

**LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
JUNE 14, 2012**

**LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT  
AGENDA  
June 14, 2012  
1:00 PM REGULAR MEETING**

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

<b>District Board of Supervisors</b>	Chairman Vice Chairman Supervisor Supervisor	Jane Gallo Bill Capozzi Bob Babik Patricia Durham
<b>District Manager</b>	District Management Services, LL	Peter Altman
<b>District Attorney</b>	Straley & Robin	John Vericker
<b>District Engineer</b>	DMK	Dorian Popescu Sr.

*All cellular phones and pagers must be turned off while in the meeting room*

**AGENDA:** The agenda is available from the District's Local Office, and soon to be 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. Any Supervisors or Staff that would like to add an item to the agenda must contact the District Manager at least 7 days prior to the meeting. The decision to list the item will be at the discretion of the Chair. Agenda will be split into allocated time frames for each section. If an agenda item can not be resolved or answered within the allocated time frame, the agenda item can be continued until the next meeting. Items not listed on the agenda raised at a meeting will not be considered until the next meeting unless deemed time sensitive.

**CONSENT ITEMS:** These are items which are not discussed individually and are voted on as a group. The consent items considers non-controversial, no policy implications, and is approved without discussion. A Board Member may remove an item from the consent items to be considered, which is followed by Board vote on the remainder of the consent items.

**REGULAR AGENDA ITEMS:** These are items which the Board will discuss individually in the order and time frame listed on the agenda.

**WHO MAY SPEAK:** The public is encouraged to offer comment to the Board at the meeting on an agenda item before each agenda item. Please complete a public comment card and give it to the District Manager prior to the agenda item being discussed.

**ADDRESSING THE BOARD:** When your name is called, please stand and state, for the record, your name and address. All comments shall be directed to the Board, not to a particular member thereof or to the general public. Persons addressing the Board during general public comment shall limit their remarks to three (3) minutes. To conserve time, delegation speakers will be selected by the Chairman to address the board on behalf of groups containing more than 5 individuals who share a similar opinion and/or comment.

**DECORUM:** Any person making personal, impertinent or slanderous remarks or who becomes boisterous while addressing the Board or while attending the Board meeting will be asked to refrain and/or asked to leave from the room, if appropriate.

**ADA COMPLIANCE:** Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District's Local Office at least 48 hours before the meetings. 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.

**APPEALING A DECISION:** If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

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

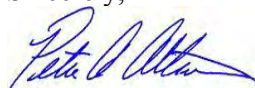
Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Lakeside Plantation Community Development District will be held on **Thursday, June 14, 2012 at 1:00 p.m.** at the Lakeside Plantation Clubhouse, located at 2200 Plantation Boulevard, North Port, Florida 34289. Included below is the agenda:

- 1:00 PM**      **1. CALL TO ORDER**  
A. Review of Meeting Guidelines – Rules of Civility  
B. Roll Call  
C. Pledge of Allegiance
- 1:15 PM**      **2. BUSINESS ADMINISTRATION**  
A. Consideration of Minutes of Board of Supervisors Meeting on May 10, 2012 ..... Tab 1  
B. Notice of Judy Cabrera Resignation..... Tab 2  
    i. Consideration of Appointment to Vacant Board Seat  
    ii. Election of Officers (if needed)  
C. Acceptance of Financial Audit FY 2011 (UNDER SEPARATE COVER)
- 1:30 PM**      **3. OLD BUSINESS**  
A. Proposed Adopting Budget by the Board..... Tab 3  
B. ADA Update..... Tab 4  
C. Security Camera Update..... Tab 5  
D. Non Ad Valorem Tax Report ..... Tab 6  
E. Blooming's Report on Improvements
- 1:45 PM**      **4. NEW BUSINESS**  
A. Consideration of Capital Improvements..... Tab 7  
B. Discussion of Single Family Street Paving ..... Tab 8  
C. Discussion on Landscaping at Tara & Plantation Blvd.
- 2:30 PM**      **5. STAFF REPORTS**  
A. Staff Reports..... Tab 9  
B. District Counsel  
C. Staff Reports  
D. District Engineer  
    Lake Bank Report  
E. District Manager  
    1. Financial Statements Through April 30, 2012 ..... Tab 10  
    2. Update on Enhanced Employee Services (UNDER SEPARATE COVER)
- 3:00 PM**      **6. SUPERVISOR COMMENTS AND REQUEST**
- 3:15 PM**      **7. AUDIENCE COMMENTS ON NON AGENDA ITEMS**
- 3:30 PM**      **8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions please do not hesitate to call us at (813) 873-7300.

Sincerely,



Peter Altman,  
District Manager

**LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT**

May 10, 2012 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 Thursday, May 10, 2012 at 7:00 p.m., at the Lakeside Plantation Clubhouse, located at 2200 Plantation Boulevard, North Port, Florida 34289.

**1. Call to Order**

Mr. Altman called the regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District to order on Thursday, May 10, 2012 at 7:00p.m.

Board Members Present and constituting a quorum:

Jane Gallo	Chair
Bill Capozzi	Vice Chair
Bob Babik	Supervisor
Judy Cabrera	Supervisor
Patricia Durham	Supervisor

Also Present:

Peter Altman                                      District Manager, District Management Services, LLC

**A Pledge of Allegiance**

Supervisor Gallo led the Pledge of Allegiance.

**B. Review of Meeting Guidelines – Rules of Civility**

Supervisor Altman requested that all statements be made at the podium, following the CDB Meeting Rules.

**C. Roll Call**

**2. Business Administration**

**A. Consideration of Minutes of Board of Supervisors Meeting on April 12, 2012**

The Board reviewed the Minutes of April 12, 2012 and did not have any amendments.

(00:01:45)

MOTION TO:	Approve April 12, 2012 Minutes
MADE BY:	Supervisor Gallo
SECONDED BY:	Supervisor Babik
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/1 Motion Supervisor Durham opposed

**3. Old Business**

**A. Salary Budget Line Items for DMS Employees**

Mr. Altman stated a request from the board that DMS provide actual costs concerning current employees. The company determined that they would prefer not to provide this information. However, Mr. Altman stated that he had spoken with the Company President,

47 Mr. Lamb about following principles that would be acceptable to the board in terms of  
48 normal cost. Mr. Altman stated that this discussion stemmed from a suggestion to provide  
49 nighttime security through a third shift maintenance position. Mr. Altman solicited the input  
50 of board members' opinions on coverage and a potential temporary change. Supervisor  
51 Durham stated that she had already made a request for information to make decisions.  
52 Supervisor Durham expressed her opinion that it was DMS' responsibility to provide the  
53 information to the members of the community who pay taxes for this.  
54 Supervisor Capozzi suggested that DMS have a 30-60 day trial period for a 9:00pm-3:00am  
55 shift to cut down on people getting in the pool. Regarding benefits for these third shift  
56 employees, Supervisor Capozzi stated that DMS is already generous with part-time  
57 employee benefits. He also contended that he could not, in good conscience, spend \$25,000  
58 or more on this third shift when at least half of that should be covered by the contract.  
59 Mr. Altman stated that the cost of the district for the fiscal year was \$180,494 while the  
60 agreement with DMS to provide payroll services with the same coverage was \$144,600. He  
61 summarized that the objective of the board in the addition of a male janitorial third shift was  
62 to cut down on people in the pool area after hours and for the protection of female  
63 employees leaving on their last shift. Mr. Altman also suggested that the shifts of  
64 maintenance related employees be reworked to meet this need with minimal cost.  
65 Supervisor Gallo suggested a temp service but Mr. Altman stated that a temp service posed  
66 the same issue as a security service because people prefer to get comfortable with an  
67 individual.  
68 After some discussion amongst the board, Mr. Altman stated that DMS has the ability to  
69 move employee hours around to implement a third shift employee at a discounted rate, and  
70 asked the Supervisor what action was preferred.

71  
72 (00:30:32)

MOTION TO:	Implement a maintenance third shift on a 30 day trial basis if DMS covers the cost.
MADE BY:	Supervisor Capozzi
SECONDED BY:	Supervisor Gallo
DISCUSSION:	Concerns as to financial impact were discussed and resolved as minimal with some changes in management and rearranging of shifts.
RESULT:	Called to Vote: motion PASSED 5/0 Motion passed unanimously

82  
83 Mr. Altman clarified that the shift would be from 9:00 p.m.-3:00 a.m. 7 days a week.  
84

85 **B. Discussion on Quality Doors**

86 Supervisor Babik stated that the \$4,000 included work they had already been paid for. The  
87 down payment was \$2,977, and the company gave a 20% discount, bringing the down  
88 payment down to \$2,381. Supervisor Babik then proposed that payments be made of \$400 a  
89 month for the next six months.  
90  
91  
92

93 (00:34:54)

MOTION TO:	Accept \$400 settlement for the next 6 months.
MADE BY:	Supervisor Babik
SECONDED BY:	Mr. Altman
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion Passed 5/0 Motion passed unanimously

100

101 **4. New Business**

102 **A. FY 2013 Budget**

103 Mr. Altman explained that the budget was printed out, distributed at a workshop earlier in  
104 the day, and reviewed line-by-line per the statutes. He also stated that the budget would be  
105 submitted to the county and the city 60 days before the public budget hearing. Mr. Altman  
106 recognized that there were numbers which board members wanted changed, as stated  
107 previously in the day at a workshop. He requested that those who approved of the proposed  
108 budget, with or without adjustments, would approve it as a proposed budget instead of public  
109 hearing.

110 Supervisor Capozzi went line-by-line, soliciting input from board members. Discussion  
111 regarding this ensued.

112 Mr. Altman reviewed line-by-line changes to the budget. On the first page, the tennis club  
113 budget changed from \$13,000 to \$12,000. On the second page the Plant Replacement  
114 Program reduced from \$14,000 to \$12,000, Entry Repairs and Maintenance from \$3,000 to  
115 \$2,000, Miscellaneous Tools from \$3,600 to \$2,400, Clubhouse Activities from \$20,000 to  
116 \$19,000, Security down to \$2,000 from \$17,000, Clubhouse Telephone and Internet from  
117 \$4,000 to \$3,500, Clubhouse Exercise Equipment raised from \$6,000 to \$7,000, Pool  
118 Furniture from \$8,000 down to \$5,000, and Asset Reserve up from \$70,000 to \$75,000. The  
119 drops totaled \$24,200 and the increases totaled \$18,200. The total for Capital Improvement  
120 was \$37,200.

121 Supervisor Capozzi proposed that the budget for 2012-2013 be approved and the public  
122 meeting be scheduled August 9, 2012 7:00

123

124 (01:26:30)

MOTION TO:	Approve the proposed budget and hold the public hearing on August 9, 2012 at 7:00 p.m.
MADE BY:	Supervisor Capozzi
SECONDED BY:	Supervisor Gallo
DISCUSSION:	None Further
RESULT:	Called to Vote: motion PASSED 5/0 motion PASSED unanimously

132

133

134 **5. STAFF REPORTS**

135 **A. District Counsel**

136 District Counsel was not in attendance; therefore Supervisor Capozzi read a letter regarding  
137 the 2008/2009 tax refund.

138 **District Engineer**

139 None.

140

141 **C. District Manager**

142 **1. Financial Statements Through March 29, 2012**

143 Mr. Altman apologized for confusion regarding the date of the meeting and promised to be  
144 more diligent to make changes clear in the future. 32 people showed up for the Easter Egg  
145 Hunt but only 24 had signed up. Regarding maintenance, the storage shed was cleaned.  
146 Supervisor Capozzi stated that what they were waiting for with the ADA was for playground  
147 companies to come, and to get more exercise equipment for the exercise room. Supervisor  
148 Smith suggested that pool lift maintenance be included in the budget because of the need for  
149 a daily check on their batteries.

150

151 **2. Staff Report**

152 None.

153

154 **3. Report from Rick Huddleson on Landscaping**

155 Supervisor Gallo stated that she would meet with Trace to discuss what plants they would  
156 put in the fountain and to fill in the median. Supervisor Capozzi proposed that they fill in  
157 the gaps in landscaping and make the islands 'pop' by mulching the islands per residents'  
158 suggestions. Supervisor Gallo contended that Trace said they don't put mulch around  
159 annuals because it isn't good for them. Supervisor Capozzi suggested that the board should  
160 listen to what the laypeople want rather than telling them what they want. Supervisor Gallo  
161 stated that a resident had an accident due to an overgrowth of Oleanders inhibiting their  
162 view of vehicles, and that she consequently spoke with Trace to ensure that they would be  
163 trimmed. Supervisor Capozzi proposed that trash be concealed in the shed to make  
164 sidewalks more presentable. He also suggested that 'No Fishing' and 'No Swimming' signs  
165 be posted around the lake.

166

167

168 (01:49:53)

169 MOTION TO: Post 'No Swimming' and 'No Fishing' signs around the  
170 lake.

171 MADE BY: Supervisor Capozzi

172 SECONDED BY: Supervisor Gallo

173 DISCUSSION: Concern over residents wanting to fish in the lake. It  
174 was contended that most of the people fishing were not  
175 residents and that charges would not be pressed against  
176 residents fishing.

177 RESULT: Called to Vote: motion PASSED

178 5/0 motion PASSED unanimously

179

180

181 **6. Supervisor Comments and Requests**

182

183 **7. Audience Comments on Non-Agenda Items**

184 Resident requested that 3 speed bumps be installed from Scarlett to the Clubhouse.  
185 Resident Ron Bok suggested the planting of shrubs in front of rusting power boxes. He also  
186 mentioned that the 5 years with SWFTMD were almost up and asked if anyone had cut  
187 down the Brazilian Peppers.  
188 Another Resident suggested that the timing for sessions on the Tennis Courts be on even  
189 hours. He also brought the complaint that no one checks on the players in the Tennis  
190 Courts, saying that many are there without paying, and recommended supervision. This  
191 resident seconded Mr. Gallo's request for speed bumps, stating that he nearly got hit by a  
192 vehicle and mentioned other similar incidents. He also mentioned the need for after-hours  
193 supervision in the pool area, stating that children were diving in the pool and a woman had a  
194 2 year old baby in the hot tub during this time.  
195 A resident expressed concerns with poor audio system.  
196 Another resident expressed her agreement with all of the previously stated concerns.  
197 It was suggested that the Tennis Courts be monitored more closely to ensure that all users  
198 pay for their use. Mr. Altman stated that this issue would be discussed and a plan of action  
199 formed.  
200 More discussion regarding speed bumps ensued.

