	-\$471.55
Current Purchases and Debits	\$579.43
Current Returns, Exchanges and Adjustments	\$0.00
Previously Billed Invoices	\$0.00

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- Commercial Financing Offers
- Exclusive Pro Weekly Video Demos
- And Much More!

Signup now at homedepot.com/proemail or visit your local Pro Desk.



CURRENT PAYMENTS AND UNAPPLIED PAYMENTS

Payments received since the last statement period.
Please contact us with your instructions on how to apply to specific invoices.

Date	Amount
04/22/13	\$471.55-
Total	\$471.55-

CURRENT PURCHASES AND DEBITS

Date	Purchase Location/Description	Invoice #	Purchase Order/Job Name	Customer Agreement #	Amount	Due Date
04/17/13	THE HOME DEPOT NORTH PORT, FL	7090237			\$27.20	05/25/13
04/22/13	THE HOME DEPOT PORT CHARLOTT, FL	2061565			\$75.72	05/25/13
04/23/13	THE HOME DEPOT PORT CHARLOTT, FL	1180025			\$42.54	05/25/13
04/29/13	THE HOME DEPOT PORT CHARLOTT, FL	5025727			\$160.26	05/25/13
05/02/13	THE HOME DEPOT PORT CHARLOTT, FL	2010096			\$273.71	05/25/13
TOTAL					\$579.43	

Questions About Your Account
ACCT MGR HOME DEPOT CREDIT SERVICES
PHONE 1-800-395-7363
FAX 1-877-969-6751
GO TO WWW.MYHOMEDEPOTACCOUNT.COM

Send Billing Inquiries to:
HOME DEPOT CREDIT SERVICES
PO Box 790340
St. Louis, MO 63179-0340



In The Swim®
 320 Industrial Drive
 West Chicago, IL 60185
 Phone: 866-660-5721 • 630-876-1080
 Fax: 630-562-4191

Invoice Number: 001912144
 Invoice Date: 4/18/2013
 Customer Number: 001125716
 Order Number: 13532601
Payment Due: 5/18/2013
 Page: 1

INVOICE

Bill To:

Ship To:

ATTN: TANYA
 LAKESIDE PLANTATION
 2200 PLANTATION BLVD
 NORTH PORT FL 34289

LAKESIDE PLANTATION
 2200 PLANTATION BLVD
 DELIVER TO CLUBHOUSE
 NORTH PORT FL 34289

Salesperson KATHY KUSSRO	Shipped Via FedEx Ground	PO Number / Notes TANYA
------------------------------------	------------------------------------	-----------------------------------

Quantity Ordered	Quantity Shipped	Code	Item Number / Description	Price Each	Extended
------------------	------------------	------	---------------------------	------------	----------

1	1	A2020	7'-21' PRO 3 PIECE TELEPOLE	49.99	49.99
---	---	-------	-----------------------------	-------	-------

All Invoices that go into default are subject to reasonable fees, collection charges and attorney fees if necessary.

Net	Tax	Miscellaneous	Handling	Coupon / Credit / Prepaid	Balance
49.99			9.95		67.75

B - Back Ordered
 C - Cancelled
 D - Drop Shipped

N - No Longer Available
 S - Shipped From Separate Warehouse
 * - Special Priced

TERMS: NET 30 DAYS FROM INVOICE DATE
 All claims for damaged or missing merchandise must be made within 10 days of receipt of goods.

Detach And Return Bottom Portion With Your Payment

<p>Make Checks Payable To: In The Swim®</p> <p>Please Remit Payment To: PNC Bank C/O Cortz, Inc. d/b/a In The Swim 7436 Solution Center Chicago, IL 60677-7004</p>	<p>Invoice Number: 001912144</p> <p>Customer Number: 001125716</p> <p>Payment Due: 5/18/2013</p> <p><input type="checkbox"/> Check/Money Order Enclosed</p> <p><input type="checkbox"/> Visa <input type="checkbox"/> MasterCard <input type="checkbox"/> American Express <input type="checkbox"/> Discover</p> <p><small>If paying by credit card, please fill out the information below.</small></p> <p>Credit Card Number _____ Expiration Date _____</p> <p>Signature _____</p>	<p>Enter Amount Paid</p> <p>\$ <input type="text"/></p>
	<p>052013</p>	

Approved 5/20/2013 by aeavans

DISTRICT CHECK REQUEST FORM

Today's Date 05/14/2013

District Name Lakeside Plantation CDD

Check Amount \$ 9,685.76

Payable to: Lakeside Plantation CDD

Transfer Funds from Tax Collector to Debt Service Account

Check Description

Series 1999-DS Acct# 6753360

Special Instructions:

Do Not Mail – Please give check to *Ali Evans*

(Please attach all support documentation: i.e., invoices, training class applications, etc.)



Approved Signature

DM	_____
Fund	<u>001</u> _____
G/L	<u>20702</u> _____
Object Cd	_____
CK #	_____
Date	_____

Approved 5/20/2013 by aeavans

MORTON'S ACE HARDWARE
 3035 TAMiami TRAIL
 PORT CHARLOTTE, FL
 33952
 PHONE: (941) 627-5558

SOLD TO: LAKESIDE PLANTATION
 5680 W. CYPRESS ST.
 SUITE 5680A
 TAMPA FL 33607-2393
 813-873-7300

CUSTOMER: 35500 JOB: 000
 TERMS: NET

DATE / TIME: 4/23/13 10:44
 CLERK: SRB
 TERMINAL: 567
 REWARD NO: ACE REWARDS

RESALE-NO: 85-8012611342C-1

INVOICE: 304909

Approved 5/20/13 by aeavans

QUANTITY	UM	ITEM	DESCRIPTION	SUGG	PRICE /PER	EXTENSION
2	EA	KK1	SINGLE SIDED KEY COLORED		1.99 /EA	3.98 N
					TAXABLE	0.00
					NON-TAXABLE	3.98
					SUB-TOTAL	3.98
					TD DISCOUNT	-0.40
					TAX AMOUNT	0.00
					TOTAL	3.58

** AMOUNT CHARGED TO STORE ACCOUNT ** 3.58

XL Williams
 Received By



Pitco Ind Inc Safety Grip/Designer Mats

Invoice

PO Box 7500
North Port, FL 34290

Phone # 941-423-5533

Date	Invoice #
1/15/2013	8723

Bill To
Lakeside Plantation 2200 Plantation Blvd North Port, FL 34289 Attn: Rick

Ship To
2200 Plantation Blvd North Port, FL 34289

P.O. Number	Rep	Ship	Account #
Walk-in	DMRW	1/15/2013	201272

Terms	Due Date
Due on receipt	1/15/2013

Quantity	Item Code	Description	Price Each	Amount
2	630-5RB	5' ft Royal Blue Safety Grip Resale	49.95 0.00%	99.90T 0.00
<p>** CUSTOM ORDERS ARE NOT REFUNDABLE **</p> <p>THANK YOU FOR BUYING OUR AMERICAN PRODUCTS AND KEEPING OUR BUSINESS HERE!</p>				

Approved 4/17/2013 by paltman

Make checks payable to Pitco Ind. Inc. Visa, MC, Discover also accepted. A late fee of 1.5% interest per month (18% interest per annum), or the maximum allowable by law may be assessed for all amounts owed past 30 days from the date of invoice.	Total \$99.90
--	----------------------

Fax # 941-423-5519

info@safetygrip.net

www.safetygrip.net



PO Box 380714
MURDOCK, FL 33938

www.poolboyinc.com

Invoice # 64448

JOIN OUR EMAIL LIST

Get coupons, news, and updates via e-mail.

Write your e-mail address on the payment coupon below, and we will add you to our mailing list. Your email address will be solely for internal purposes...never sold or given away.

Date

4/5/2013

Bill To

Lakeside Plantation
Tanya Harrington
2200 Plantation Blvd.
North Port, FL 34289

Service Address

Lakeside Plantation
Tanya Harrington
2200 Plantation Blvd.
North Port, FL 34289

Item	Description	Terms	Due on receipt
REPAIR PARTS	Parts: 4HP Motor		825.00
REPAIR PARTS	Parts: Seals for motor		100.00
REPAIR LABOR	Labor: Install above parts		120.00
Thank you for your business.			
Current Charges			\$1,045.00
Total Amount Due <small>Current Charges + Previous Balance</small>			\$1,845.00

Join our email list below to get instant updates on services and receive our newsletter.

Approved 4/17/2013 by paltman

QUESTIONS OR CONCERNS? CALL 941-255-1900

DETACH AND SUBMIT THIS PORTION WITH YOUR CHECK OR CREDIT CARD INFORMATION

Total Amount Due	\$1,845.00	Payment Amt	\$	MC	Visa	Discover	AmEx	Check
Credit Card Number					Exp Date			
Name on Card			Signature					
Invoice #	64448	E-Mail Address:						

Make/Send Payment To:



PO Box 380714
MURDOCK, FL 33938

Customer:

Lakeside Plantation
Tanya Harrington
2200 Plantation Blvd.