201  
202 **8. Adjournment**

204	MOTION TO:	Adjourn the meeting
205	MADE BY:	Supervisor Gallo
206	SECONDED BY:	Supervisor Capozzi
207	DISCUSSION:	None Further
208	RESULT:	Called to Vote: motion PASSED
209		5/0 - Motion passed unanimously

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231 \*These minutes were done in a summary format.

232  
233 \*Each person who decides to appeal any decision made by the Board with respect to any matter considered  
234 at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,  
235 including the testimony and evidence upon which such appeal is to be based.

236 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
237 meeting held on \_\_\_\_\_.

238  
239 \_\_\_\_\_  
240 **Signature**

\_\_\_\_\_

**Signature**

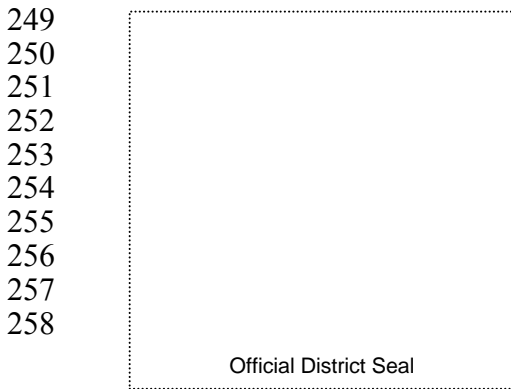
241  
242 \_\_\_\_\_  
243 **Printed Name**

\_\_\_\_\_

**Printed Name**

244  
245 **Title:**  
246  **Chair**  
247  **Vice Chair**

**Title:**  
 **Secretary**  
 **Assistant Secretary**



*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Judy Cabrera  
Certified Public Accountant  
32 Copper Lantern Lane  
Carver, MA 02330

To the current Lakeside Plantation Board of Supervisors, Peter Altman (DMS, Inc.) and the residents of Lakeside Plantation,

We all reach cross roads in our lives, and I have reached one. I am resigning my position as a Supervisor on the Lakeside Plantation Board of Supervisors, effective May 31, 2012.

I want to thank all the Residents who voted for me in the November 2010 election, and thank those residents whose trust I have gained over the past year and a half. I have tried very hard to use my knowledge to represent you, and I believe every vote I made was in the best interest of the residents of Lakeside Plantation, not for self serving purposes.

I wish future members of the Lakeside Plantation Board of Supervisors wisdom and courage to stick to your convictions.

Regards,

A handwritten signature in cursive script that reads "Cabrera".

# *Lakeside Plantation*

Community Development District

## **Proposed Budget Fiscal Year 2013**

*Presented for 5/10/2012 Meeting*



Prepared by:



**DMS**

WWW.DMS-US.COM

**Lakeside Plantation  
Community Development District**

**Proposed Budget  
Fiscal Year 2013**

**Table of Contents**

**Section 1:** ..... **Budget Introduction**

**Section 2:** ..... **Operating Budget Fund Balance Projections**

**Section 3:** ..... **Operating Budget Comparative Analysis**

**Section 4:** ..... **General Fund 001 Descriptions**

**Section 5:** ..... **Debt Service Fund 200**

**Section 6:** ..... **Schedule of Annual Assessments**

Prepared by:



**DMS**

District Management Services, LLC

[WWW.DMS-US.COM](http://WWW.DMS-US.COM)

# Lakeside Plantation Community Development District Budget Introduction

Fiscal Year 2013

## Background Information

The Lakeside Plantation Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDD’s represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2013, which begins on October 1, 2012. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Funds	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments.
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 1999A Special Assessment Revenue Bonds

## Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

## Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

Prepared by:



DMS

District Management Services, LLC

WWW.DMS-US.COM

**Lakeside Plantation**  
**Community Development District**  
**Fiscal Year 2013 Proposed Budget**  
**General Fund**

	Fiscal Year 2012 Final Operating Budget	Current Period Actuals Through 03/31/12	Projected Revenues & Expenditures 03/01/12 to 09/30/12	Total Actuals and Projections, Through 9/30/12	Over/(Under) Budget Through 9/30/12	Fiscal Year 2013 Proposed Budget	Increase / (Decrease) from FY 2012 to FY 2013 Budget
<b>REVENUES</b>							
<b>Other Miscellaneous Revenues</b>							
Tennis Club	12,000	12,301	2,000	14,301	2,301	12,000	-
Activities	9,000	4,316	4,500	8,816	(184)	9,000	-
Clubhouse Rentals	1,000	1,752	1,500	3,252	2,252	3,000	2,000
Transfer From Reserves						-	
Miscellaneous	-	3	-	3	3	-	-
Interest Earnings	1,000	437	400	837	(163)	700	(300)
<b>Special Assessments</b>							
Operations & Maintenance Assmts - Levied On Roll (1)	651,844	578,470	102,211	680,681	28,837	651,844	-
<b>Total Revenues</b>	<b>\$ 674,844</b>	<b>\$ 597,279</b>	<b>\$ 110,611</b>	<b>\$ 707,890</b>	<b>\$ 33,046</b>	<b>\$ 676,544</b>	<b>\$ 1,700</b>
<b>EXPENDITURES</b>							
<b>Legislative</b>							
Supervisor Fees	9,000	4,400	6,000	10,400	1,400	9,000	-
Payroll Taxes	-	-	-	-	-	-	-
<b>Total Legislative</b>	<b>\$ 9,000</b>	<b>\$ 4,400</b>	<b>\$ 6,000</b>	<b>\$ 10,400</b>	<b>\$ 1,400</b>	<b>\$ 9,000</b>	<b>\$ -</b>
<b>Financial &amp; Administrative</b>							
District Manager	45,500	22,750	22,750	45,500	0	45,500	-
District Engineer	7,000	5,648	1,800	7,448	448	7,000	-
Disclosure Report	1,000	1,000	-	1,000	-	1,000	-
Trustee Fees	2,000	1,750	1,750	3,500	1,500	2,000	-
Assessment Roll	-	-	-	-	-	-	-
Audit Fees	8,000	-	8,000	8,000	-	8,000	-
Arbitrage Rebate Calculation	1,600	-	1,200	1,200	(400)	1,200	(400)
Postage, Phone, Faxes, Copies	300	-	300	300	-	300	-
Capital Reserve Analysis	-	-	-	-	-	-	-
Printing & Binding	-	-	-	-	-	-	-
Public Communications	500	270	230	500	(0)	500	-
Public Officials Insurance	-	-	-	-	-	-	-
General Liability Insurance	6,000	2,477	-	2,477	(3,523)	6,000	-
Legal Advertising	1,000	312	650	962	(38)	1,000	-
Bank Fees	-	-	-	-	-	-	-
Dues, Licenses & Fees	175	175	-	175	-	185	10
Other Current Charges	1,200	4,325	1,000	5,325	4,125	1,200	-
<b>Total Financial &amp; Administrative</b>	<b>\$ 74,275</b>	<b>\$ 38,706</b>	<b>\$ 37,680</b>	<b>\$ 76,386</b>	<b>\$ 2,111</b>	<b>\$ 73,885</b>	<b>\$ (390)</b>
<b>Legal Counsel</b>							
District Counsel	12,000	4,164	4,000	8,164	(3,836)	12,000	-
<b>Total Legal Counsel</b>	<b>\$ 12,000</b>	<b>\$ 4,164</b>	<b>\$ 4,000</b>	<b>\$ 8,164</b>	<b>\$ (3,836)</b>	<b>\$ 12,000</b>	<b>\$ -</b>

**Lakeside Plantation**  
**Community Development District**  
**Fiscal Year 2013 Proposed Budget**  
**General Fund**

	Fiscal Year 2012 Final Operating Budget	Current Period Actuals Through 03/31/12	Projected Revenues & Expenditures 03/01/12 to 09/30/12	Total Actuals and Projections, Through 9/30/12	Over/(Under) Budget Through 9/30/12	Fiscal Year 2013 Proposed Budget	Increase / (Decrease) from FY 2012 to FY 2013 Budget
<b>Electric Utility Services</b>							
Electric Utility Services - Entrance Feature	9,000	3,521	5,000	8,521	(479)	8,500	(500)
Electric Utility Services - Clubhouse & Tennis Courts	12,500	5,673	6,500	12,173	(327)	12,500	-
Electric Utility Services - Pool	20,000	9,048	10,500	19,548	(452)	21,000	1,000
<b>Total Electric Utility Services</b>	<b>\$ 41,500</b>	<b>\$ 18,242</b>	<b>\$ 22,000</b>	<b>\$ 40,242</b>	<b>\$ (1,258)</b>	<b>\$ 42,000</b>	<b>\$ 500</b>
<b>Gas Utility Services</b>							
Gas Utility Services - Clubhouse	200	76	100	176	(24)	200	-
<b>Total Gas Utility Services</b>	<b>\$ 200</b>	<b>\$ 76</b>	<b>\$ 100</b>	<b>\$ 176</b>	<b>\$ (24)</b>	<b>\$ 200</b>	<b>\$ -</b>
<b>Garbage/Solid Waste Control Services</b>							
Garbage Collection	2,000	636	700	1,336	(664)	1,600	(400)
<b>Total Garbage/Solid Waste Control Services</b>	<b>\$ 2,000</b>	<b>\$ 636</b>	<b>\$ 700</b>	<b>\$ 1,336</b>	<b>\$ (664)</b>	<b>\$ 1,600</b>	<b>\$ (400)</b>
<b>Water-Sewer Combination Services</b>							
Water Utility Services - Entrance Feature	5,000	325	1,200	1,525	(3,475)	2,000	(3,000)
Water Utility Services - Clubhouse	3,500	1,219	1,500	2,719	(781)	3,000	(500)
Water Utility Services - Tennis Courts & Pool	6,500	2,966	3,600	6,566	66	7,000	500
<b>Total Water-Sewer Combination Services</b>	<b>\$ 15,000</b>	<b>\$ 4,510</b>	<b>\$ 6,300</b>	<b>\$ 10,810</b>	<b>\$ (4,190)</b>	<b>\$ 12,000</b>	<b>\$ (3,000)</b>
<b>Other Physical Environment</b>							
Lake Maintenance	12,000	5,796	6,000	11,796	(204)	12,000	-
Lake Bank Restoration	10,000	-	8,000	8,000	(2,000)	10,000	-
Entrance Feature Repairs & Maintenance	3,000	-	1,500	1,500	(1,500)	2,000	(1,000)
Common Area Renewal & Maintenance	20,000	3,400	16,000	19,400	(600)	20,000	-
Landscape Maintenance - Contract	75,500	37,825	38,000	75,825	325	78,000	2,500
Landscape Maintenance - Other	-	-	-	-	-	-	-
Plant Replacement Program	12,000	5,567	6,433	12,000	-	12,000	-
Irrigation Maintenance	2,500	4,039	3,500	7,539	5,039	2,500	-
Miscellaneous Tools, Equipment and Supplies	2,400	2,819	1,200	4,019	1,619	2,400	-
<b>Total Other Physical Environment</b>	<b>\$ 137,400</b>	<b>\$ 59,446</b>	<b>\$ 80,633</b>	<b>\$ 140,079</b>	<b>\$ 2,679</b>	<b>\$ 138,900</b>	<b>\$ 1,500</b>
<b>Road &amp; Street Facilities</b>							
Street Light/ Decorative Light Maintenance	18,000	4,513	10,000	14,513	(3,487)	18,000	-
Road & Street Repairs & Maintenance	10,000	-	4,000	4,000	(6,000)	10,000	-
<b>Total Road &amp; Street Facilities</b>	<b>\$ 28,000</b>	<b>\$ 4,513</b>	<b>\$ 14,000</b>	<b>\$ 18,513</b>	<b>\$ (9,487)</b>	<b>\$ 28,000</b>	<b>\$ -</b>

**Lakeside Plantation**  
**Community Development District**  
**Fiscal Year 2013 Proposed Budget**  
**General Fund**

	Fiscal Year 2012 Final Operating Budget	Current Period Actuals Through 03/31/12	Projected Revenues & Expenditures 03/01/12 to 09/30/12	Total Actuals and Projections, Through 9/30/12	Over/(Under) Budget Through 9/30/12	Fiscal Year 2013 Proposed Budget	Increase / (Decrease) from FY 2012 to FY 2013 Budget
<b>Parks &amp; Recreation</b>							
Personnel Services (1)	144,598	72,300	72,300	144,600	2	151,000	6,402
Payroll Taxes	-	-	-	-	-	-	-
Health Insurance	-	-	-	-	-	-	-
Worker's Compensation Insurance	-	-	-	-	-	-	-
Temp Services	-	-	-	-	-	-	-
Travel Reimbursement	-	-	-	-	-	-	-
Clubhouse - Activities	19,000	10,054	9,500	19,554	554	19,000	-
Clubhouse - Licenses/Fees	600	195	250	445	(155)	600	-
Clubhouse - General Supplies	3,000	2,869	2,400	5,269	2,269	4,000	1,000
Clubhouse - Maintenance	7,000	6,078	4,800	10,878	3,878	10,000	3,000
Clubhouse - Renewal & Replacements	3,600	150	3,400	3,550	(50)	5,000	1,400
Clubhouse - Office Supplies	3,200	472	600	1,072	(2,128)	1,200	(2,000)
Clubhouse - Pest Control	900	450	600	1,050	150	900	-
Clubhouse - Security	2,000	620	1,400	2,020	20	2,000	-
Clubhouse - AED	500	-	300	300	(200)	300	(200)
Clubhouse - Telephone & Internet Service	3,500	1,749	1,800	3,549	49	3,500	-
Clubhouse - Exercise Equipment	7,000	485	6,000	6,485	(515)	7,000	-
Clubhouse - Furniture	2,500	321	2,400	2,721	221	3,000	500
Clubhouse - Janitorial Supplies	1,400	1,849	1,600	3,449	2,049	3,000	1,600
Clubhouse Improvements	-	-	-	-	-	-	-
Pool Furniture	2,500	561	1,800	2,361	(139)	5,000	2,500
Pool Maintenance - Contract	-	-	-	-	-	-	-
Pool Maintenance - Other	6,000	5,690	4,000	9,690	3,690	6,000	-
Pool Resurfacing	-	-	-	-	-	-	-
Hot Tub Chlorination	-	-	-	-	-	-	-
Tennis Courts - Maintenance	3,787	1,381	2,200	3,581	(206)	4,000	213
Tennis Courts - Programs	5,000	759	1,300	2,059	(2,941)	2,000	(3,000)
<b>Total Parks &amp; Recreation</b>	<b>\$ 216,085</b>	<b>\$ 105,983</b>	<b>\$ 116,650</b>	<b>\$ 222,633</b>	<b>\$ 6,548</b>	<b>\$ 227,500</b>	<b>\$ 11,415</b>