By checking this box and signing below, I am authorizing Pool Boy, Inc. to automatically charge the credit card listed above for my monthly pool service. Charges will be processed at the beginning of the month for that month's service.

Please be sure that address shows through window.

Signature _____



PO Box 380714
MURDOCK, FL 33938

www.poolboyinc.com

Invoice # 64449

JOIN OUR EMAIL LIST

Get coupons, news, and updates via e-mail.

Write your e-mail address on the payment coupon below, and we will add you to our mailing list. Your email address will be solely for internal purposes...never sold or given away.

Date

4/5/2013

Bill To

Lakeside Plantation
Tanya Harrington
2200 Plantation Blvd.
North Port, FL 34289

Service Address

Lakeside Plantation
Tanya Harrington
2200 Plantation Blvd.
North Port, FL 34289

Terms

Due on receipt

Item	Description	Amount
REPAIR PARTS	Parts: 1.5HP Motor & Seals	280.00
REPAIR LABOR	Labor: Installed above parts	100.00
Thank you for your business.		

Join our email list below to get instant updates on services and receive our newsletter.

Current Charges	\$380.00
Total Amount Due <small>Current Charges + Previous Balance</small>	\$1,845.00

Approved 4/17/2013 by paltman

QUESTIONS OR CONCERNS? CALL 941-255-1900

DETACH AND SUBMIT THIS PORTION WITH YOUR CHECK OR CREDIT CARD INFORMATION

Total Amount Due	\$1,845.00	Payment Amt	\$	MC	Visa	Discover	AmEx	Check
Credit Card Number						Exp Date		
Name on Card				Signature				
Invoice #	64449	E-Mail Address:						

Make/Send Payment To:



PO Box 380714
MURDOCK, FL 33938

Customer:

Lakeside Plantation
Tanya Harrington
2200 Plantation Blvd.

By checking this box and signing below, I am authorizing Pool Boy, Inc. to automatically charge the credit card listed above for my monthly pool service. Charges will be processed at the beginning of the month for that month's service.

Please be sure that address shows through window.

Signature _____



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Let us do the shopping for you! Maximize your time and savings with **Click 'n' Pull** for all your business needs.

- 1 Log in to your online member account and select your local club at SamsClub.com/clicknpull.
- 2 Submit your shopping order by 5 pm.
- 3 We'll pull your items and have them ready for pickup the next day!



You click. We pull. You save.

Sam's Club® Credit

LAKESIDE PLANTATION
Account Number: 7715 0901 1476 2388

Visit us at samsclub.com/credit
Member Service: 1-800-203-5764

P-1245

Summary of Account Activity	
Previous Balance	\$877.85
- Payments	\$877.85
+ Purchases/Debits	\$552.54
New Balance	\$552.54
Credit Limit	\$1,500.00
Available Credit	\$947.00
Statement Closing Date	04/27/2013
Days in Billing Cycle	31

Payment Information	
New Balance	\$552.54
Total Minimum Payment Due	\$50.00
Payment Due Date	05/22/2013

Transaction Summary				
Tran Date	Post Date	Reference Number	Description of Transaction or Credit	Amount
03/28	03/28	P9280002S011W79FZ	MURDOCK CIR PT CHARLOTTE FL	\$155.06
04/05	04/05	P92800032015EJ4F8	MURDOCK CIR PT CHARLOTTE FL	\$158.42
04/11	04/11	P928000380181MTSB	MURDOCK CIR PT CHARLOTTE FL	\$152.53
04/18	04/18	P9280003F01B4YMKS	MURDOCK CIR PT CHARLOTTE FL	\$86.53
			TOTAL FOR AUTHORIZED BUYER NO 42	\$552.54
04/11	04/11	P9280003601TJ6V8A	PAYMENT - THANK YOU	(\$877.85)

Interest Charge Calculation					
Your Annual Percentage Rate (APR) is the annual interest rate on your account.					
Type of Balance	Expiration Date	ANNUAL PERCENTAGE RATE	Balance Subject to Interest Rate	Interest Charge	Balance Method
Regular Purchases	N/A	29.90% (v)	\$0.00	\$0.00	2D
(v) = variable rate					

PAYMENT DUE BY 5 P.M. (ET) ON THE DUE DATE.

NOTICE: We may convert your payment into an electronic debit. See reverse side for details, Billing Rights and other important information.

MEMBER SERVICE: For Account Information log on to samsclub.com/credit. This account is not registered. The authentication code is: 5EST483. Or call toll-free 1-800-203-5764.

6709 0009 A7H 1 7 27 130426 PAGE 1 of 3 9280 5000 MP17 01EH6709 284548

Detach and mail this portion with your check. Do not include any correspondence with your check.



Account Number: 7715 0901 1476 2388

Total Minimum Payment Due	Payment Due Date	New Balance
\$50.00	05/22/2013	\$552.54

Payment Enclosed: Please use blue or black ink.

\$



New address or email? Print changes on back.

LAKESIDE PLANTATION
BILL CAPOZZI
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775

284548
1209



Make Payment to: SAM'S CLUB/GEGRB
P.O. BOX 530981
ATLANTA, GA 30353-0981



00050000087785 000500000055254 000771509 0114762 38822

Approved 5/6/2013 by aevans



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



58-BID-2187278

Permit Number

58-60-01251

For: Swimming Pools - Public Pool > 25000 Gallons

Fee Amount: \$400.00

Unpaid Amount: \$0.00

Total Amount Due: 400.00

Payment Due Date: 06/30/2013 or Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2013).

Lakeside Plantation CDD
2200 Plantation Boulevard
North Port FL 34289

Please verify all information below at
www.myfloridaehpermit.com and make changes as necessary

Account Information:	Pool Volume: 76,442 gallons
Name: Lakeside Plantation Community Pool	Bathing Load: 52
Location: 2200 Plantation Boulevard	Flow Rate: 260
North Port, FL 34289	

Owner Information:

Name: Lakeside Plantation CDD	
Address: 2200 Plantation Boulevard	
(Mailing) North Port, FL 34289	
Home Phone: (941) 423-5500	Work Phone: (941) 423-5500

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

Permit Number: **58-60-01251** Bill ID: **58-BID-2187278**

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

Signature

Date

[Please detach this portion and RETURN with your payment]

Batch Billing ID:5246

Approved 5/22/2013 by aeavans

PERMIT HOLDERS CAN NOW

pay invoices online!

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

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

Pay this invoice online at www.myfloridaehpermit.com



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



58-BID-2186600



Permit Number

58-60-01252

For: **Swimming Pools - Spa-Type Pools**

Fee Amount: \$275.00

Unpaid Amount: \$0.00

Total Amount Due: 275.00

Payment Due Date: 06/30/2013 or Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2013).

Lakeside Plantation CDD
2200 Plantation Boulevard
North Port FL 34289

Please verify all information below at
www.myfloridaehpermit.com and make changes as necessary

Account Information:
Name: Lakeside Plantation Community Spa
Location: 2200 Plantation Boulevard
North Port, FL 34289
Pool Volume: 1,400 gallons
Bathing Load: 8
Flow Rate: 50

Owner Information:
Name: Lakeside Plantation CDD
Address: 2200 Plantation Boulevard
(Mailing) North Port, FL 34289
Home Phone: (941) 423-5500
Work Phone: (941) 423-5500

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

Permit Number: **58-60-01252** Bill ID: **58-BID-2186600**

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

Signature

Date

[Please detach this portion and RETURN with your payment]

Batch Billing ID:5246

Approved 5/22/2013 by aeavans

PERMIT HOLDERS CAN NOW

pay invoices online!

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

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

Pay this invoice online at www.myfloridaehpermit.com



DUPLICATE COPY

Sparkle Brite Pools of N.Port
1201 W. Price Blvd.
North Port, FL 34288
Phone: 864-8069
Fax: 864-8079

DUPLICATE COPY

Transaction #: 11920
Account #: 235
Date: 4/3/2013 Time: 2:50:07 PM
Cashier: 6921 Register #: 1

ACCOUNT: 235
BILL TO: LAKESIDE PLANTATION COMM DEV D
LAKESIDE PLANTATION COMM DEV D
2200 PLANTATION BLVD
NORTH PORT, FL 34288

SHIP TO: LAKESIDE PLANTATION COMM DEV D
LAKESIDE PLANTATION COMM DEV D
2200 PLANTATION BLVD
NORTH PORT, FL 34289

Item	Description	Amount
758293480NWS	3" TABS 50LB	119.89
01	CHLORINE 2.5 GAL JUG	20.00
	CHLORINE (Qty: 2.5)	
	4 @ \$5.00	
780548300AAA	DE FILTER POWDER	17.89

Sub Total	\$157.83
Sarasota County	\$0.00
Total	\$157.83

House Account	\$157.83
Previous Balance	\$175.32
New Balance	\$333.15

Change Due \$0.00



11923

Thank you for shopping
Sparkle Brite Pools of N.Port
We hope you'll come back soon!