**Lakeside Plantation**  
**Community Development District**  
**Fiscal Year 2013 Proposed Budget**  
**General Fund**

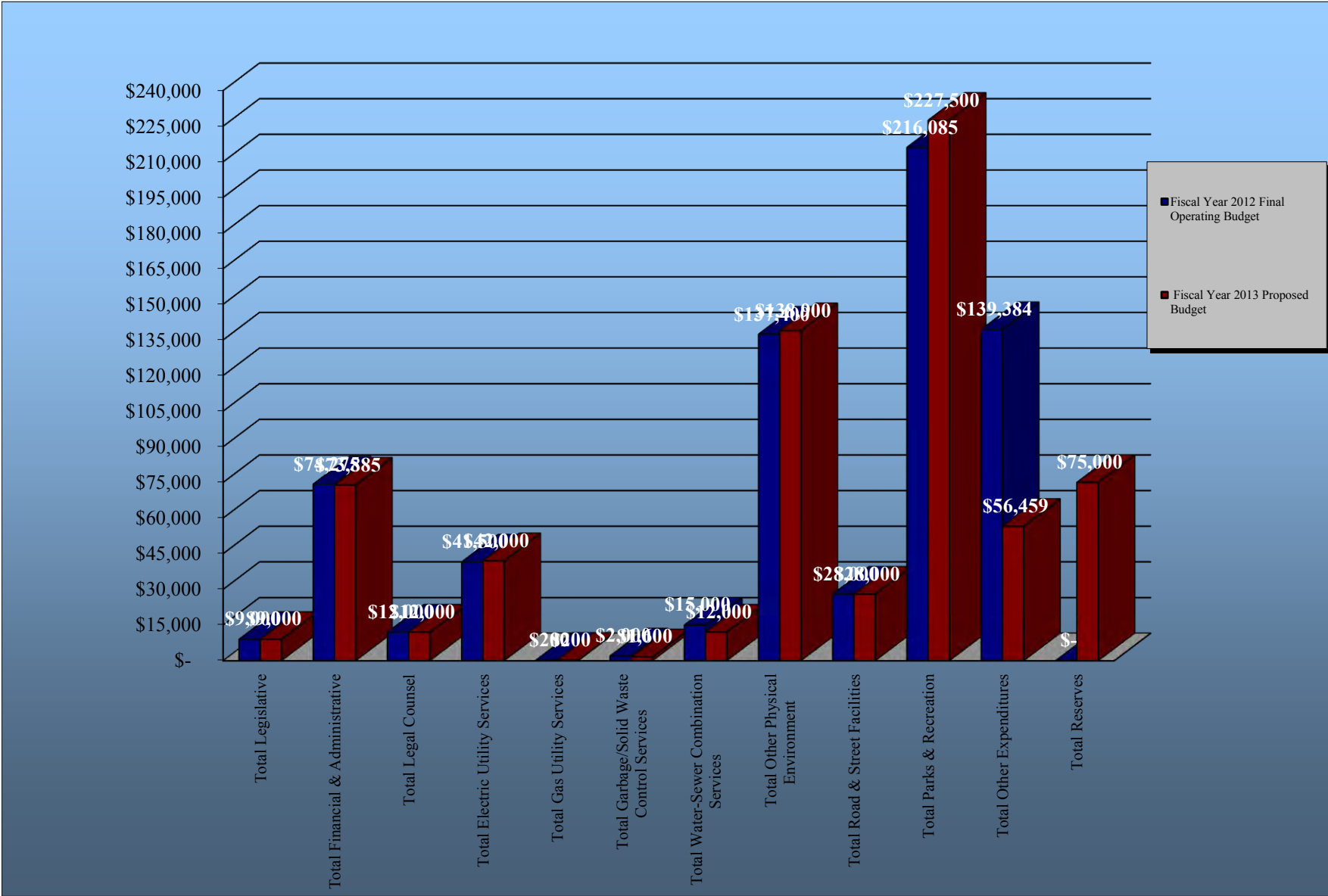
	Fiscal Year 2012 Final Operating Budget	Current Period Actuals Through 03/31/12	Projected Revenues & Expenditures 03/01/12 to 09/30/12	Total Actuals and Projections, Through 9/30/12	Over/(Under) Budget Through 9/30/12	Fiscal Year 2013 Proposed Budget	Increase / (Decrease) from FY 2012 to FY 2013 Budget
<b>Other Expenditures</b>							
Uninsurable Asset Reserve	75,000		103,171	103,171	28,171		(75,000)
Property Taxes	45,000			-	(45,000)	-	(45,000)
Property Insurance	10,000	1,584	8,000	9,584	(416)	10,000	-
Permit Fees	-	-		-	-	-	-
Capital Improvements	-	15,904	41,389	57,293	57,293	37,200	37,200
Property Appraiser Collection Fees	-	-		-	-	-	-
Tax Collector Collection Fees	9,384	8,602	500	9,102	(281)	9,259	(125)
<b>Total Other Expenditures</b>	<b>\$ 139,384</b>	<b>\$ 26,090</b>	<b>\$ 153,060</b>	<b>\$ 179,150</b>	<b>\$ 39,767</b>	<b>\$ 56,459</b>	<b>\$ (82,925)</b>
<b>Reserves</b>							
Reserves	-			-	-	75,000	75,000
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 75,000</b>	<b>\$ 75,000</b>
<b>Total Expenditures</b>	<b>\$ 674,844</b>	<b>\$ 266,766</b>	<b>\$ 441,123</b>	<b>\$ 707,889</b>	<b>\$ 33,045</b>	<b>\$ 676,544</b>	<b>\$ 1,700</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>\$ 0</b>	<b>\$ 330,512</b>	<b>\$ (330,512)</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ -</b>	<b>\$ (0)</b>

**Notations:**

(1) Personnel expenses are level with the Fiscal Year 2010 Adopted Budget. Expenses are indicated on one line item in the Fiscal Year 2011 Proposed Budget, as payroll taxes, worker's comp, and other personnel items are paid by Management.

# Lakeside Plantation Community Development District

## Fiscal Year 2013 Annual Operating Budget Comparative Analysis



Prepared by:



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**Lakeside Plantation  
Community Development District**

**Fiscal Year 2013 Proposed Budget Descriptions  
General Fund 001**

**Legislative**

**Supervisor Fees**

The amount paid to each Board Supervisor for the time devoted to the District business and monthly meetings.

**Financial & Administrative**

**District Manager**

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget, implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

**Recording Secretary**

As part of the consulting managers contract, the District retains a Recording Secretary to prepare and record the minutes of the official district records of proceeding.

**District Engineer**

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

**Disclosure Report**

This is required of the District as part of the bond indentures.

**Trustees Fees**

This is required of the District as part of the bond indentures.

**Collection Agent**

The consulting manager provides the service of collection agent. This service includes providing payoff information for lot closings, maintaining logs and records, depositing closing funds in the proper trust accounts, and preparing lien releases.

**Accounting Services**

As part of the consulting managers contract, the District retains Accounting Services to process invoices, prepare tax-rolls and record the District's transactions in compliance with governmental accounting standards.

**Auditing Services**

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

**Arbitrage Rebate Calculation**

This is required of the District as part of the bond indentures.

**Travel Per Diem**

This applies at the current rate of mileage reimbursement for official District business.

**Postage, Phone, Faxes, Copies**

Cost of materials and service to produce agendas and conduct day-to-day business of the District.

**Rentals & Leases**

This is required of the District to store its official records.

**Public Officials Insurance**

The District carries Public Officials Liability in the amount of \$1,000,000.

**Legal Advertising**

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

**Bank Fees**

The District operates a checking account for expenditures and receipts.

**Dues, Licenses & Fees**

The District is required to file with the County and State each year.

**Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

**Investment Reporting Fees**

This is for the monitoring and strategic planning of the investment of various debt, construction, and operational funds.

**Office Supplies**

Cost of daily supplies required by the District to facilitate operations.

**Technology Services**

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

**Website Administration**

This is for maintenance and administration of the District's official website.

**Capital Outlay**

This is to purchase new equipment as required.

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**Lakeside Plantation  
Community Development District**

**Fiscal Year 2013 Proposed Budget Descriptions  
General Fund 001**

**Legal Counsel**

**District Counsel**

Requirements for legal services are estimated at an annual expenditures as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

**Electric Utility Services**

**Electric Utility Services**

This item is for street lights, pool, recreation facility and other common element electricity needs.

**Garbage/Solid Waste Control Services**

**Garbage Collection**

This item is for pick up at the recreation facility and parks as needed.

**Water-Sewer Combination Services**

**Water Utility Services**

This item is for the potable and non-potable water used for irrigation, recreation facility and the pool.

**Other Physical Environment**

**Field Manager**

The District retains the services of a Field Manager. The Field Manager is responsible for the day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding of services and commodities, contract administration, hiring and maintaining qualified personnel, preparation of and implementation of operating schedules and policies, insuring compliance with all operating permits, prepare and implement field operating budgets, provide information/education to public regarding District programs. The fee for this service is reviewed annually.

**Waterway Management System**

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

**Property & Casualty Insurance**

The District carries \$1,000,000 in general liability and also has sovereign immunity.

**Entry & Walls Maintenance**

This item is for maintaining the main entry feature and other common area walls.

**Landscape Maintenance**

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

**Miscellaneous Landscape**

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

**Plant Replacement Program**

This item is for landscape items that may need to be replaced during the year.

**Irrigation Maintenance**

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

**Road & Street Facilities**

**Street Light / Decorative Light Maintenance**

This item is to maintain the decorative light fixtures throughout the community.

**Street Sweeping**

This item is for sweeping the streets.

**Signage Repairs**

This item is for miscellaneous repairs to the signage in the community as needed.

**Parks & Recreation**

**Staff**

This item is intended to fund part time individuals to staff during peak use events and seasons. The staff also provide some cleaning and ensures authorized individuals are utilizing the facility.

**Security Patrol**

This item is for the contractual service of the Sheriff's office or a private vendor to provide random patrols of the District assets and the community as a whole.

**Club Facility Maintenance**

This item is for the monthly cleaning and repairs of the Clubhouse facility.

**Pool Maintenance**

This item is necessary to contract with a vendor to maintain the pool within State Guidelines for public use.

**Clubhouse Supplies**

This item is for the basic commodities and other items for Clubhouse events.

**Park Facility Maintenance**

This item is for repairs to the tennis courts, volleyball courts and other park infrastructure.

**Special Events**

This item is intended to fund District held functions such as Fall, Winter, Spring & Summer Festivals or other events that may be deemed beneficial to the character and quality of life within the community.

**Security**

This item is for the alarm system and monitoring at the clubhouse.

**Lakeside Plantation**  
**Community Development District**  
**Fiscal Year 2013 Proposed Budget**  
**Debt Service Fund 200, Series 1999A Bonds**

<b>REVENUES</b>	
	<b>Series 1999A Bonds</b>
Debt Service Special Assesment - Levied On Roll	\$ 187,185.31
<b>TOTAL REVENUES</b>	<b>\$ 187,185.31</b>

<b>EXPENDITURES</b>	
Series 1999A Bond Principal Payment	\$ 50,000.00
Series 1999A May Bond Interest Payment	\$ 66,546.00
Series 1999A November Bond Interest Payment	\$ 64,809.00
Miscellaneous Expenses	5,830.31
<b>TOTAL EXPENDITURES</b>	<b>\$ 187,185.31</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>

<b>ANALYSIS OF BONDS OUTSTANDING</b>	
Bonds Outstanding - Period Ending 11/1/2012	\$ 1,915,000.00
Principal Payment Applied Toward Series 1999A Bonds	\$ 50,000.00
<b>Bonds Outstanding - Period Ending 11/1/2013</b>	<b>\$ 1,865,000.00</b>

Prepared By:



**DMS**

COMMUNITY DEVELOPMENT DISTRICTS

WWW.DMS-US.COM

**Lakeside Plantation**  
**Community Development District**  
**Schedule of Approved**  
**Fiscal Year 2013 Annual Assessments**  
**Annual Assessments <sup>(1)</sup>**

Lot Size <sup>(2)</sup>	ERU Value	DS Unit Count	O&M Unit Count	Fiscal Year 2012			Fiscal Year 2013			Total Inc/(Dec) in Annual Assmt <sup>(4)</sup>
				Debt Service Per Unit	O&M Per Unit	Fiscal Year 2012 Total Assessment	Debt Service Per Unit <sup>(3)</sup>	O&M Per Unit	Fiscal Year 2013 Total Assessment	
<b>Commercial</b>	8.085	10.10	13.18	\$3,287.00	\$8,286.91	<b>\$11,573.91</b>	\$3,287.00	\$8,286.91	<b>\$11,573.91</b>	<b>\$0.00</b>
<b>Multi-Family</b>	0.675	0	236	\$0.00	\$691.86	<b>\$691.86</b>	\$0.00	\$691.86	<b>\$691.86</b>	<b>\$0.00</b>
<b>Single-Family</b>	1.000	241	243	\$410.00	\$1,024.97	<b>\$1,434.97</b>	\$410.00	\$1,024.97	<b>\$1,434.97</b>	<b>\$0.00</b>
<b>Villa</b>	0.800	192	192	\$328.00	\$819.98	<b>\$1,147.98</b>	\$328.00	\$819.98	<b>\$1,147.98</b>	<b>\$0.00</b>
<b>Total</b>		443.10	684.18							

**Notations:**

- <sup>(1)</sup> Annual assessments are adjusted for early payment discounts of 4.0%.
- <sup>(2)</sup> The commercial product type is allocated assessments on a per acre basis, while residential product types are allocated assessments on a per unit basis.
- <sup>(3)</sup> Debt service assessments are flat to the Fiscal Year 2012 assessment levels.
- <sup>(4)</sup> A positive figure denotes an increase in assessments; conversely, a negative figure denotes a decrease in assessments.

Prepared By:



**DMS**

District Management Services, LLC

WWW.DMS-US.COM

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Department of Justice

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## Compliance Extension for Existing Pools

On May 18, 2012, the Department announced that it is adopting a final rule extending the compliance date for sections 242 and 1009 of the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design, as they relate to the provision of accessible entry and exit to existing swimming pools, wading pools, and spas (pools built before March 15, 2012). These provisions for existing pools of title II and title III entities will now take effect on January 31, 2013. The final rule does not affect the March 15, 2012 effective date for newly constructed or altered pools.

**Amendment of Americans With Disabilities Act Title II and Title III Regulations: Extend Compliance Date for Certain Requirements Related to Existing Pools and Spas Provided by State and Local Governments and by Public Accommodations** [HTML](#) | [PDF](#), 30174–30180 [2012–12365]

[Rulemaking History on Compliance Extension for Existing Pools](#)

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updated May 21, 2012

## LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

---

District Office ♦ 5680 W. Cypress Street ♦ Suite A ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

**To:** Board of Supervisors  
**From:** Tonya Harrington  
**Date:** 6/6/2012  
**Re:** Security Camera Update

---

Attached you will find the proposals from Rapid Security Systems for a request made by the Board for an upgrade and or repair of the existing security system in place. The first proposal is for the replacement of two non-functioning cameras numbers thirteen and sixteen. The second proposal is for the replacement of those same cameras but also with an upgrade to help enhance the night vision of the cameras focusing especially on the pool views. Additionally requested is to have an adjustment of the new or existing cameras to allow full view of the pool and pool deck as opposed to the obstructed view the cameras are recording at the present time, which is included in the second proposal as well.

**Lakeside Plantation CDD**  
**Video Surveillance Repair Estimate**  
**Custom Security System Proposal**



***Prepared For:***

Bill Capozzi  
Vice Chairman  
Lakeside Plantation CDD

5187860302  
billcapcdd@gmail.com

***Prepared By:***

Ben Thurmond  
Senior Security Consultant  
**Rapid Security Solutions**

941-704-8306  
bthurmond@rsecurity.net

This estimate is for the replacement of 2 failed cameras of the existing video surveillance system at the main clubhouse of Lakeside Plantation CDD. This estimate also includes the adjustment of the 2 cameras viewing the pool area as per client's request.

## System Summary - Video Surveillance Repair Estimate

**Customer Details:**

**Site:** 2200 Plantation Drive, Northport, FL, 34289  
**Billing:** C/O Dms, , 5680 W. Cypress St. Tampa, FL, 33607  
**Contact:** Bill Capozzi, 5187860302, billcapcdd@gmail.com

**Senior Security Consultant:**

**Name:** Ben Thurmond  
**Cell #:** 941-704-8306  
**Email:** bthurmond@rsecurity.net

### Video Surveillance

QTY	Description
2	Outdoor Hi-Res Dome Camera with IR and Adjustable Lens

### Financial Summary

**Total System Investment:** **\$772.00**  
\*This proposal does not include sales tax.

**PROPOSAL ACCEPTANCE**

<b>Lakeside Plantation CDD</b>	<b>Rapid Security Solutions, LLC</b>
Date:	Date: May 31, 2012
Name: Bill Capozzi	Name: Ben Thurmond
Title: Vice Chairman	Title: Senior Security Consultant
Signature:	Signature:

**Lakeside Plantation CDD**  
**Video Surveillance Repair/Replacement**  
**Custom Security System Proposal**



***Prepared For:***

Bill Capozzi  
Vice Chairman  
Lakeside Plantation CDD

5187860302  
billcapcdd@gmail.com

***Prepared By:***

Ben Thurmond  
Senior Security Consultant  
**Rapid Security Solutions**

941-704-8306  
bthurmond@rsecurity.net

This estimate is for the replacement of 2 failing cameras and the 2 pool area cameras on the existing video surveillance system at the clubhouse of Lakeside Plantation CDD. This estimate includes part and labor for the replacement of a total of 4 dome cameras.

## System Summary - Video Surveillance Repair/Replacement

**Customer Details:**

**Site:** 2200 Plantation Drive, Northport, FL, 34289  
**Billing:** C/O Dms, , 5680 W. Cypress St. Tampa, FL, 33607  
**Contact:** Bill Capozzi, 5187860302, billcapcdd@gmail.com

**Senior Security Consultant:**

**Name:** Ben Thurmond  
**Cell #:** 941-704-8306  
**Email:** bthurmond@rsecurity.net

### Video Surveillance

QTY	Description
-----	-------------

- |   |   |
|---|---|
| 4 | Outdoor Hi-Res Dome Camera with IR and Adjustable Lens  |
| 2 | Wall Mount Bracket for Indoor Dome and Vandalproof Dome Cameras<br>Easy Slide-In Type, Hassle-Free Design, Quick Installation |

Compatible Models: All Vx Series Domes, All Dx Series Domes

### Financial Summary

**Total System Investment: \$1,687.00**

\*This proposal does not include sales tax.

**PROPOSAL ACCEPTANCE**

<b>Lakeside Plantation CDD</b>	<b>Rapid Security Solutions, LLC</b>
Date:	Date: May 31, 2012
Name: Bill Capozzi	Name: Ben Thurmond
Title: Vice Chairman	Title: Senior Security Consultant
Signature:	Signature:

## Debby Hukill

---

**From:** Bill Capozzi <billcapcdd@yahoo.com>  
**Sent:** Thursday, June 07, 2012 10:32 AM  
**To:** Peter Altman  
**Cc:** Debby Hukill; Lakeside Plantation@comcast.net>; Brian K. Lamb  
**Subject:** Fw: Lakeside Plantation Refunds

Please insert this email into supervisor's packet under tab 6  
thank you

Bill

----- Forwarded Message -----

**From:** Debbie Coulter <dcoulter@sarasotataxcollector.com>  
**To:** [billcapcdd@yahoo.com](mailto:billcapcdd@yahoo.com)  
**Sent:** Thursday, June 7, 2012 10:24 AM  
**Subject:** Lakeside Plantation Refunds

Bill,

We processed corrections for 3 parcels for Lakeside Plantation for the 2008 & 2009 tax year on 5/15/2012. These corrections resulted in refunds.

I verified with my Accounting Department and they cut 6 checks to Lakeside Plantation on 6/1/2012 in the following amounts:

\$184.51	(2008/1115-02-0131)
\$213.47	(2009/1115-02-0131)
\$29,512.32	(2008/1116-01-0438)
\$38,691.44	(2009/1116-01-0438)
\$2,662.28	(2008/1116-01-0041)
<u>\$3,370.04</u>	(2009/1116-01-0441)
\$74,634.06	Total

The checks were signed and mailed out this week. If they haven't already been received they should be by tomorrow.


Please let me know if you need any further information.

Debbie

Please

*Deborah M. Coulter*

Tax Administrator  
Sarasota County Tax Collector's Office  
P=941-861-8333 F=941-861-8319  
[dcoulter@sarasotataxcollector.com](mailto:dcoulter@sarasotataxcollector.com)  
EXCEPTIONAL STAFF EXCEPTIONAL SERVICE

 Please consider the environment before printing this email.

## LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

---

District Office ♦ 5680 W. Cypress Street ♦ Suite A ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

**To:** Board of Supervisors

**From:** Peter Altman

**Date:** 6/6/2012

**Re:** Consideration of Capital Improvements

---

This item was placed on the agenda to allow the Board to provide directions regarding the following improvements.

- Pool Furniture
- Shade
- Shed Fencing
- Tennis Court Fencing

# PATIO FACTORY SUPERCENTER

BUY YOUR PATIO FURNITURE WHERE IT IS MANUFACTURED

Attn : **Lakeside Plantations CDD** From : **Jason Beede**

Date : May 30<sup>th</sup>, 2012

Hello Bill,

Thank you for giving The Patio Factory Supercenter the opportunity to bid on your project. The following is a quote for the pieces that you have requested. Please let me know if you have any questions or concerns by calling me direct at (941)925-1686.

**4 - 48" round fiberglass dining table**

**16 - Bonaire low-back sled base dining chairs**

**Tax exempt form needed.**

**Total cost of the Project : \$3,200.00**

If you would like to place this order please contact me at (941)925-1686. We would need a 50% deposit in order to process the order.

Thank you,  
Jason Beede

---

(941) 925-1686 3855 CLARK ROAD SARASOTA, FL 34233

---

- Herb -  
**CLINTON CASUAL  
PATIO & FIREPLACE**

740  
2626 Tamiami Trail  
Port Charlotte, FL 33953

quote

Phone: (941) 255-5799  
Fax: (941) 255-9997

Patio Furniture & Accessories • PVC • Wicker • Aluminum  
Electric Fireplaces • Chimineas

PRICES FIRM FOR 30 DAYS FROM 5/16/12

SALES PERSON Herb

NAME Lakeside Plantation

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ PHONE \_\_\_\_\_

CUSTOMER REFERRED BY \_\_\_\_\_

4 W 48" H TABLES - 189 - 756 -  
16 5006C Seabreeze / white  
Crescent Dining 171 ea 2736  
w/ Bolt  
3492.00  
No foot caps  
TOTAL  
MONTY 10.00 Delivered  
MORE PER CHAIR. 2

"Look for our pink umbrellas!"

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

**Revised September 8, 2010**





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**TABLE OF CONTENTS**

EXECUTIVE SUMMARY ..... Page 1

NARRATIVE REPORT ..... Page 6

Manner of Report Presentation ..... Page 7

Considerations and Methodology ..... Page 9

Identification of Reserve Components ..... Page 10

Condition Assessment ..... Page 14

Condition Assessment ..... Page 15

    Exterior Building Elements ..... Page 15

        Light Fixtures ..... Page 15

        Pavers ..... Page 15

        Railings, Aluminum ..... Page 16

        Roofs, Asphalt Shingles ..... Page 16

        Soffits, Vinyl ..... Page 16

        Walls, Stucco ..... Page 17

        Windows and Doors ..... Page 19

    Property Site Elements ..... Page 19

        Arbors, Wood ..... Page 19

        Asphalt Pavement, Repaving ..... Page 20

        Awnings, Frames and Benches ..... Page 23

        Concrete, Flatwork ..... Page 23

            Concrete Curbs and Gutters ..... Page 23

            Concrete Sidewalks ..... Page 24

        Dock and Bridge, Wood ..... Page 24

        Fountains, Entrance ..... Page 25

        Gazebo ..... Page 25

        Irrigation System ..... Page 26

        Light Poles and Fixtures ..... Page 27

        Playground Equipment ..... Page 27

        Tennis Courts, Awning, Frame ..... Page 28

        Tennis Courts ..... Page 28

            Clay Resurfacing ..... Page 28

            Fences ..... Page 28

            Light Poles and Fixtures ..... Page 29

            Surface Replacement ..... Page 29

    Clubhouse Elements ..... Page 30

        Interior Renovations ..... Page 30

        Life Safety System ..... Page 31

        Rest Rooms ..... Page 32

        Security System ..... Page 32

        Split Systems ..... Page 33

    Pool Elements ..... Page 33

        Deck ..... Page 33

        Fence, Aluminum ..... Page 34

        Mechanical Equipment ..... Page 34



Plaster Finish .....	Page 35
Reserve Study Update .....	Page 35
Explanation of the Exhibits .....	Page 37
CONCLUSION .....	Page 40
SUPPLEMENTARY INFORMATION FOR FINANCIAL STATEMENTS .....	Page 43
DEFINITIONS .....	Page 45

September 10, 2010

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

### EXECUTIVE SUMMARY

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

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

**Physical Analysis**

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

**Financial Analysis**

- Fund Status
- Funding Plan

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

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

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

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

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

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

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

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

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

The CDD budgeted \$84,285 for Reserve Contributions in 2010<sup>1</sup>. The CDD may adopt a reduced reserve budget of \$75,000 in 2011. This recommended contribution of \$75,000 is equivalent to an average monthly contribution of \$10.47 per unit owner. These contributions will maintain a Reserve Fund for the major expenditures as identified in **Exhibit B. Exhibit B**

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

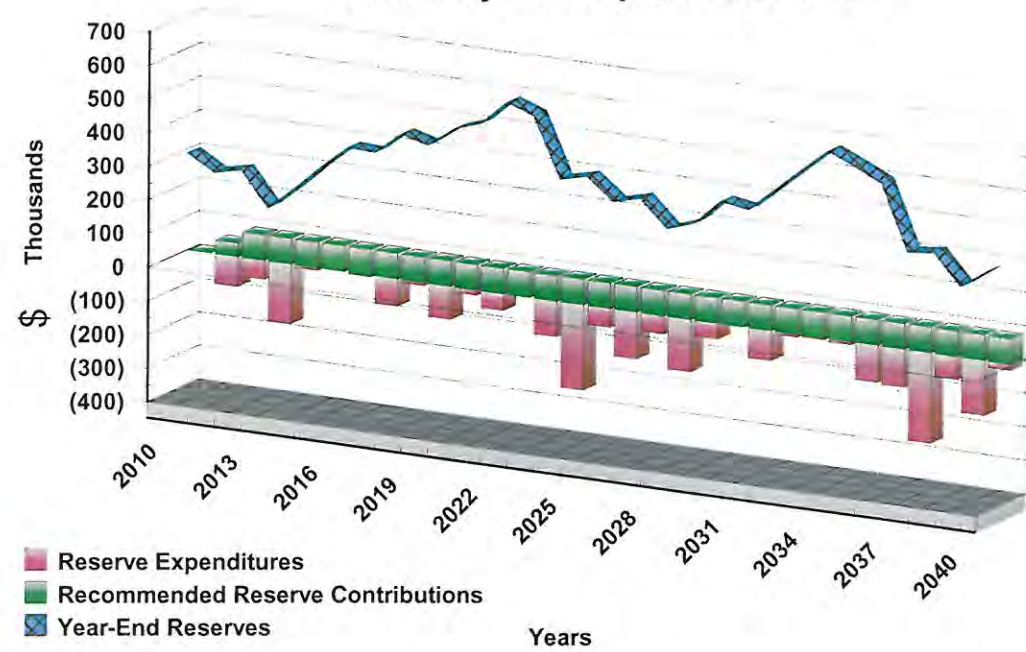
*Reserve Funding Plan* enumerates the details regarding recommended annual Reserve Contributions and projected year end reserve balances.