DUPLICATE COPY

Pool
Supplies

Approved 5/14/2013 by aeavans

DUPLICATE RECEIPT

Sparkle Brite Pools of N.Port
1201 W. Price Blvd.
North Port, FL 34288
Phone 564-8069
Fax 564-8079

Sales Receipt

Transaction #: 12163
Account #: 235
Date: 4/12/2013 Time: 9:02:10 AM
Cashier: 6921 Register #: 1

ACCOUNT: 235
BILL TO: LAKESIDE PLANTATION COMM DEV D
LAKESIDE PLANTATION COMM DEV D
2200 PLANTATION BLVD
NORTH PORT, FL 34289

SHIP TO: LAKESIDE PLANTATION COMM DEV D
LAKESIDE PLANTATION COMM DEV D
2200 PLANTATION BLVD
NORTH PORT, FL 34289

Item	Description	Amount
085334252PMS	JUMBO THERMOMETER	\$11.99
Sub Total		\$11.99
Sarasota County		\$0.00
Total		\$11.99
House Account		\$11.99
Previous Balance		\$333.15
New Balance		\$345.14
Change Due		\$0.00



12163

Thank you for shopping
Sparkle Brite Pools of N.Port
We hope you'll come back soon!

DUPLICATE RECEIPT

~~DUPLICATE RECEIPT~~

Received 5/14/2013 9:24 AM dward

Sparkle Brite Pools of N.Port
1201 W. Price Blvd.
North Port, FL 34288
Phone 564-8059
Fax 564-8079

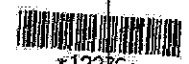
~~Sales Receipt~~

Transaction #: 12276
Account #: 235
Date: 4/15/2013 Time: 11:15:42 AM
Cashier: 6921 Register #: 1

ACCOUNT: 235
BILL TO: LAKESIDE PLANTATION COMM DEV D
LAKESIDE PLANTATION COMM DEV D
2200 PLANTATIN BLVD
NORTH PORT, FL 34289

SHIP TO: LAKESIDE PLANTATION COMM DEV D
LAKESIDE PLANTATION COMM DEV D
2200 PLANTATIN BLVD
NORTH PORT, FL 34289

Item	Description	Amount
01	CHLORINE 2.5 GAL JUG CHLORINE (Qty: 2.5) 4 @ \$5.00	\$20.00
Sub Total		\$20.00
Sarasota County		\$0.00
Total		\$20.00
House Account		\$20.00
Previous Balance		\$345.14
New Balance		\$365.14
Change Due		\$0.00



12276
Thank you for shopping
Sparkle Brite Pools of N.Port
We hope you'll come back soon!

~~DUPLICATE RECEIPT~~

Pool Supplies

Approved 5/14/2013 by aeavans

DUPLICATE RECEIPT

Sparkle Brite Pools of N. Port
1201 W. Price Blvd.
North Port, FL 34288
Phone 564-8069
Fax 564-8079

Sales Receipt

Transaction #: 12380
Account #: 235
Date: 4/18/2013 *Time: 10:33:20 AM
Cashier: 6921 Register #: 1

ACCOUNT: 235
BILL TO: LAKESIDE PLANTATION COMM DEV D
LAKESIDE PLANTATION COMM DEV D
2200 PLANTATIN BLVD
NORTH PORT, FL 34289

SHIP TO: LAKESIDE PLANTATION COMM DEV D
LAKESIDE PLANTATION COMM DEV D
2200 PLANTATIN BLVD
NORTH PORT, FL 34289

Item	Description	Amount
025551717NEW	80Z STICKS 50LB	\$172.99
	Discount	(\$22.99)
Sub Total		\$150.00
Sarasota County		\$0.00
Total		\$150.00
House Account		\$150.00
Previous Balance		\$365.14
New Balance		\$515.14
Change Due		\$0.00

You saved \$22.99!



12380

Thank you for shopping
Sparkle Brite Pools of N. Port
We hope you'll come back soon!

DUPLICATE RECEIPT

Approved 5/14/2013 by aeavans

DUPLICATE RECEIPT

Sparkle Brite Pools of N.Port
1201 W. Price Blvd.
North Port, FL 34288
Phone 564-8069
Fax 564-8079

SALES RECEIPT

Transaction #: 12515
Account #: 235
Date: 4/22/2013 Time: 1:48:13 PM
Cashier: 6921 Register #: 1

ACCOUNT: 235
BILL TO: LAKESIDE PLANTATION COMM DEV D
LAKESIDE PLANTATION COMM DEV D
2200 PLANTATIN BLVD
NORTH PORT, FL 34289

SHIP TO: LAKESIDE PLANTATION COMM DEV D
LAKESIDE PLANTATION COMM DEV D
2200 PLANTATIN BLVD
NORTH PORT, FL 34289

Item	Description	Amount
01	CHLORINE 2.5 GAL JUG CHLORINE (Qty: 2.5) 4 @ \$5.00	\$20.00
01754163	BIO OFF THE WALL 12OZ	\$8.99
73542136	ADJ BROWN COARSE PAD W	\$6.29
78054830	AAA DE FILTER POWDER 2	\$17.84

Sub Total \$53.12
Sarasota County \$0.00
Total \$53.12

House Account \$53.12
Previous Balance \$515.14
New Balance \$568.26

Change Due \$0.00



12515
Thank you for shopping
Sparkle Brite Pools of N.Port
We hope you'll come back soon!

DUPLICATE RECEIPT

Pool Supplies

Approved 5/14/2013 by aeavans

DUPLICATE RECEIPT

Sparkle Brite Pools of N.Port
1201 W. Price Blvd.
North Port, FL 34288
Phone 564-8069
Fax 564-8079

Sales Receipt

Transaction #: 13186
Account #: 235
Date: 5/14/2013 Time: 10:46:32 AM
Cashier: 6921 Register #: 1

ACCOUNT: 235
BILL TO: LAKESIDE PLANTATION COMM DEV D
LAKESIDE PLANTATION COMM DEV D
2200 PLANTATIN BLVD
NORTH PORT, FL 34289

SHIP TO: LAKESIDE PLANTATION COMM DEV D
LAKESIDE PLANTATION COMM DEV D
2200 PLANTATIN BLVD
NORTH PORT, FL 34289

Item	Description	Amount
01	CHLORINE 2.5 GAL JUG CHLORINE (Qty: 2.5) 5 @ \$5.00	\$25.00
017541634B10	OFF THE WALL 120ZC	\$8.99
Sub Total		\$33.99
Sarasota County		\$0.00
Total		\$33.99
House Account		\$33.99
Previous Balance		\$756.10
New Balance		\$790.09
Change Due		\$0.00



13186

Thank you for shopping
Sparkle Brite Pools of N.Port
We hope you'll come back soon!

DUPLICATE RECEIPT

Approved 5/20/2013 by aeavans

Sparkle Brite Pools of N.Port
1201 W. Price Blvd.
North Port, FL 34288
Phone 564-8069
Fax 564-8079

Sales Receipt

Transaction #: 13490
Account #: 235
Date: 5/23/2013 Time: 10:45:10 AM
Cashier: 6921 Register #: 1

ACCOUNT: 235
BILL TO: LAKESIDE PLANTATION COMM DEV D
LAKESIDE PLANTATION COMM DEV D
2200 PLANTATIN BLVD
NORTH PORT, FL 34289

SHIP TO: LAKESIDE PLANTATION COMM DEV D
LAKESIDE PLANTATION COMM DEV D
2200 PLANTATIN BLVD
NORTH PORT, FL 34289

Item	Description	Amount
01	CHLORINE 2.5 GAL JUG CHLORINE (Qty: 2.5) 4 @ \$5.00	\$20.00
780548300AAA	DE FILTER POWDER 2	\$17.84
017541634BIO	OFF THE WALL 12OZ(2 @ \$8.99	\$17.98
Sub Total		\$55.82
Sarasota County		\$0.00
Total		\$55.82
House Account		\$55.82
Previous Balance		\$397.15
New Balance		\$452.97
Change Due		\$0.00

Approved 5/28/2013 by aeavans



13490

Thank you for shopping
Sparkle Brite Pools of N.Port
We hope you'll come back soon!

DUPLICATE RECEIPT



RECEIVED

APR 22 2013

Walmart Community Card

LAKESIDE PLANTATION CDD
Account Number: 6032 2020 1028 8471

Visit us at walmart.com/credit
Customer Service: 1-877-294-1086

Summary of Account Activity		Payment Information	
Previous Balance	\$223.01	New Balance	\$520.46
- Payments	\$223.01	Total Minimum Payment Due	\$520.46
+ Purchases/Debits	\$520.46	Payment Due Date	05/12/2013
New Balance	\$520.46		
Credit Limit	\$3,000		
Available Credit	\$2,479		
Statement Closing Date	04/16/2013		
Days in Billing Cycle	31		

Transaction Summary				
Tran Date	Post Date	Reference Number	Description of Transaction or Credit	Amount
03/14	03/17	P9273002Q01PLHQ4E	WLMRT - PORT CHARLOTTE PORT CHARLOTT FL	\$146.26
03/18	03/18	P9273002G01S7A2P4	WLMRT - PORT CHARLOTTE PORT CHARLOTT FL	\$78.87
03/21	03/21	P9273002K00Y32S9Z	WLMRT - PORT CHARLOTTE PORT CHARLOTT FL	\$117.45
03/26	03/26	P9273002R010RLW22	WLMRT - PORT CHARLOTTE PORT CHARLOTT FL	\$10.40
03/26	03/26	P9273002R010RLW29	WLMRT - PORT CHARLOTTE PORT CHARLOTT FL	\$33.28
04/05	04/05	P92730032015AM4AT	WLMRT - PORT CHARLOTTE PORT CHARLOTT FL	\$78.75
04/06	04/06	P92730033015T9XDJ	WLMRT - PORT CHARLOTTE PORT CHARLOTT FL	\$55.45
			TOTAL FOR AUTHORIZED BUYER NO 01	\$520.46
04/11	04/11	P9273003600XS6H0Y	PAYMENT - THANK YOU	(\$223.01)

Late Charge Summary			
Annual Percentage Rate	Balance Subject to Late Charge	Late Charge	
18.00%	\$0.00	\$0.00	

PAYMENT DUE BY 5 P.M. (ET) ON THE DUE DATE.
NOTICE: We may convert your payment into an electronic debit. See reverse for details, Billing Rights and other important information.

5404 0011 BEH 3 7 16 130416 PAGE 1 of 5 9273 2000 N122 01DH5404 42498

Detach and mail this portion with your check. Do not include any correspondence with your check.



Account Number: 6032 2020 1028 8471

Total Minimum Payment Due	Payment Due Date	New Balance
\$520.46	05/12/2013	\$520.46

Payment Enclosed: \$
Please use blue or black ink.

New address or email? Print changes on back.

LAKESIDE PLANTATION CDD
BILL CAPOZZI
5680 W CYPRESS ST
TAMPA FL 33607-7002

42498
I209



Make Payment To: WALMART COMMUNITY/GECRB
P.O. BOX 530934
ATLANTA, GA 30353-0934



00520460022301 005204600052046 000603220 2010288 47122

Approved 4/24/2013 by paltman

Lakeside Plantation

Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2013



District Management Services, LLC
5680 W. Cypress Street ~ Suite A ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Lakeside Plantation Community Development District

Balance Sheet

As of 4/30/2013

(In Whole Numbers)

	General Fund	Debt Service Fund	General Fixed Assets Account Group	General Long-Term Debt Account Group	TOTAL
Assets					
Cash	154,378	0	0	0	154,378
Investments--Current	493,175	180,006	0	0	673,181
Accounts Receivable	0	0	0	0	0
Prepaid Items	1,342	0	0	0	1,342
Due From Other Funds	0	9,686	0	0	9,686
Amount Available In Debt Service Fund	0	0	0	189,692	189,692
Amount To Be Provided Debt Service	0	0	0	1,720,308	1,720,308
Fixed Assets	0	0	8,040,406	0	8,040,406
Total Assets	<u>648,895</u>	<u>189,692</u>	<u>8,040,406</u>	<u>1,910,000</u>	<u>10,788,993</u>
Liabilities					
Accounts Payable	1,934	0	0	0	1,934
Accrued Expenses Payable	0	0	0	0	0
Deferred Revenue	0	0	0	0	0
Due To Other Funds	9,686	0	0	0	9,686
Revenue Bonds Payable--Long Term	0	0	0	1,910,000	1,910,000
Total Liabilities	<u>11,619</u>	<u>0</u>	<u>0</u>	<u>1,910,000</u>	<u>1,921,619</u>
Fund Equity & Other Credits Contributed Capital					
Investment In General Fixed Assets	0	0	8,040,406	0	8,040,406
Fund Balance--Reserved	0	92,587	0	0	92,587
Fund Balance--Unreserved	469,127	0	0	0	469,127
Net Changes In Fund Balances For Year	168,149	97,106	0	0	265,254
Total Fund Equity & Other Credits Contributed Capital	<u>637,276</u>	<u>189,692</u>	<u>8,040,406</u>	<u>0</u>	<u>8,867,373</u>
Total Liabilities & Fund Equity	<u>648,895</u>	<u>189,692</u>	<u>8,040,406</u>	<u>1,910,000</u>	<u>10,788,993</u>

Lakeside Plantation Community Development District

Comparable - Income Stmt - General Fund

General Fund - 001

From 10/1/2012 Through 4/30/2013

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	651,844	569,260	82,584	12.66%
Interest Earnings				
Interest Earnings	700	175	525	74.99%
Other Miscellaneous Revenues				
Miscellaneous	0	202	(202)	0.00%
Clubhouse Rentals	3,000	3,301	(301)	(10.03)%
Activities	9,000	7,308	1,692	18.79%
Tennis Club	12,000	8,460	3,540	29.49%
Total Revenues	676,544	588,706	87,838	12.98%
Expenditures				
Legislative				
Supervisor Fees	9,000	6,600	2,400	26.66%
Financial & Administrative				
District Manager	45,500	26,542	18,958	41.66%
District Engineer	7,000	5,474	1,526	21.80%
Disclosure Report	1,000	1,000	0	0.00%
Trustees Fees	2,000	2,833	(833)	(41.66)%
Audit Fees	8,000	5,800	2,200	27.50%
Arbitrage Rebate Calculation	1,200	0	1,200	100.00%
Postage, Phone, Faxes, Copies	300	1,145	(845)	(281.53)%
Public Communications	500	0	500	100.00%
General Liability Insurance	6,000	1,784	4,216	70.26%
Legal Advertising	1,000	268	732	73.23%
Dues, Licenses & Fees	185	202	(17)	(9.18)%
Other Current Charges	1,200	87	1,113	92.75%
Property Insurance	10,000	5,652	4,348	43.47%
Tax Collector Fees	9,259	0	9,259	100.00%
Legal Counsel				
District Counsel	12,000	7,489	4,511	37.59%
General Maintenance				
Personnel Services	151,000	84,894	66,106	43.77%
Roadway Maintenance	10,000	450	9,550	95.50%
Common Area Renewal & Replacement	20,000	250	19,750	98.75%
Street Lighting	18,000	587	17,413	96.73%
Lawn Service/Landscaping-Contractual	78,000	55,853	22,148	28.39%
Plant Replacement Program	12,000	900	11,100	92.50%
Irrigation Maintenance	2,500	64	2,436	97.44%
Lake Maintenance	12,000	6,762	5,238	43.65%
Lake Bank Restoration	10,000	0	10,000	100.00%

Lakeside Plantation Community Development District

Comparable - Income Stmt - General Fund

General Fund - 001

From 10/1/2012 Through 4/30/2013

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percent Remaining
Entrance Feature - Electric	8,500	3,939	4,561	53.66%
Entrance Feature-Utilities/Water	2,000	155	1,845	92.22%
Entrance Feature - Repairs/Maint.	2,000	105	1,895	94.75%
Misc. Tools, Equipment & Supplies	2,400	1,348	1,052	43.84%
Clubhouse/Pool/Tennis Courts				
Clubhouse - Activities	19,000	16,908	2,092	11.01%
Clubhouse - Licenses/Fees	600	291	309	51.50%
Clubhouse - General Supplies	4,000	5,148	(1,148)	(28.70)%
Clubhouse - Maintenance	10,000	6,443	3,557	35.56%
Clubhouse - Renewal & Replacements	5,000	707	4,293	85.86%
Clubhouse - Office Supplies	1,200	999	201	16.76%
Clubhouse - Pest Control	900	450	450	50.00%
Clubhouse - Security	2,000	708	1,292	64.61%
Clubhouse - AED	300	0	300	100.00%
Clubhouse - Telephone & Internet	3,500	2,472	1,028	29.37%
Clubhouse - Exercise Equipment	7,000	0	7,000	100.00%
Clubhouse - Furniture	3,000	0	3,000	100.00%
Clubhouse - Janitorial Supplies	3,000	1,361	1,639	54.64%
Clubhouse/Tennis - Electric	12,500	8,445	4,055	32.44%
Clubhouse - Gas	200	89	111	55.30%
Club/Pool - Waste Removal/Refuse	1,600	840	760	47.50%
Clubhouse/Pool - Water & Sewer	3,000	2,659	341	11.37%
Pool - Electric	21,000	10,789	10,211	48.62%
Pool - Furniture	5,000	0	5,000	100.00%
Pool - Maintenance	6,000	7,389	(1,389)	(23.15)%
Tennis Court - Maintenance	4,000	3,420	580	14.50%
Tennis Court - Programs	2,000	2,158	(158)	(7.89)%
Tennis Court - Water	7,000	4,666	2,334	33.34%
Other Expenses				
Capital Improvements	37,200	124,435	(87,235)	(234.50)%
Reserves	75,000	0	75,000	100.00%
Total Expenditures	676,544	420,558	255,986	37.84%
Subtotal: Rev Over / (Under) Exp	0	168,149	(168,149)	0.00%
Total: Revenues Over / Under Expenditures	0	168,149	(168,149)	0.00%