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

**Recommended Reserve Contributions**

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

**Recommended Reserve Funding Plan  
Lakeside Plantation  
Community Development District**



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

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

*Jayne Radomski*

Jayne R. Radomski, PRA<sup>2</sup>, RS<sup>3</sup>, Director of Quality Assurance  
Reference #: 100133  
Visual Inspection and Report by: Jeffrey B. Dow, RS



<sup>2</sup> PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at <http://www.apra-usa.com>.  
<sup>3</sup> RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.

## NARRATIVE REPORT

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

### **Lakeside Plantation Community Development District**

#### **North Port, Florida**

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

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

This Reserve Study uses a 30-year Cash Flow Analysis to project and illustrate the Reserve Funding Plan. National standards<sup>4</sup> require a Reserve Component to have a "predictable remaining Useful Life." Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate and may involve more than one life cycle for a particular Reserve Component. Construction inflation can also vary greatly over many years. At the direction of the Board, this Reserve Study does not take into account the inflation rate or any interest earned on the Reserve Account(s).

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<sup>4</sup> Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".

### Manner of Report Presentation

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

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

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

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

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

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

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

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

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

**Considerations and Methodology**

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

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

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

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

Local<sup>5</sup> costs of material, equipment and labor

The current costs of replacement for the Reserve Components

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

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

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

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

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

### **Identification of Reserve Components**

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

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

These five classes of property include:

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

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

The following pages briefly describe these five classes.

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

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

**Exterior Building Elements** (Line Items 1.260 through 1.980)

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

**Property Site Elements** (Line Items 4.011 through 4.860)

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

**Clubhouse Elements** (Line Items 5.301 through 5.751)

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

**Pool and Spa Elements** (Line Items 6.200 through 6.800)

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

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

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

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

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

Components. Operating Budget Funded Repairs and Replacements relate to:

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

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

- Homes and Lots

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

Property Maintained by Others relates to:

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

### Condition Assessment

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

### **Exterior Building Elements**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **Property Site Elements**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- Power washing with an algaecide and application of a sealer

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

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

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

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

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

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

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

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

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

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

**Playground Equipment** - The CDD maintains playground equipment near the pool. The playground equipment is in good condition at an age of 11 years. Safety is the major purpose for maintaining playground equipment. We recommend an annual inspection of the playground equipment to identify and repair as normal maintenance loose connections and fasteners or damaged elements. Playworld Systems<sup>6</sup> is a leading innovator of modular playground equipment. We suggest the CDD learn more about the specific requirements of playground equipment at <http://www.playworldsystems.com>. We recommend the use of a specialist for the design or replacement of the playground equipment environment. Playground equipment of this type has a useful life of 15- to 20-years. We recommend replacement of the playground equipment by 2017 and again by 2035. We include this information on Line Item 4.660 of **Exhibit B Reserve Expenditures**.

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

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

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

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

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

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

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

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

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

### Clubhouse Elements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **Pool Elements**

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

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

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

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

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

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

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

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

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

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

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

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

### Explanation of the Exhibits

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

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

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

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

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

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

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

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

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

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

## CONCLUSION

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

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

The CDD budgeted \$84,285 for Reserve Contributions in 2010<sup>8</sup>. The CDD may adopt a reduced reserve budget of \$75,000 in 2011. This recommended contribution of \$75,000 is equivalent to an average monthly contribution of \$10.47 per unit owner. These contributions will maintain a Reserve Fund for the major expenditures as identified in **Exhibit B. Exhibit B Reserve Funding Plan** enumerates the details regarding recommended annual Reserve Contributions and projected year end reserve balances.

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

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

Recommended Reserve Contributions

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

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

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

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

**SUPPLEMENTARY INFORMATION FOR FINANCIAL STATEMENTS**

The *Audit and Accounting Guide for Common Interest Realty Associations* presents recommendations on Supplementary Information on Future Major Repairs and Replacements in end of fiscal year Audits of Financial Statements for community associations<sup>7</sup>. Accountants use discretion and judgment on how to present the Supplementary Information on Future Major Repairs and Replacements. However, the Supplementary Information on Future Major Repairs and Replacements often references and includes excerpts from our Reserve Studies. The following table excerpts significant unaudited information from the Reserve Expenditures about Reserve Component categories.

**Unaudited Supplemental Information on Future Major Repairs and Replacements**

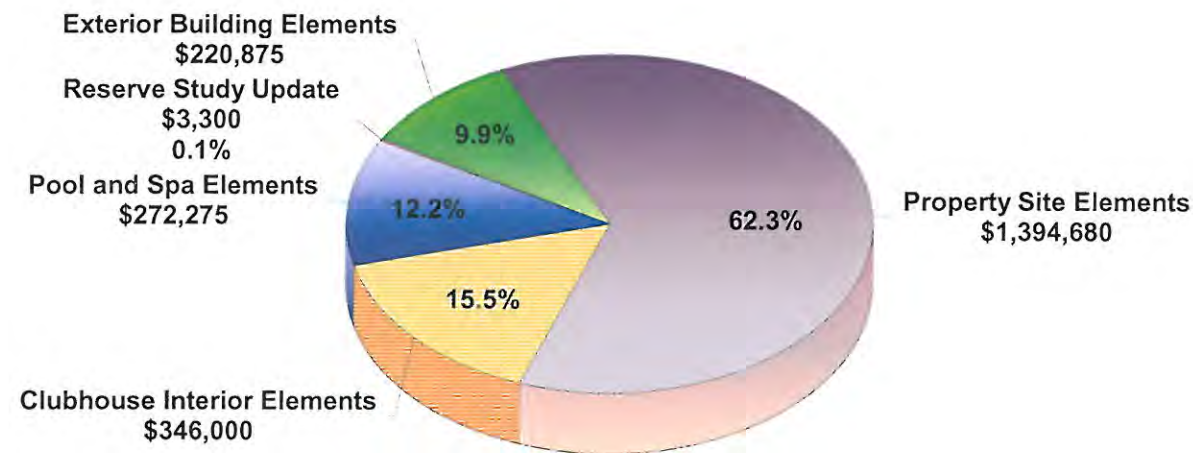
<i>Reserve Component Categories</i>	<i>Total Current Replacement Costs</i>	<i>Total Future or Inflated Replacement Costs</i>	<i>% of Total Future Replacements</i>	<i>Component of Projected 2010 YE Fund Balance</i>
Exterior Building Elements	\$220,875	\$220,875	9.9%	\$30,639
Property Site Elements	\$1,394,680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

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

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

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

### Future Expenditures Relative Cost Illustration Lakeside Plantation Community Development District



**DEFINITIONS<sup>1</sup>**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**RESERVE EXPENDITURES**

for  
Lakeside Plantation  
Community Development District  
North Port, Florida

Explanatory Notes:

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

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

**RESERVE EXPENDITURES**

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

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

## RESERVE FUNDING PLAN

### CASH FLOW ANALYSIS

#### Lakeside Plantation

#### Community Development District

#### North Port, Florida

#### Individual Reserve Budgets & Cash Flows for the Next 30 Years

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

(continued)

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

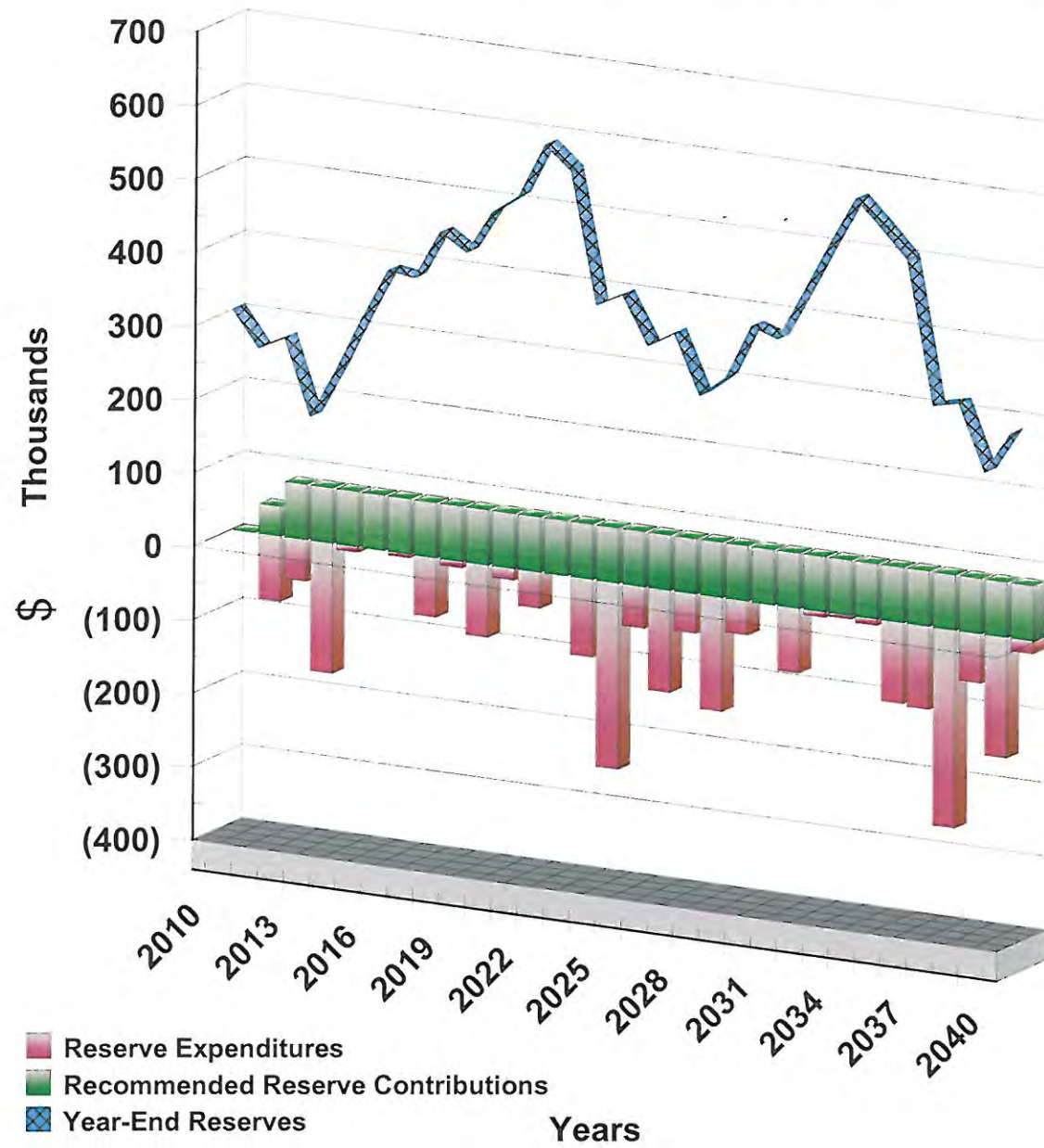
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Reserves at Beginning of Year	403,073	339,318	361,043	281,143	310,168	385,168	372,398	440,518	510,968	577,968	542,968	505,068	311,223	319,343	230,443
Total Recommended Reserve Contributions	75,000	75,000	75,000	75,000	75,000	75,000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

(NOTE 5)

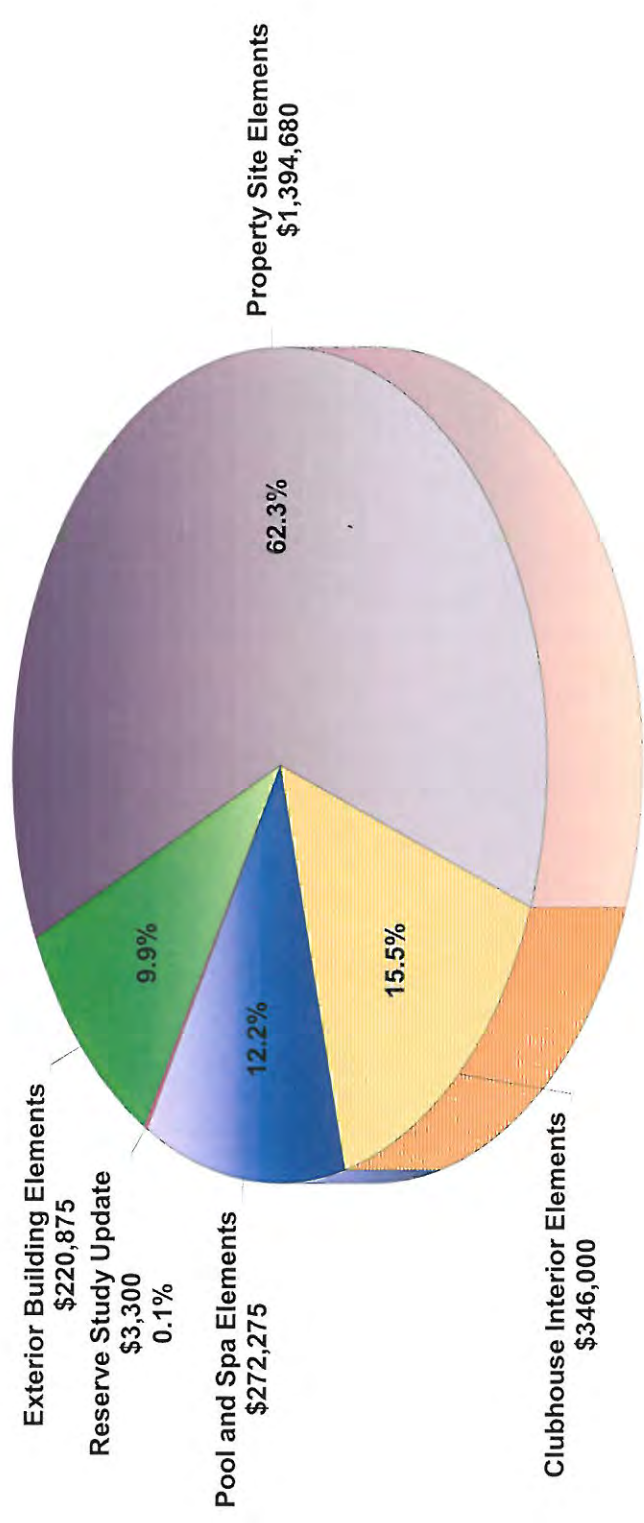
**Explanatory Notes:**

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

## Recommended Reserve Funding Plan Lakeside Plantation Community Development District



## Future Expenditures Relative Cost Illustration Lakeside Plantation Community Development District





Long-term thinking. Everyday commitment.

Corporate Office

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

# Reserve Study Update

September 10, 2010

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

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

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

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

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

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

for Reserve Advisors, Inc.

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

for Lakeside Plantation Community Development District

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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

Phone: \_\_\_\_\_

Agent or Manager: Mr. Brian Lamb

Management Firm: c/o District Management Services

**PROPOSAL**  
 SUNLAND PAVING CO., INC.  
 1012 LAS PALMAS COURT  
 PORT CHARLOTTE, FL 33980  
 PHONE 941-625-5888/ FAX 941-625-3914

<b>SUBMIT TO: BILL; LAKESIDE PLANTATION</b>	<b>DATE: 5-11-12</b>
<b>PHONE:</b>	<b>FAX:</b>
<b>JOB NAME: LAKESIDE PLANTATION</b>	<b>EMAIL: BILLCAPCDD@YAHOO.COM</b>

**PROPOSAL:**  
**THIS INCLUDES:**

- MOBILIZATION
- MILL NEXT TO EXISTING CURBING - 6' WIDE 3/4" TO 0 DEPTH
- CLEAN UP LOOSE MATERIALS ON ROADWAYS
- TACK EXISTING ASPHALT
- LAY 1" S-3 ASPHALT (FDOT MIX)
- INSTALL:
  1. 17 BLUE RPM @ FIRE HYDRANT
  2. (44) 1" RING RISERS AT MANHOLES
  3. PAINT 7 STOP BARS WHITE - 12' X 24"
  4. 3 WATER VALVES - 1" RISER
  5. PAINT 7 CROSSWALK - 30' X 1' X 2
  6. 20,350 SY @ \$5.70/ SY

\$115,995.00

**\*\*PLEASE VERIFY PRICE AFTER 60 DAYS FROM BID DATE\*\***

**SUNLAND PAVING IS NOT RESPONSIBLE (UNLESS STATED ABOVE) FOR THE FOLLOWING:**

- \$ ANY UNMARKED UNDERGROUND UTILITIES IN WORK AREA
- \$ PRE-EXISTING BASE MATERIAL AND ASPHALT
- \$ NO GUARANTEE POSITIVE DRAINAGE FOR PAVEMENT DESIGN WITH LESS THAN 1% SLOPE AND/OR INVERTED CROWNS
- \$ NO GUARANTEE POSITIVE DRAINAGE ON RESURFACING PROJECT WITHOUT LEVELING COMPENSATION

**GENERAL NOTES AND CONDITIONS:**

- \$ **THE PRESENT PRICE FOR ASPHALT IS \$ PER TON. ANY INCREASE IN PRICE BETWEEN NOW AND TIME OF INSTALLATION WILL BE AN ADDITIONAL CHARGE.**
- \$ QUOTE DOES NOT INCLUDE BONDING OR BOND COST
- \$ QUOTE DOES NOT INCLUDE SURVEY, LINES AND GRADES, TESTING, PERMITS, OR AS BUILT DRAWING
- \$ QUOTE IS GOOD FOR 90 DAYS FROM DATE ON QUOTE
- \$ QUOTE IS FOR DAY TIME WORK, MONDAY THRU FRIDAY. NO NIGHT WORK OR WEEKENDS.
- \$ AN AUTHORIZED REPRESENTATIVE OF THE CONTRACTOR/ OWNER SHALL BE PRESENT DURING OUR PORTION OF THE CONSTRUCTION TO OBSERVE PLACEMENT OF THE ASPHALT AND MUST NOTE ANY CONCERNS PRIOR TO SUNLAND PAVING DEMOBILIZATION
- \$ FINISH GRADE WORK TO BE DONE BY OTHERS.
- \$ SUNLAND PAVING WILL NOT BE RESPONSIBLE FOR ANY OVER RUN. ANY ADDITIONAL ASPHALT WILL BE CHARGED AT \$80.00/ TON PLUS TAX.
- \$ NO ADDITIONAL WORK WILL BE DONE WITHOUT A SIGNED CHANGE ORDER
- \$ OWNER OR CONTRACTOR MUST PROVIDE BONDING INFORMATION OR NOTICE OF COMMENCEMENT BEFORE WORK CAN BEGIN
- \$ NO M. O. T.
- \$ IN THE EVENT OF LITIGATION ARISING OUT OF THIS AGREEMENT, THE PREVAILING PARTY WILL RECOVER ALL COST AND REASONABLE ATTORNEY FEES.
- \$ PAYMENT IS DUE UPON COMPLETION. ANY PAYMENT NOT PAID WITHIN THE AGREEMENT WILL BEAR INTEREST AT THE RATE OF 1.5% MONTHLY, 18% ANNUALLY.

**ACCEPTANCE OF THE PROPOSAL BY CONTRACTOR OR OWNER:**

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

ACCEPTED DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

# Oldcastle Southern Group, Inc. d/b/a APAC Southeast

1451 Myrtle Street  
 Sarasota, Florida 34234  
 Contact: Mike Palumbo  
 Phone: 941-355-7178  
 Fax: 941-351-4078

Quote To: Lakeside Plantation  
 2200 Plantation BLVD  
 Nort Port FL 34289  
 518-786-0302  
Phone:  
Fax:  
ATTN: Bill

Job Name: Lakeside Plantation  
Quote Number: MP12028  
Quote Date: 04/30/2012

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	STRIPING THERMO/STOP BARS CROSSWALKS/BLUE RPM	1.00	LS	1,050.00	1,050.00
20	MANHOLE ADJUSTMENT	44.00	EA	161.00	7,084.00
30	WATER VALVE ADJUSTMENT	3.00	EA	95.00	285.00
40	EDGE MILL ALONG CURB	13,000.00	SY	1.91	24,830.00
50	1" S-3 ASPHALT SURFACE COURSE	20,350.00	SY	5.92	120,472.00
<b>GRAND TOTAL</b>					<b>\$153,721.00</b>

**NOTES:**

1. Unless "Lump Sum" or "LS" appears next to an item of work, it is understood and agreed that the quantities referred to above are estimates only and that payment shall be made at the stated unit prices for actual quantities of work performed by APAC. This proposal expires thirty (30) days from the effective date of this Proposal.
2. APAC will mobilize the asphalt paving crew on the project one (1) time. APAC shall have no obligation to perform in increments, quantities, or portions of the work that APAC plans to perform in a single operation; nor shall APAC have any obligation to perform work in a different sequence than planned by APAC. Any additional asphalt paving crew mobilizations shall require additional compensation of \$ 1,500.00 per mobilization.
3. Asphalt pricing is based on F.D.O.T. specifications for asphalt materials and includes the use of recycled asphalt products. This quotation is predicated on APAC receiving all F.D.O.T. Fuel and Asphalt Liquid Index Adjustments (If Applicable).
4. Payment and performance bonds are not included (Please add 1/2 %, if required).
5. Pricing excludes any permits, fees, testing, as-builts, surveying, staking, utility location and adjustment or relocation, asphalt patching, asphalt leveling, asphalt saw-cutting, asphalt milling, asphalt removal, temporary/permanent striping, and light towers.
6. Pricing does not include any maintenance of traffic. Prime contractor to provide maintenance of traffic devices (i.e. flagmen, temporary signs, barricades, arrow boards, variable message boards, off-duty law enforcement officers, "MAS System" etc.) that may be required. Maintenance of Traffic deficiencies on this project that cause delays to APAC's work shall result in back charges for "stand-by" time.
7. Pricing does not include any additional work to adhere to the F.D.O.T. Index 600 drop-off criteria.
8. This quote is contingent upon APAC's satisfaction with credit conditions.
9. APAC cannot be held responsible for any damage caused to any concrete surfaces while performing our portion of the proposed work. APAC cannot be held responsible for any cleaning of any concrete surfaces while performing our portion of the proposed work.
10. Pricing based on performing work during daytime operational hours and in accordance with APAC's normal operational

We shall not be responsible for, and you agree to indemnify and hold us harmless from any suit, claim, liability, cost or expense arising from or in any way related to: sidewalks, driveways, or other improvements located within our work area or designated areas of access, and to adjacent property and improvements: subsurface conditions; and any and all other alleged damages to persons or property, including but not limited to personal injury and death, arising from the performance of the work, unless such alleged damages arise from our sole negligence. You further agree to indemnify and protect us and save us harmless from any and all loss, damage, costs, expenses and attorney's fees suffered or incurred on account of your breach of any obligations and covenants of this contract. It is further understood that we shall not be responsible for any damage to or deterioration of any of our work, whether completed or in process, resulting from any cause or causes beyond our reasonable control, including but not limited to design, failure of subgrade or other subsurface conditions, or failure or inadequacy of any labor or materials not furnished and installed by us, whether or not such failure or inadequacy was or could have been known at the time our work was undertaken or work performed under adverse weather conditions. You agree that proper jurisdiction and venue for adjudication concerning this contract is \_\_\_\_\_ County, Florida, and you waive any right to jurisdiction and venue in any other place.

If you agree to these terms, prices and conditions, please acknowledge acceptance by signing in the space provided on the third page and returning the original to us, retaining a copy for your files. The person signing for APAC represents that he or she is fully authorized to enter into this Agreement.

ACCEPTED:

Contractor Name: \_\_\_\_\_

By: \_\_\_\_\_

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

Oldcastle Southern Group, Inc.  
dba APAC Southeast, Inc.

By: \_\_\_\_\_

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

LAKESIDE PLANTATION  
AMENITIES REPORT FOR  
MAY, 2012

TO: Peter Altman  
FROM: Tanya Harrington  
DATE: May, 2012  
RE: Amenities Report for Lakeside Plantation

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### **May Events:**

#### **1. Anything Goes Pot Luck 5/11/2012**

Signed Up- 10  
Attended-8  
Budgeted-\$  
Purchases-\$0.00  
CDD Profit/Loss-\$0.00

#### **2. Hurricane Preparedness w/City of North Port 5/14/2012**

Signed Up- 6  
Attended-15  
Budgeted-0.00  
Purchases-\$0.00  
Income-\$0.00  
CDD Profit/Loss- \$0.00

#### **3. Cremation Seminar 5/17/2012**

Signed Up-4  
Attended-12  
Budgeted-\$ 0.00  
Purchases-\$ 0.00  
Income-\$0.00  
CDD Profit/Loss \$0.00

#### **4. Bingo 5/18/2012**

Signed Up-0  
Attended-Cancelled

Budgeted-\$0.00  
Purchases-\$0.00  
Income-\$0.00  
CDD Profit/Loss -\$0.00

**5. Pizza Nite 5/25/2012**

Signed Up-14  
Attended-9  
Budgeted- \$50.00  
Purchases-\$ 86.52  
Income-\$36.00  
CDD Profit/**Loss** -\$50.52 (\$0.52 **over** budget)

**6. Ice Cream Social 5/26/2012**

Signed Up-19  
Attended-25  
Budgeted-\$25.00  
Purchases-\$9.26  
Income-\$0.00  
CDD Profit/**Loss**-\$9.26 (\$15.74 **under** budget)

**7. Wine and Cheese 5/30/2012**

Signed Up - 43  
Attended-55  
Budgeted-\$200.00  
Purchases-\$160.93  
Income - \$0.00  
CDD Profit/**Loss**-\$160.93 (\$39.07 **under** budget)

We are settling into the summer months here at Lakeside. School is now over for the year and we have some art classes scheduled for the kid's and I am working on possibly a "young adult" zumba class. We have plenty of events and activities scheduled to give everyone a break from the heat inside the Clubhouse or even a Family Swim party planned with entertainment poolside for the enjoyment of ages from one to ninety one. We have not forgotten the Wine and Cheese, a favorite here as well as Pizza, Ice Cream and Pot Luck. We are hosting a Coffee and Muffins for a morning get together. Although the group sizes have decreased for the summer we still will be hosting all activities as usual including: Mah Jongg, Mexican Train, H2o Aerobics, Euchre, Dominos, Cards, Zumba, Zumba Gold and Yoga. The entire staff at Lakeside are looking forward to making this a memorable and fun summer for all.