Lakeside Plantation Community Development District

Statement of Revenues and Expenditures

Debt Service Fund - 200

From 10/1/2012 Through 4/30/2013

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percent Remaining
	<hr/>	<hr/>	<hr/>	<hr/>
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	187,185	163,473	23,713	12.66%
Interest Earnings				
Interest Earnings	0	5	(5)	0.00%
Total Revenues	<hr/> 187,185	<hr/> 163,478	<hr/> 23,707	<hr/> 12.67%
Expenditures				
Financial & Administrative				
Miscellaneous Fees	5,830	0	5,830	100.00%
Debt Service Payments				
Interest Payments	131,355	66,373	64,983	49.47%
Principal Payments	50,000	0	50,000	100.00%
Total Expenditures	<hr/> 187,185	<hr/> 66,373	<hr/> 120,813	<hr/> 64.54%
Excess of Revenues Over (Under) Expenditures	<hr/> 0	<hr/> 97,106	<hr/> (97,106)	<hr/> 0.00%
Exc of Rev./Other Sources Over Expend./Other Uses	<hr/> 0	<hr/> 97,106	<hr/> (97,106)	<hr/> 0.00%

Lakeside Plantation Community Development District
Reconcile Cash Accounts

Reconciliation Date: 4/30/2013
Cash Account: 10101 Cash-BB&T Operating A/C

Bank Balance	157,250.32
Less Outstanding Checks/Vouchers	5,075.03
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	152,175.29
Balance Per Books	<u>152,175.29</u>
Unreconciled Difference	<u><u>0.00</u></u>

Lakeside Plantation Community Development District
Reconcile Cash Accounts
Outstanding Checks/Vouchers

Reconciliation Date: 4/30/2013

Cash Account: 10101 Cash-BB&T Operating A/C

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
3457	4/11/2013	System Generated Check/Voucher	223.01	Wal-Mart Community
3474	4/24/2013	System Generated Check/Voucher	200.00	Camille Stephens
3475	4/24/2013	System Generated Check/Voucher	200.00	Patricia Durham
3476	4/24/2013	System Generated Check/Voucher	200.00	Jane Gallo
3477	4/24/2013	System Generated Check/Voucher	200.00	Joe Szewczyk
3479	4/26/2013	System Generated Check/Voucher	4,052.02	District Management Services, LLC
Outstanding Checks/Vouchers			5,075.03	



RECEIVED

MAY 03 2013

864-02-01-00 50368 0 C 001 29 50 004
LAKESIDE PLANTATION CDD
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775

Your consolidated statement

For 04/30/2013

Contact us



BBT.com



(800) BANK-BBT or
(800) 226-5228

A Strong Employee Benefits Package Can Give Your Company a Competitive Edge

Today, more than ever, resources are tight. At BB&T, we are committed to ensuring you have the right solutions to keep your costs under control while helping you attract and retain your most valuable resource - your employees.

The BB&T@Work program is an exclusive financial services package available to your employees that provides valuable savings on a wide range of BB&T products and services. BB&T@Work:

- Is a no-cost enhancement to your employee benefits package
- Encourages direct deposit of payroll
- Promotes employee financial well-being
- Requires no additional time investment from you for support

For more information on how your company can take advantage of BB&T@Work, visit your nearest BB&T financial center or www.BBT.com/atwork.

Summary of your accounts

ACCOUNT NAME	BALANCE(\$)
BASIC PUBLIC FUND CHECKING	157,250.32
PUBLIC FUND MONEY RATE SAVINGS	492,780.24
COMMUNITY CHECKING	444.53
Total checking and money market savings accounts	\$650,475.09

Checking and money market savings accounts

■ BASIC PUBLIC FUND CHECKING

Account summary

Your previous balance as of 03/29/2013	\$206,204.72
Checks	- 50,508.55
Other withdrawals, debits and service charges	- 223.01
Deposits, credits and interest	+ 1,777.16
Your new balance as of 04/30/2013	= \$157,250.32

■ BASIC PUBLIC FUND CHECKING

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
04/22	3422	200.00	04/09	3446	4,500.00	04/16	3462	480.00
04/01	*3426	19.77	04/09	3447	96.27	04/19	3463	120.00
04/04	*3429	200.00	04/08	3448	561.00	04/16	3464	690.81
04/02	*3433	150.00	04/08	3449	1,207.35	04/16	3465	20.18
04/01	3434	325.00	04/08	3450	1,707.05	04/16	3466	362.85
04/01	*3436	4,009.24	04/12	3451	105.00	04/17	3467	420.00
04/03	3437	3,127.50	04/15	3452	250.00	04/16	3468	504.53
04/01	3438	487.00	04/12	3453	877.85	04/22	3469	7,095.50
04/05	3439	11,451.40	04/08	3454	12.77	04/22	3470	471.55
04/01	3440	128.75	04/09	3455	563.56	04/22	3471	99.90
04/01	3441	286.22	04/08	3456	1,090.16	04/26	3472	1,425.00
04/01	3442	142.94	04/17	*3458	146.03	04/23	3473	459.61
04/01	3443	109.41	04/15	3459	1,513.16	04/29	*3478	1,300.00
04/02	3444	1,414.85	04/16	3460	224.48	04/30	*3480	633.40
04/09	3445	32.00	04/15	3461	966.00	04/29	3481	520.46

* indicates a skip in sequential check numbers above this item

Total checks = \$50,508.55

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
04/16	TELEPHONE PAYMENT WM TELPAY WalMart CC 497874736 N	223.01
Total other withdrawals, debits and service charges		= \$223.01

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
04/02	COUNTER DEPOSIT	716.90
04/02	COUNTER DEPOSIT	803.00
04/18	COUNTER DEPOSIT	107.00
04/18	COUNTER DEPOSIT	148.42
04/26	DEPOSIT	1.84
Total deposits, credits and interest		= \$1,777.16

■ PUBLIC FUND MONEY RATE SAVINGS

Account summary

Your previous balance as of 03/31/2013	\$462,736.11
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 30,044.13
Your new balance as of 04/30/2013	= \$492,780.24

Interest summary

Interest paid this statement period	\$19.22
2013 interest paid year-to-date	\$84.15
Interest rate	0.05%
Annual percentage yield (APY) earned	0.05%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
04/26	TAX DIST BARBARA FORD LAKESIDE PLANTATION	30,024.91
04/30	INTEREST PAYMENT	19.22
Total deposits, credits and interest		= \$30,044.13

■ COMMUNITY CHECKING

Account summary

Your previous balance as of 03/29/2013	\$758.78
Checks	- 0.00
Other withdrawals, debits and service charges	- 314.25
Deposits, credits and interest	+ 0.00
Your new balance as of 04/30/2013	= \$444.53

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
04/05	BB&T CHECK CARD PURCHASE EXXONMOBIL 9741 04-03 NORTH PORT FL 9150	12.91

continued

Lakeside Plantation Community Development District
Reconcile Cash Accounts

Reconciliation Date: 4/30/2013
Cash Account: 10102 Cash-BB&T Activities A/C

Bank Balance	1,585.37
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>(50.00)</u>
Reconciled Bank Balance	1,535.37
Balance Per Books	<u>1,535.37</u>
Unreconciled Difference	<u><u>0.00</u></u>

Lakeside Plantation Community Development District
Reconcile Cash Accounts
Outstanding Suspense Items

Reconciliation Date: 4/30/2013
Cash Account: 10102 Cash-BB&T Activities A/C

<u>Item Number</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
1	1/22/2013	Ck # 2269	(50.00)
Outstanding Suspense Items			(50.00)
			<u><u> </u></u>



864-02-01-00 50368 0 C 001 29 50 004
 LAKESIDE PLANTATION CDD
 ACTIVITIES ACCT
 5680 W CYPRESS ST STE A
 TAMPA FL 33607-1775

RECEIVED
 MAY 03 2013

Your account statement

For 04/30/2013

Contact us



BBT.com



(800) BANK-BBT or
 (800) 226-5228

A Strong Employee Benefits Package Can Give Your Company a Competitive Edge

Today, more than ever, resources are tight. At BB&T, we are committed to ensuring you have the right solutions to keep your costs under control while helping you attract and retain your most valuable resource - your employees.