# Maintenance Report

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May, 2012

**LakesidePlantation**

TO: Peter Altman  
FROM: Bill Gage and James Eastwood  
DATE: May, 2012  
RE: Maintenance Report

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- **Clubhouse** - The pavers have been brought up to the ADA regulations standards around the clubhouse. The gutters have been cleaned and we found three down spouts plugged with tennis balls and plastic bags wrapped in duct tape which gives the impression that these were placed purposely in the downspouts. This issue was most likely the cause of the leaks we incurred with the last large storm. The pool bathrooms locks have been changed so there will be no accidental locking of these twenty four hour restrooms. The ladies restroom has had a toilet repair due to a broken part. Repairs were done in the Card Room/Library walls due to dents and scratches from chairs. These areas were filled and painted. The flag in front of the Clubhouse has been replaced and will be replaced as needed. The paver contractor recommended a product for cleaning and sealing the pavers around the Clubhouse and these products were ordered and recently arrived.
- **Landscaping**- Bloomings have trimmed the bushes on Plantation Blvd. because of a line of sight issue. The oak trees in the Clubhouse parking lot need to be trimmed as they hit the top of the school buses and will be addressed by Bloomings.
- **Pool** - We have had a second sensor light installed in the pool area to deter any trespassing after or before pool hours. The soda machine has been taken out of the gazebo reducing the heat and also the extra electrical costs. The gates around the pool have had repairs to all the locks and they are all operational. The signs have been placed in and around the pool area in accordance with the CDD Board. Two timers have been replaced one for the spa and the other for the light for the sidewalk behind the pool area. We have had a couple of instances with the breaker tripping on the spa, electrical contractor has looked at it and cannot find any problems. We encourage all resident's to use the designated area for food and beverage by the pool, and please ask for you to throw the waste in the proper receptacles. We moved the gate from the entrance of the gazebo for extra shaded area and protection from the elements. The unexpected storm on May 25 was unexpected and resulted in a clean-up and drainage of access water and extra time spent cleaning around the pool and the Clubhouse area.
- **Street Lights**- We replaced four street light bulbs number 29, 49, 50 and 59. We currently have a call into the electrical contractor to replace possible bad capacitors.

- **Fitness Room/ Equipment** –Repaired one hole in the wall and painted to match. The repair for the elliptical is still on hold by Fit-Rev and we currently investigating other vendors closer to our area so we do not have to wait so long for service.
- **Tennis Courts**- All excess dirt has been removed from the outside of the courts.
- **Signage**- No Fishing or Swimming signs have been placed in accordance with the CDD Board wishes at the various lake/pond areas required.
- **Pond**- A repair has been done to the step on the wood bridge. One of the pumps used in the pond went down and is currently being repaired. After two days of cleaning cattails and other debris from the pond we have a small amount left to finish at the time of this report.
- **Fountains**- Have been chlorinated brushed down and are running fine.

**We still encourage any Resident who sees a maintenance issue to let the staff know so we may address. The maintenance forms can be filled out in the office or you can address your concerns by phone or email.**

- **There are no outstanding maintenance work orders at the time of this report.**



-  
**Before**



**After**

# Lakeside Plantation

*Evening Security/Maintenance Report*

**June 4, 2012**

Nightshift:

- Security/Maintenance
- Report

We have added two evening security/maintenance employees to our staff. Our new staff members are DJ Bristol and Greg Koshenina. We have started both of the gentlemen with alternating evening shifts beginning at the close of the Clubhouse. The evening staff are responsible for making sure the Clubhouse and surrounding areas are clean and secure, as well as handling the evening maintenance issues. Our hopes are that this addition will benefit all Lakeside Plantation residents by helping Lakeside stay as safe and beautiful as always.

# Lakeside Plantation Community Development District

Financial Statements  
(Unaudited)

Period Ending  
April 30, 2012



**DMS**

District Management Services, LLC

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 4/30/2012

(In Whole Numbers)

	<b>General Fund</b>	<b>Debt Service Fund</b>	<b>General Fixed Assets Account Group</b>	<b>General Long-Term Debt Account Group</b>	<b>TOTAL</b>
<b>Assets</b>					
Cash	17,148	0	0	0	17,148
Investments--Current	615,211	190,966	0	0	806,176
Accounts Receivable	0	0	0	0	0
Prepaid Items	6,176	0	0	0	6,176
Due From Other Funds	0	0	0	0	0
Amount Available In Debt Service Fund	0	0	0	190,966	190,966
Amount To Be Provided Debt Service	0	0	0	1,764,034	1,764,034
Fixed Assets	0	0	8,040,406	0	8,040,406
<b>Total Assets</b>	<b>638,535</b>	<b>190,966</b>	<b>8,040,406</b>	<b>1,955,000</b>	<b>10,824,906</b>
<b>Liabilities</b>					
Accounts Payable	21,067	0	0	0	21,067
Accrued Expenses Payable	891	0	0	0	891
Deferred Revenue	0	0	0	0	0
Due To Other Funds	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	1,955,000	1,955,000
<b>Total Liabilities</b>	<b>21,958</b>	<b>0</b>	<b>0</b>	<b>1,955,000</b>	<b>1,976,958</b>
<b>Fund Equity &amp; Other Credits Contributed Capital</b>					
Investment In General Fixed Assets	0	0	8,040,406	0	8,040,406
Fund Balance--Reserved	0	95,014	0	0	95,014
Fund Balance--Unreserved	310,071	0	0	0	310,071
Net Changes In Fund Balances For Year	306,505	95,951	0	0	402,457
<b>Total Fund Equity &amp; Other Credits Contributed Capital</b>	<b>616,577</b>	<b>190,966</b>	<b>8,040,406</b>	<b>0</b>	<b>8,847,948</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>638,535</b>	<b>190,966</b>	<b>8,040,406</b>	<b>1,955,000</b>	<b>10,824,906</b>

## Lakeside Plantation Community Development District

Income Stmt - GF

General Fund - 001

From 10/1/2011 Through 4/30/2012

(In Whole Numbers)

	<b>Annual Budget</b>	<b>Current Period Actual</b>	<b>Budget to Actual Variance</b>	<b>Budget Percent Remaining</b>
<b>Revenues</b>				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	651,844	597,608	(54,236)	(8.32)%
Interest Earnings				
Interest Earnings	1,000	480	(520)	(52.02)%
Other Miscellaneous Revenues				
Miscellaneous	0	13	13	0.00%
Clubhouse Rentals	1,000	1,752	752	75.18%
Activities	9,000	5,010	(3,990)	(44.33)%
Tennis Club	12,000	12,301	301	2.50%
<b>Total Revenues</b>	<b>674,844</b>	<b>617,163</b>	<b>(57,681)</b>	<b>(8.55)%</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	9,000	5,200	3,800	42.22%
Financial & Administrative				
District Manager	45,500	26,542	18,958	41.66%
District Engineer	7,000	5,648	1,353	19.32%
Disclosure Report	1,000	1,000	0	0.00%
Trustees Fees	2,000	2,042	(42)	(2.07)%
Audit Fees	8,000	0	8,000	100.00%
Arbitrage Rebate Calculation	1,600	0	1,600	100.00%
Postage, Phone, Faxes, Copies	300	0	300	100.00%
Public Communications	500	270	230	46.09%
General Liability Insurance	6,000	2,890	3,110	51.83%
Legal Advertising	1,000	312	688	68.80%
Dues, Licenses & Fees	175	175	0	0.00%
Other Current Charges	1,200	4,875	(3,675)	(306.21)%
Legal Counsel				
District Counsel	12,000	4,614	7,386	61.54%
General Maintenance				
Personnel Services	144,598	84,350	60,248	41.66%
Roadway Maintenance	10,000	0	10,000	100.00%
Common Area Renewal & Replacement	20,000	9,616	10,384	51.92%
Street Lighting	18,000	5,243	12,757	70.86%
Lawn Service/Landscaping-Contractual	75,500	44,683	30,818	40.81%
Plant Replacement Program	12,000	5,567	6,433	53.60%
Irrigation Maintenance	2,500	4,039	(1,539)	(61.55)%
Lake Maintenance	12,000	6,762	5,238	43.65%
Lake Bank Restoration	10,000	0	10,000	100.00%
Entrance Feature - Electric	9,000	4,064	4,936	54.84%
Entrance Feature-Utilities/Water	5,000	373	4,627	92.53%

## Lakeside Plantation Community Development District

Income Stmt - GF

General Fund - 001

From 10/1/2011 Through 4/30/2012

(In Whole Numbers)

	<b>Annual Budget</b>	<b>Current Period Actual</b>	<b>Budget to Actual Variance</b>	<b>Budget Percent Remaining</b>
Entrance Feature - Repairs/Maint.	3,000	0	3,000	100.00%
Misc. Tools, Equipment & Supplies	2,400	3,298	(898)	(37.41)%
Clubhouse/Pool/Tennis Courts				
Clubhouse - Activities	19,000	11,102	7,898	41.56%
Clubhouse - Licenses/Fees	600	195	405	67.44%
Clubhouse - General Supplies	3,000	3,103	(103)	(3.43)%
Clubhouse - Maintenance	7,000	7,163	(163)	(2.32)%
Clubhouse - Renewal & Replacements	3,600	150	3,450	95.83%
Clubhouse - Office Supplies	3,200	537	2,663	83.21%
Clubhouse - Pest Control	900	450	450	50.00%
Clubhouse - Security	2,000	669	1,332	66.57%
Clubhouse - AED	500	0	500	100.00%
Clubhouse - Telephone & Internet	3,500	2,037	1,463	41.79%
Clubhouse - Exercise Equipment	7,000	840	6,160	87.99%
Clubhouse - Furniture	2,500	321	2,179	87.16%
Clubhouse - Janitorial Supplies	1,400	1,878	(478)	(34.17)%
Clubhouse/Tennis - Electric	12,500	6,643	5,857	46.85%
Clubhouse - Gas	200	89	111	55.68%
Club/Pool - Waste Removal/Refuse	2,000	756	1,244	62.20%
Clubhouse/Pool - Water & Sewer	3,500	1,420	2,080	59.43%
Pool - Electric	20,000	10,398	9,602	48.01%
Pool - Furniture	2,500	561	1,939	77.57%
Pool - Maintenance	6,000	6,588	(588)	(9.80)%
Tennis Court - Maintenance	3,787	1,956	1,831	48.34%
Tennis Court - Programs	5,000	1,026	3,974	79.48%
Tennis Court - Water	6,500	4,239	2,261	34.78%
Other Expenses				
Property Taxes	45,000	0	45,000	100.00%
Property Insurance	10,000	2,182	7,818	78.17%
Tax Collector Fees	9,384	8,889	495	5.27%
Asset Replacement Reserves	75,000	0	75,000	100.00%
Capital Improvements	0	15,904	(15,904)	0.00%
<b>Total Expenditures</b>	<b>674,844</b>	<b>310,657</b>	<b>364,187</b>	<b>53.97%</b>
Subtotal: Rev Over / (Under) Exp	0	306,505	306,505	0.00%
<b>Total: Revenues Over / Under Expenditures</b>	<b>0</b>	<b>306,505</b>	<b>306,505</b>	<b>0.00%</b>

# Lakeside Plantation Community Development District

## Statement of Revenues and Expenditures

### Debt Service Fund - 200

From 10/1/2011 Through 4/30/2012

(In Whole Numbers)

	<b>Annual Budget</b>	<b>Current Period Actual</b>	<b>Budget to Actual Variance</b>	<b>Budget Percent Remaining</b>
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	187,185	171,611	(15,575)	(8.32)%
Interest Earnings				
Interest Earnings	0	3	3	0.00%
Total Revenues	<u>187,185</u>	<u>171,614</u>	<u>(15,572)</u>	<u>(8.32)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	134,656	68,110	66,546	49.41%
Principal Payments	45,000	5,000	40,000	88.88%
Other Expenses				
Tax Collector Fees	7,529	2,553	4,977	66.09%
Total Expenditures	<u>187,185</u>	<u>75,663</u>	<u>111,523</u>	<u>59.58%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>95,951</u>	<u>95,951</u>	<u>0.00%</u>
Exc of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>95,951</u>	<u>95,951</u>	<u>0.00%</u>

**Lakeside Plantation Community Development District**  
**Statement of Revenues and Expenditures - YTD Budget Comparison**  
**001 - General Fund**  
**October 1, 2011 - April 30, 2012**

	Annual Budget	YTD Actual	YTD Budget to Actual Variance	YTD Actual As % Of Annual Budget
<b>Revenues</b>				
<b>Special Assessments - Service Charges</b>				
O & M Assmts - Tax Roll	\$ 651,844.00	597,608.04	\$ (54,235.96)	91.68%
<b>Interest Earnings</b>				
Interest Earnings	1,000.00	479.80	(520.20)	47.98%
<b>Other Miscellaneous Revenues</b>				
Miscellaneous	-	12.73	12.73	0.00%
Clubhouse Rentals	1,000.00	1,751.81	751.81	175.18%
Activities	9,000.00	5,009.86	(3,990.14)	55.67%
Tennis Club	12,000.00	12,300.51	300.51	102.50%
<b>Total Revenues</b>	<b>\$ 674,844.00</b>	<b>\$ 617,162.75</b>	<b>\$ (57,681.25)</b>	<b>91.45%</b>
<b>Expenditures</b>				
<b>Legislative</b>				
Supervisor Fees	\$ 9,000.00	\$ 5,200.00	\$ 3,800.00	57.78%
<b>Total Legislative</b>	<b>\$ 9,000.00</b>	<b>\$ 5,200.00</b>	<b>\$ 3,800.00</b>	<b>57.78%</b>
<b>Financial &amp; Administrative</b>				
District Manager	45,500.00	26,541.69	18,958.31	58.33%
District Engineer	7,000.00	5,647.50	1,352.50	80.68%
Disclosure Report	1,000.00	1,000.00	-	100.00%
Trustees Fees	2,000.00	2,041.59	(41.59)	102.08%
Audit Fees	8,000.00	-	8,000.00	0.00%
Arbitrage Rebate Calculation	1,600.00	-	1,600.00	0.00%
Postage, Phone, Faxes, Copies	300.00	-	300.00	0.00%
Public Communications	500.00	269.55	230.45	53.91%
General Liability Insurance	6,000.00	2,889.83	3,110.17	48.16%
Legal Advertising	1,000.00	312.00	688.00	31.20%
Dues, Licenses & Fees	175.00	175.00	-	100.00%
Other Current Charges	1,200.00	4,874.57	(3,674.57)	406.21%
<b>Total Financial &amp; Administrative</b>	<b>\$ 74,275.00</b>	<b>\$ 43,751.73</b>	<b>\$ 30,523.27</b>	<b>58.91%</b>
<b>Legal Counsel</b>				
District Counsel	12,000.00	4,614.40	7,385.60	38.45%
<b>Total Legal Counsel</b>	<b>\$ 12,000.00</b>	<b>\$ 4,614.40</b>	<b>\$ 7,385.60</b>	<b>38.45%</b>
<b>General Maintenance</b>				
Personnel Services	144,598.00	84,350.00	60,248.00	58.33%
Roadway Maintenance	10,000.00	-	10,000.00	0.00%
Common Area Renewal & Replacement	20,000.00	9,616.00	10,384.00	48.08%
Street Lighting	18,000.00	5,243.46	12,756.54	29.13%
Lawn Service/Landscaping Contractual	75,500.00	44,682.50	30,817.50	59.18%
Plant Replacement Program	12,000.00	5,567.00	6,433.00	46.39%
Irrigation Maintenance	2,500.00	4,038.99	(1,538.99)	161.56%
Lake Maintenance	12,000.00	6,762.00	5,238.00	56.35%
Lake Bank Restoration	10,000.00	-	10,000.00	0.00%
Entrance Feature - Electric	9,000.00	4,063.98	4,936.02	45.16%
Entrance Feature - Water	5,000.00	373.10	4,626.90	7.46%
Entrance Feature - Repairs & Maint.	3,000.00	-	3,000.00	0.00%
Misc. Tools, Equipment & Supplies	2,400.00	3,297.96	(897.96)	137.42%
<b>Total General Maintenance</b>	<b>\$ 323,998.00</b>	<b>\$ 167,994.99</b>	<b>\$ 156,003.01</b>	<b>51.85%</b>
<b>Clubhouse/Pool/Tennis Courts</b>				
Clubhouse - Activities	19,000.00	11,102.46	7,897.54	58.43%
Clubhouse - Licenses/Fees	600.00	195.35	404.65	32.56%
Clubhouse - General Supplies	3,000.00	3,102.91	(102.91)	103.43%
Clubhouse - Maintenance	7,000.00	7,163.06	(163.06)	102.33%
Clubhouse - Renewal & Replacements	3,600.00	150.00	3,450.00	4.17%
Clubhouse - Office Supplies	3,200.00	537.13	2,662.87	16.79%