The BB&T@Work program is an exclusive financial services package available to your employees that provides valuable savings on a wide range of BB&T products and services. BB&T@Work:

- Is a no-cost enhancement to your employee benefits package
- Encourages direct deposit of payroll
- Promotes employee financial well-being
- Requires no additional time investment from you for support

For more information on how your company can take advantage of BB&T@Work, visit your nearest BB&T financial center or www.BBT.com/atwork.

■ BASIC PUBLIC FUND CHECKING

Account summary

Your previous balance as of 03/29/2013	\$734.67
Checks	- 747.30
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 1,598.00
Your new balance as of 04/30/2013	= \$1,585.37

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	
04/22	2277	550.00	04/16	2279	28.00	04/30	2281	40.00	
04/10	2278	100.00	04/12	2280	29.30				
								Total checks	= \$747.30

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
04/02	DEPOSIT	92.00
04/02	DEPOSIT	128.00
04/02	DEPOSIT	198.00
04/18	DEPOSIT	100.00
04/18	DEPOSIT	200.00
04/18	DEPOSIT	880.00
Total deposits, credits and interest		= \$1,598.00

4:01 PM

05/07/13

**Lakeside Plantation CDD
Reconciliation Summary
BB&T, Period Ending 04/30/2013**

	<u>Apr 30, 13</u>
Beginning Balance	734.67
Cleared Transactions	
Checks and Payments - 5 items	-747.30
Deposits and Credits - 6 items	1,598.00
Total Cleared Transactions	<u>850.70</u>
Cleared Balance	<u>1,585.37</u>
Uncleared Transactions	
Checks and Payments - 1 item	-50.00
Deposits and Credits - 2 items	2.00
Total Uncleared Transactions	<u>-48.00</u>
Register Balance as of 04/30/2013	<u>1,537.37</u>
Ending Balance	<u>1,537.37</u>

4:01 PM

05/07/13

**Lakeside Plantation CDD
Reconciliation Detail
BB&T, Period Ending 04/30/2013**

Type	Date	Num	Name	Cir	Amount	Balance
Beginning Balance						734.67
Cleared Transactions						
Checks and Payments - 5 items						
Check	4/6/2013	2277	Mark Wolf	X	-550.00	-550.00
Check	4/9/2013	2278	North Port Travel	X	-100.00	-650.00
Check	4/9/2013	2280	Tanya Harrington	X	-29.30	-679.30
Check	4/9/2013	2279	Carol Marjonis	X	-28.00	-707.30
Check	4/25/2013	2281	North Port Travel	X	-40.00	-747.30
Total Checks and Payments					-747.30	-747.30
Deposits and Credits - 6 items						
Deposit	4/3/2013			X	92.00	92.00
Deposit	4/3/2013			X	128.00	220.00
Deposit	4/3/2013			X	198.00	418.00
Deposit	4/18/2013			X	100.00	518.00
Deposit	4/18/2013			X	200.00	718.00
Deposit	4/18/2013			X	880.00	1,598.00
Total Deposits and Credits					1,598.00	1,598.00
Total Cleared Transactions					850.70	850.70
Cleared Balance					850.70	1,585.37
Uncleared Transactions						
Checks and Payments - 1 item						
Check	1/22/2013	2269	Gwynne Balson		-50.00	-50.00
Total Checks and Payments					-50.00	-50.00
Deposits and Credits - 2 items						
Check	8/27/2012		BB&T Service Charge		2.00	2.00
Deposit	4/18/2013					2.00
Total Deposits and Credits					2.00	2.00
Total Uncleared Transactions					-48.00	-48.00
Register Balance as of 04/30/2013					802.70	1,537.37
Ending Balance					802.70	1,537.37

1:25 PM

05/08/13

Accrual Basis

Lakeside Plantation CDD Profit & Loss Detail April 2013

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Income								
Income for Events								
Deposit	4/3/2013		St. Patty's Day	Deposit		BB&T	190.00	190.00
Deposit	4/3/2013		Pizza Nite	Deposit		BB&T	8.00	198.00
Deposit	4/3/2013		Pizza Nite	Deposit		BB&T	92.00	290.00
Deposit	4/3/2013		Pizza Night	Deposit		BB&T	128.00	418.00
Deposit	4/18/2013		Casino Trip	Deposit		BB&T	200.00	618.00
Deposit	4/18/2013		Casino Trip	Deposit		BB&T		618.00
Deposit	4/18/2013		Casino Trip	From4/10/13		BB&T	100.00	718.00
Deposit	4/18/2013		Spring Fling Dance	Deposit		BB&T	880.00	1,598.00
Total Income for Events							1,598.00	1,598.00
Total Income							1,598.00	1,598.00
Expense								
Activities								
Check	4/9/2013	2279	Activity Supplies	Mah Jongg C...		BB&T	28.00	28.00
Total Activities							28.00	28.00
Clubhouse Supplies								
Credit Card Charge	4/5/2013		Sam's Club			Sam's Club Cr...	18.94	18.94
Credit Card Charge	4/11/2013		Clubhouse Supplies			Sam's Club Cr...	32.25	51.19
Credit Card Charge	4/18/2013		Clubhouse Supplies			Sam's Club Cr...	80.54	131.73
Total Clubhouse Supplies							131.73	131.73
Events								
Credit Card Charge	4/5/2013		Spring Fling			Sam's Club Cr...	139.48	139.48
Credit Card Charge	4/5/2013		Spring Fling			Wal-Mart Cred...	78.75	218.23
Credit Card Charge	4/6/2013		Spring Fling			Wal-Mart Cred...	55.45	273.68
Check	4/6/2013	2277	Spring Fling	Band		BB&T	550.00	823.68
Check	4/9/2013	2278	Casino Trip			BB&T	100.00	923.68
Check	4/9/2013	2280	Coffee & Muffins	Reimburse...		BB&T	29.30	952.98
Credit Card Charge	4/11/2013		ladies Lunch			Sam's Club Cr...	11.72	964.70
Credit Card Charge	4/11/2013		Wine & Cheese			Sam's Club Cr...	108.56	1,073.26
Credit Card Charge	4/18/2013		Italian Pot Luck			Sam's Club Cr...	5.99	1,079.25
Check	4/25/2013	2281	Casino Trip	Piccataggio's...		BB&T	40.00	1,119.25
Credit Card Charge	4/30/2013		Pizza Night			Wal-Mart Cred...	35.54	1,154.79
Total Events							1,154.79	1,154.79
Total Expense							1,314.52	1,314.52
Net Income							283.48	283.48

1:28 PM
 05/08/13
 Accrual Basis

Lakeside Plantation CDD
 Balance Sheet Detail
 As of April 30, 2013

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance	
ASSETS									
Current Assets									
Checking/Savings								-5,488.80	
BB&T								-5,488.80	
Deposit								-5,488.80	
Deposit	4/3/2013			Deposit	X		686.67		
Deposit	4/3/2013			Deposit	X	-SPLIT-	198.00	884.67	
Deposit	4/3/2013			Deposit	X	Income for Ev...	92.00	976.67	
Check	4/6/2013	2277	Mark Wolf	Deposit	X	Income for Ev...	128.00	1,104.67	
Check	4/9/2013	2278	North Port Travel		X	Events	-550.00	554.67	
Check	4/9/2013	2279	Carol Marjonis		X	Events	-100.00	454.67	
Check	4/9/2013	2280	Tanya Harrington		X	Activities	-28.00	426.67	
Deposit	4/18/2013				X	Events	-29.30	397.37	
Deposit	4/18/2013			Deposit	X	Income for Ev...	200.00	597.37	
Deposit	4/18/2013			Deposit	X	Income for Ev...		597.37	
Deposit	4/18/2013			Deposit	X	Income for Ev...	100.00	697.37	
Check	4/25/2013	2281	North Port Travel	Deposit	X	Income for Ev...	880.00	1,577.37	
					X	Events	-40.00	1,537.37	
Total BB&T								850.70	1,537.37
Main Activities Account									
Total Main Activities Account									-4,854.47
O & M									-4,854.47
Total O & M									-1,321.00
Total Checking/Savings									-1,321.00
Accounts Receivable								850.70	-4,638.10
Total Accounts Receivable									0.00
Other Current Assets									0.00
Total Other Current Assets									0.00
Total Current Assets									0.00
Fixed Assets								850.70	-4,638.10
Total Fixed Assets									0.00
Other Assets									0.00
Total Other Assets									0.00
TOTAL ASSETS								<u>850.70</u>	<u>-4,638.10</u>

1:28 PM
 05/08/13
 Accrual Basis

Lakeside Plantation CDD
 Balance Sheet Detail
 As of April 30, 2013

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
LIABILITIES & EQUITY								
Liabilities								
								-5,488.80
Current Liabilities								
Accounts Payable								
								8,312.18
								8,312.18
								0.00
								0.00
								0.00
								0.00
Credit Cards								
								0.00
BB&T Debit Card								
								8,312.18
								298.99
								298.99
								492.24
								492.24
Sam's Club Credit Card								
								3,669.96
								3,828.38
								3,980.91
								4,067.44
								397.48
								4,067.44
Wal-Mart Credit Card								
								3,850.99
								3,929.74
								3,985.19
								4,020.73
								169.74
								4,020.73
								567.22
								8,879.40
Other Current Liabilities								
Payroll Liabilities								
								0.00
								0.00
								0.00
								0.00
								0.00
								0.00
								567.22
								8,879.40
Long Term Liabilities								
								0.00
								0.00
								0.00
								567.22
								8,879.40
Equity								
								-13,800.98
								2,613.28
								2,613.28

1:28 PM
05/08/13
Accrual Basis

Lakeside Plantation CDD
Balance Sheet Detail
As of April 30, 2013

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Retained Earnings								
Total Retained Earnings								-10,452.30
Net Income								-10,452.30
Total Net Income								-5,961.96
Total Equity							283.48	-5,678.48
TOTAL LIABILITIES & EQUITY							283.48	-13,517.50
							850.70	-4,638.10

1:26 PM
05/08/13
Accrual Basis

Lakeside Plantation CDD
Profit & Loss by Job
April 2013

	Activity Supplies	Casino Trip	Clubhouse Supplies	Coffee & Muffins
Income				
Income for Events	0.00	300.00	0.00	0.00
Total Income	0.00	300.00	0.00	0.00
Expense				
Activities	28.00	0.00	0.00	0.00
Clubhouse Supplies	0.00	0.00	112.79	0.00
Events	0.00	140.00	0.00	29.30
Total Expense	28.00	140.00	112.79	29.30
Net Income	-28.00	160.00	-112.79	-29.30

1:26 PM

05/08/13

Accrual Basis

Lakeside Plantation CDD
Profit & Loss by Job
April 2013

	<u>Italian Pot Luck</u>	<u>Ladies Lunch</u>	<u>Pizza Night</u>	<u>Spring Fling</u>
Income				
Income for Events	0.00	0.00	128.00	0.00
Total Income	0.00	0.00	128.00	0.00
Expense				
Activities	0.00	0.00	0.00	0.00
Clubhouse Supplies	0.00	0.00	0.00	0.00
Events	5.99	11.72	35.54	823.68
Total Expense	5.99	11.72	35.54	823.68
Net Income	-5.99	-11.72	92.46	-823.68

1:26 PM
05/08/13
Accrual Basis

Lakeside Plantation CDD
Profit & Loss by Job
April 2013

	Wine & Cheese	TOTAL
Income		
Income for Events	0.00	428.00
Total Income	0.00	428.00
Expense		
Activities	0.00	28.00
Clubhouse Supplies	0.00	112.79
Events	108.56	1,154.79
Total Expense	108.56	1,295.58
Net Income	-108.56	-867.58

Lakeside Plantation Community Development District
Reconcile Cash Accounts

Reconciliation Date: 4/30/2013
Cash Account: 10107 Cash - BB& T - Petty Cash

Bank Balance	444.53
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	444.53
Balance Per Books	<u>444.53</u>
Unreconciled Difference	<u><u>0.00</u></u>

■ BASIC PUBLIC FUND CHECKING

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
04/22	3422	200.00	04/09	3446	4,500.00	04/16	3462	480.00
04/01	*3426	19.77	04/09	3447	96.27	04/19	3463	120.00
04/04	*3429	200.00	04/08	3448	561.00	04/16	3464	690.81
04/02	*3433	150.00	04/08	3449	1,207.35	04/16	3465	20.18
04/01	3434	325.00	04/08	3450	1,707.05	04/16	3466	362.85
04/01	*3436	4,009.24	04/12	3451	105.00	04/17	3467	420.00
04/03	3437	3,127.50	04/15	3452	250.00	04/16	3468	504.53
04/01	3438	487.00	04/12	3453	877.85	04/22	3469	7,095.50
04/05	3439	11,451.40	04/08	3454	12.77	04/22	3470	471.55
04/01	3440	128.75	04/09	3455	563.56	04/22	3471	99.90
04/01	3441	286.22	04/08	3456	1,090.16	04/26	3472	1,425.00
04/01	3442	142.94	04/17	*3458	146.03	04/23	3473	459.61
04/01	3443	109.41	04/15	3459	1,513.16	04/29	*3478	1,300.00
04/02	3444	1,414.85	04/16	3460	224.48	04/30	*3480	633.40
04/09	3445	32.00	04/15	3461	966.00	04/29	3481	520.46

* indicates a skip in sequential check numbers above this item

Total checks = \$50,508.55

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
04/16	TELEPHONE PAYMENT WM TELPAY WalMart CC 497874736 N	223.01
Total other withdrawals, debits and service charges		= \$223.01

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
04/02	COUNTER DEPOSIT	716.90
04/02	COUNTER DEPOSIT	803.00
04/18	COUNTER DEPOSIT	107.00
04/18	COUNTER DEPOSIT	148.42
04/26	DEPOSIT	1.84
Total deposits, credits and interest		= \$1,777.16

■ PUBLIC FUND MONEY RATE SAVINGS

Account summary

Your previous balance as of 03/31/2013	\$462,736.11
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 30,044.13
Your new balance as of 04/30/2013	= \$492,780.24

Interest summary

Interest paid this statement period	\$19.22
2013 interest paid year-to-date	\$84.15
Interest rate	0.05%
Annual percentage yield (APY) earned	0.05%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
04/26	TAX DIST BARBARA FORD LAKESIDE PLANTATION	30,024.91
04/30	INTEREST PAYMENT	19.22
Total deposits, credits and interest		= \$30,044.13

■ COMMUNITY CHECKING

Account summary

Your previous balance as of 03/29/2013	\$758.78
Checks	- 0.00
Other withdrawals, debits and service charges	- 314.25
Deposits, credits and interest	+ 0.00
Your new balance as of 04/30/2013	= \$444.53

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
04/05	BB&T CHECK CARD PURCHASE EXXONMOBIL 9741 04-03 NORTH PORT FL 9150	12.91



■ COMMUNITY CHECKING

DATE	DESCRIPTION	AMOUNT(\$)
04/05	BB&T CHECK CARD PURCHASE WALMART.COM 800966 04-04 8009666546 AR 9143	66.10
04/08	BB&T CHECK CARD PURCHASE-PIN 04-05-13 PORT CHARLOTT FL 9143 DOLLAR TREE #02071	16.05
04/08	BB&T CHECK CARD PURCHASE LTM PARTY - PT. CH 04-05 PT. CHARLOTTE FL 9143	86.85
04/08	BB&T CHECK CARD PURCHASE-PIN 04-08-13 SAM'S CLUB 9150 6445 WAL-SAMS PORT CHARLOTT FL	80.13
04/15	BB&T CHECK CARD PURCHASE EXXONMOBIL 9741 04-12 NORTH PORT FL 9150	2.46
04/16	BB&T CHECK CARD PURCHASE-PIN 04-15-13 PORT CHARLOTT FL 9143 WINN-DIXIE #0 2000 KI	36.84
04/22	BB&T CHECK CARD PURCHASE EXXONMOBIL 9741 04-18 NORTH PORT FL 9150	8.00
04/30	BB&T CHECK CARD PURCHASE-PIN 04-30-13 EXXONMOBIL 9143 JACK & PAUL I NORTH PO FL	4.91
Total other withdrawals, debits and service charges		= \$314.25

BB&T Cash Rewards

ACCOUNT NUMBER ENDING	STATUS	AS OF	EARNED BALANCE(\$)
*****4899	Active	00/00	

Logon to BB&T OnLine to find the latest cash back offers from participating retailers.

BB&T Investment Acct

April 30, 2013

Previous Balance: **03/31/13** \$ 462,736.11

Deposits:

Tax Collector Deposits
04/26/13 30,024.91

Deposit In Transit

Transfer from Checking

Interest 04/30/13 19.22

Total Deposits: 30,044.13

Debits:

Transfers to Operating Account

Total Debits -

Ending Balance **05/01/13** \$ 492,780.24

■ BASIC PUBLIC FUND CHECKING

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
04/22	3422	200.00	04/09	3446	4,500.00	04/16	3462	480.00
04/01	*3426	19.77	04/09	3447	96.27	04/19	3463	120.00
04/04	*3429	200.00	04/08	3448	561.00	04/16	3464	690.81
04/02	*3433	150.00	04/08	3449	1,207.35	04/16	3465	20.18
04/01	3434	325.00	04/08	3450	1,707.05	04/16	3466	362.85
04/01	*3436	4,009.24	04/12	3451	105.00	04/17	3467	420.00
04/03	3437	3,127.50	04/15	3452	250.00	04/16	3468	504.53
04/01	3438	487.00	04/12	3453	877.85	04/22	3469	7,095.50
04/05	3439	11,451.40	04/08	3454	12.77	04/22	3470	471.55
04/01	3440	128.75	04/09	3455	563.56	04/22	3471	99.90
04/01	3441	286.22	04/08	3456	1,090.16	04/26	3472	1,425.00
04/01	3442	142.94	04/17	*3458	146.03	04/23	3473	459.61
04/01	3443	109.41	04/15	3459	1,513.16	04/29	*3478	1,300.00
04/02	3444	1,414.85	04/16	3460	224.48	04/30	*3480	633.40
04/09	3445	32.00	04/15	3461	966.00	04/29	3481	520.46

* indicates a skip in sequential check numbers above this item

Total checks = \$50,508.55

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
04/16	TELEPHONE PAYMENT WM TELPAY WalMart CC 497874736 N	223.01
Total other withdrawals, debits and service charges		= \$223.01

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
04/02	COUNTER DEPOSIT	716.90
04/02	COUNTER DEPOSIT	803.00
04/18	COUNTER DEPOSIT	107.00
04/18	COUNTER DEPOSIT	148.42
04/26	DEPOSIT	1.84
Total deposits, credits and interest		= \$1,777.16

■ PUBLIC FUND MONEY RATE SAVINGS

Account summary

Your previous balance as of 03/31/2013	\$462,736.11
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 30,044.13
Your new balance as of 04/30/2013	= \$492,780.24

Interest summary

Interest paid this statement period	\$19.22
2013 interest paid year-to-date	\$84.15
Interest rate	0.05%
Annual percentage yield (APY) earned	0.05%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
04/26	TAX DIST BARBARA FORD LAKESIDE PLANTATION	30,024.91
04/30	INTEREST PAYMENT	19.22
Total deposits, credits and interest		= \$30,044.13

■ COMMUNITY CHECKING

Account summary

Your previous balance as of 03/29/2013	\$758.78
Checks	- 0.00
Other withdrawals, debits and service charges	- 314.25
Deposits, credits and interest	+ 0.00
Your new balance as of 04/30/2013	= \$444.53

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
04/05	BB&T CHECK CARD PURCHASE EXXONMOBIL 9741 04-03 NORTH PORT FL 9150	12.91

**State Board of Administration
SBA Investment Acct**

April 30, 2013

		Agency Account	Fund B
Previous Balance:	03/31/13	\$ 223.80	\$ 170.67
Deposits:			
Transfers:	03/06/13	44.55	(44.55)
Interest	03/31/13	0.06	
Total Deposits:		268.41	126.12
Debits:			
Total Debits		-	-
Total	05/01/13	\$ 268.41	\$ 126.12
Ending Balance 001-15103			\$ 394.53



RECEIVED

MAY 06 2013



State Board of Administration
Local Government Surplus Funds Trust Fund
Participant Statement

AGENCY ACCOUNT 211540

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4/1/2013 - 4/30/2013

LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
5680 W CYPRESS STREET SUITE A
TAMPA, FL 33607

Participant Return: 0.22 %

Date	Transaction Type	Description	Amount	Balance
4/1/2013	BEGINNING BALANCE			223.80
4/4/2013	TRANSFER IN	RETURN OF FUNDS FROM LGIP B	44.55	268.35
4/30/2013	EARNED INCOME	INTEREST	0.06	268.41
	Totals:		44.61	268.41



State Board of Administration
LOCAL GOVERNMENT SURPLUS TRUST FUNDS INVESTMENT POOL
PARTICIPANT STATEMENT OF ACCOUNT
FROM 12/1/2007 TO 4/30/2013
FUND B
(formerly known as LGIP-B)
AGENCY ACCOUNT 211540B
LAKESIDE PLANTATION, COMMUNITY DEVELOPMENT DISTRICT

<u>Date</u>	<u>Transaction Type</u>	<u>Description</u>	<u>Amount</u>	<u>Balance</u>
04/30/2013	PRINCIPAL BALANCE		<u>\$126.12</u>	<u>\$126.12</u>
	% of Ownership:	0.00007244 %		
	Ending NAV Balance:*	\$137.78		
	Unrealized Gain (Loss):	\$11.66		

DISCLOSURE

Total NAV Fund B:	\$190,214,812.20
Reserve Account:	<u>\$0.00</u>
Total NAV for participants:	<u>\$190,214,812.20</u>

* Ending NAV balance represents your share of the Fund B NAV available for participants.
For further information regarding the Reserve Account, please reference our website.



State Board of Administration
LOCAL GOVERNMENT SURPLUS TRUST FUNDS INVESTMENT POOL
PARTICIPANT STATEMENT OF ACCOUNT
FROM 12/1/2007 TO 4/30/2013
FUND B
(formerly known as LGIP-B)
AGENCY ACCOUNT 211540B
LAKESIDE PLANTATION, COMMUNITY DEVELOPMENT DISTRICT

Page 2 of 3

<u>Date</u>	<u>Transaction Type</u>	<u>Description</u>	<u>Amount</u>	<u>Balance</u>
11/04/2010	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.89)	\$283.05
12/07/2010	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.22)	\$279.83
12/22/2010	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$16.66)	\$263.17
01/06/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.33)	\$259.84
02/07/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$4.11)	\$255.73
03/04/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.28)	\$252.45
04/06/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.69)	\$248.76
05/06/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.69)	\$245.07
06/07/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.11)	\$241.96
07/06/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.33)	\$238.63
08/04/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$4.22)	\$234.41
09/08/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.24)	\$231.17
10/05/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.48)	\$227.69
11/04/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.44)	\$224.25
12/06/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$2.66)	\$221.59
01/06/2012	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.13)	\$218.46
02/07/2012	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$2.32)	\$216.14
03/05/2012	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$2.84)	\$213.30
04/05/2012	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.19)	\$210.11
05/04/2012	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.82)	\$206.29
06/06/2012	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$5.11)	\$201.18
07/05/2012	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.95)	\$197.23
08/06/2012	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.26)	\$193.97
09/07/2012	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.73)	\$190.24
10/04/2012	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$5.38)	\$184.86
11/06/2012	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$2.53)	\$182.33
12/07/2012	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.41)	\$178.92
01/07/2013	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$2.88)	\$176.04
02/06/2013	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$3.09)	\$172.95
03/06/2013	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$2.28)	\$170.67
04/04/2013	TRANSFER OUT	DISTRIBUTION TO LGIP	(\$44.55)	\$126.12

Lakeside Plantation

JUNE, 2013

- Amenities
- Report

Amenities

We had some great events this May. We actually started a new event called “Date Night”. The parents in Lakeside are welcome to bring their children up to the Clubhouse for the staff here to watch while they enjoy a few hours out. We do crafts and watch movies for their entertainment.

The Wine and Cheese is still our favorite event held here. We have also enacted a monthly activities meeting open to any resident of Lakeside to express their ideas and thoughts on future events they would like to see hosted.

We are working on calendars of events to be prepared at least two to four weeks in advance of that month. This will allow everyone the opportunity to plan their schedules around the events they would like to attend. We are adding new events monthly to our calendar with the help from Vesta and Lakeside residents.

Coming in the month of June will be our Family Fun Swim Party, a Belmont Stakes Party, as well as many of our favorite events.

May Event Totals:

CDD Purchases For Events	\$340.31
CDD Income from Events	\$160.00
CDD Profit/Loss	\$180.31 (Loss)

In Progress

- We have flooring samples and pricing to present the BOS at this meeting.
- The Ice maker has been approved and ordered, we are waiting for installation at the time of this report.
- After a slight discussion amongst the Board at a previous meeting, we would like to make some adjustments to the private functions rental procedures, and check into raising the rates, setting new time restrictions. Possibly with direction from the Board have a revised rental agreement.