**Lakeside Plantation Community Development District**  
**Statement of Revenues and Expenditures - YTD Budget Comparison**  
**001 - General Fund**  
**October 1, 2011 - April 30, 2012**

	Annual Budget	YTD Actual	YTD Budget to Actual Variance	YTD Actual As % Of Annual Budget
Clubhouse - Pest Control	900.00	450.00	450.00	50.00%
Clubhouse - Security	2,000.00	668.50	1,331.50	33.43%
Clubhouse - AED	500.00	-	500.00	0.00%
Clubhouse - Telephone & Internet	3,500.00	2,037.32	1,462.68	58.21%
Clubhouse - Exercise Equipment	7,000.00	840.35	6,159.65	12.01%
Clubhouse - Furniture	2,500.00	321.00	2,179.00	12.84%
Clubhouse - Janitorial Supplies	1,400.00	1,878.39	(478.39)	134.17%
Clubhouse/Tennis - Electric	12,500.00	6,642.68	5,857.32	53.14%
Clubhouse - Gas	200.00	88.64	111.36	44.32%
Club/Pool - Waste Removal/Refuse	2,000.00	756.00	1,244.00	37.80%
Clubhouse/Pool - Water & Sewer	3,500.00	1,419.69	2,080.31	40.56%
Pool - Electric	20,000.00	10,397.72	9,602.28	51.99%
Pool - Furniture	2,500.00	560.75	1,939.25	22.43%
Pool - Maintenance	6,000.00	6,588.15	(588.15)	109.80%
Tennis Court - Maintenance	3,787.00	1,956.27	1,830.73	51.66%
Tennis Court - Programs	5,000.00	1,025.88	3,974.12	20.52%
Tennis Court - Water	6,500.00	4,238.72	2,261.28	65.21%
<b>Total Clubhouse/Pool/Tennis Courts</b>	<b>\$ 116,187.00</b>	<b>\$ 62,120.97</b>	<b>\$ 54,066.03</b>	<b>53.47%</b>
<b>Other Expenses</b>				
Property Taxes	45,000.00	-	45,000.00	0.00%
Property Insurance	10,000.00	2,182.33	7,817.67	21.82%
Tax Collector Fees	9,384.00	8,888.87	495.13	94.72%
Capital Improvements	-	15,904.00	(15,904.00)	0.00%
Asset Replacement Reserve	75,000.00	-	75,000.00	0.00%
<b>Total Other Expenses</b>	<b>\$ 139,384.00</b>	<b>\$ 26,975.20</b>	<b>\$ 112,408.80</b>	<b>33.18%</b>
<b>Total Expenditures</b>	<b>\$ 674,844.00</b>	<b>\$ 310,657.29</b>	<b>\$ 364,186.71</b>	<b>46.03%</b>
<b>Excess of Revenues over/(under) Expenditures:</b>	<b>\$ -</b>	<b>\$ 306,505.46</b>	<b>\$ 306,505.46</b>	

Lakeside Plantation Community Development District  
Reconcile Cash Accounts

Reconciliation Date: 4/30/2012

Cash Account: 10101 Cash-BB&T Operating A/C

Bank Balance	21,649.68
Less Outstanding Checks/Vouchers	7,335.08
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	14,314.60
Balance Per Books	<u>14,314.60</u>
Unreconciled Difference	<u><u>0.00</u></u>

**Lakeside Plantation Community Development District**  
**Reconcile Cash Accounts**  
**Outstanding Checks/Vouchers**

Reconciliation Date: 4/30/2012

**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>
2904	3/1/2012	System Generated Check/Voucher	50.00	Mike Stewart
2974	4/20/2012	System Generated Check/Voucher	200.00	Patricia Durham
2979	4/26/2012	System Generated Check/Voucher	144.50	Ascap
2980	4/26/2012	System Generated Check/Voucher	95.00	Climate Control Refrigeration & Air Conditioning, Inc
2981	4/26/2012	System Generated Check/Voucher	259.39	Comcast Communications
2982	4/26/2012	System Generated Check/Voucher	2,925.00	DMK Associates
2983	4/26/2012	System Generated Check/Voucher	550.00	FLorida U.C. Fund
2984	4/26/2012	System Generated Check/Voucher	170.13	Home Depot Credit Services
2985	4/26/2012	System Generated Check/Voucher	898.00	Howard's Pool World, Inc.
2986	4/26/2012	System Generated Check/Voucher	10.70	John Rice
2987	4/26/2012	System Generated Check/Voucher	625.00	Kennedy Electric Co. of Punta Gorda, Inc.
2988	4/26/2012	System Generated Check/Voucher	279.95	Safety Grip & Designer Mats
2989	4/26/2012	System Generated Check/Voucher	208.81	Sparkle Brite Pool of North Port, LLC
2990	4/26/2012	System Generated Check/Voucher	272.84	The Wall Street Journal
2991	4/26/2012	System Generated Check/Voucher	388.28	Wal-Mart Community
2992	4/26/2012	System Generated Check/Voucher	257.48	Welch Tennis Courts, Inc.
Outstanding Checks/Vouchers			7,335.08	



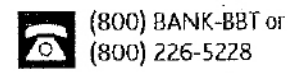
864-02-01-00 50368 47 C 001 24 55 004  
 LAKESIDE PLANTATION CDD  
 5680 W CYPRESS ST STE A  
 TAMPA FL 33607-1775

MAY 23 2012

# Your consolidated statement

For 04/30/2012

## Contact us



### Traveling for Business? Pack Travel Insurance!

Travel is essential to many businesses. Prospects are met. Deals are negotiated. Contracts are signed. But what if something goes wrong? What if an employee becomes ill and cannot travel? Or all flights are cancelled? Travel mishaps can make a challenging situation seem even worse.

Protect your business development investment with travel insurance, whether it's one key trip or many trips throughout the year.

Visit [BBT.com/travel2](http://BBT.com/travel2) today to learn more and get a quote.

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## Summary of your accounts

ACCOUNT NAME	ACCOUNT NUMBER	BALANCE(\$)	DETAILS ON
BASIC PUBLIC FUND CHECKING		21,649.68	page 1
PUBLIC FUND MONEY RATE SAVINGS			page 2
Total checking and money market savings accounts			

## Checking and money market savings accounts

### ■ BASIC PUBLIC FUND CHECKING

#### Account summary

Your previous balance as of 03/30/2012	\$35,549.97
Checks	- 56,058.34
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 42,158.05
Your new balance as of 04/30/2012	= \$21,649.68

#### Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
04/04	2922	200.00	04/03	2935	335.25	04/06	2939	60.00
04/02	2923	200.00	04/02	2936	7,333.45	04/09	2940	70.00
04/23	*2925	200.00	04/05	2937	259.49	04/02	2941	8,281.05
04/04	*2934	140.00	04/03	2938	3,033.50	04/03	2942	280.00

continued

■ BASIC PUBLIC FUND CHECKING

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
04/04	2943	171.16	04/10	2955	373.07	04/23	2967	3,400.00
04/02	2944	304.24	04/11	2956	12.77	04/20	2968	267.50
04/02	2945	489.45	04/11	2957	127.57	04/20	2969	97.96
04/03	2946	9,816.67	04/19	2958	150.00	04/23	2970	696.85
04/17	2947	6,025.00	04/20	2959	160.35	04/23	2971	200.00
04/11	2948	195.00	04/18	2960	168.96	04/24	2972	6,458.00
04/11	2949	555.59	04/20	2961	15.00	04/25	2973	200.00
04/11	2950	1,010.15	04/23	2962	6.74	04/25	*2975	399.13
04/11	2951	1,443.78	04/19	2963	120.00	04/23	2976	200.00
04/13	2952	45.00	04/18	2964	639.59	04/24	2977	403.93
04/10	2953	966.00	04/18	2965	144.44	04/30	2978	20.22
04/09	2954	88.60	04/18	2966	292.88			

\* indicates a skip in sequential check numbers above this item

Total checks = \$56,058.34

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
04/04	COUNTER DEPOSIT	158.05
04/06	BB&T ONLINE TRANSFER TRANSFER FROM CHECKING	11,000.00
04/16	BB&T ONLINE TRANSFER TRANSFER FROM CHECKING	6,000.00
04/23	BB&T ONLINE TRANSFER TRANSFER FROM CHECKING	8,000.00
04/30	BB&T ONLINE TRANSFER TRANSFER FROM CHECKING	17,000.00
Total deposits, credits and interest		= \$42,158.05

■ PUBLIC FUND MONEY RATE SAVINGS

Account summary

Your previous balance as of 03/31/2012	\$632,518.98
Checks	- 0.00
Other withdrawals, debits and service charges	- 42,000.00
Deposits, credits and interest	+ 24,297.90
Your new balance as of 04/30/2012	= \$614,816.88

Interest summary

Interest paid this statement period	\$76.04
2012 interest paid year-to-date	\$319.88
Interest rate	0.15%
Annual percentage yield (APY) earned	0.15%

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
04/06	BB&T ONLINE TRANSFER TRANSFER TO CHECKING	11,000.00
04/16	BB&T ONLINE TRANSFER TRANSFER TO CHECKING	6,000.00
04/23	BB&T ONLINE TRANSFER TRANSFER TO CHECKING	8,000.00
04/30	BB&T ONLINE TRANSFER TRANSFER TO CHECKING	17,000.00
Total other withdrawals, debits and service charges		= \$42,000.00

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
04/30	TAX DIST BARBARA FORD LAKESIDE PLANTATION	24,221.86
04/30	INTEREST PAYMENT	76.04
Total deposits, credits and interest		= \$24,297.90

Lakeside Plantation Community Development District  
Reconcile Cash Accounts

Reconciliation Date: 4/30/2012

Cash Account: 10102 Cash-BB&T Activities A/C

Bank Balance	1,989.65
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	1,989.65
Balance Per Books	<u>1,989.65</u>
Unreconciled Difference	<u><u>0.00</u></u>



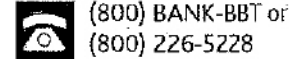
MAY - 3 2012

864-02-01-00 50368 3 C 001 29 55 004  
LAKESIDE PLANTATION CDD  
ACTIVITIES ACCT  
5680 W CYPRESS ST STE A  
TAMPA FL 33607-1775

# Your account statement

For 04/30/2012

## Contact us



### Traveling for Business? Pack Travel Insurance!

Travel is essential to many businesses. Prospects are met. Deals are negotiated. Contracts are signed.

But what if something goes wrong? What if an employee becomes ill and cannot travel? Or all flights are cancelled? Travel mishaps can make a challenging situation seem even worse.

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#### ■ BASIC PUBLIC FUND CHECKING

##### Account summary

Your previous balance as of 03/30/2012	\$1,672.37
Checks	- 266.72
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 584.00
Your new balance as of 04/30/2012	= \$1,989.65

##### Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	
04/02	2214	28.00	04/02	*2217	189.33	04/12	*2219	49.39	
* indicates a skip in sequential check numbers above this item								Total checks	= \$266.72

##### Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
04/04	DEPOSIT	184.00
04/04	DEPOSIT	185.00
04/04	DEPOSIT	215.00
Total deposits, credits and interest		= \$584.00

**BB&T Investment Acct**

**April 30, 2012**

Previous Balance:	<b>03/31/12</b>	\$	632,518.98
Deposits:			
Tax Collector Deposits			
	04/30/12		24,221.86
Deposit In Transit			
Interest	04/30/12		<u>76.04</u>
Total Deposits:			<u><u>24,297.90</u></u>
Debits:			
Transfers to Operating Account			
	04/06/12		(11,000.00)
	04/16/12		(6,000.00)
	04/23/12		(8,000.00)
	04/30/12		<u>(17,000.00)</u>
Total Debits			<u><u>(42,000.00)</u></u>
<b>Ending Balance</b>	<b>04/30/12</b>	<b>\$</b>	<b><u><u>614,816.88</u></u></b>



864-02-01-00 50368 47 C 001 24 55 004  
 LAKESIDE PLANTATION CDD  
 5680 W CYPRESS ST STE A  
 TAMPA FL 33607-1775

MAILED 5-3-2012

# Your consolidated statement

For 04/30/2012

## Contact us



BBT.com



(800) BANK-BBT or  
 (800) 226-5228

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BASIC PUBLIC FUND CHECKING			
PUBLIC FUND MONEY RATE SAVINGS		614,816.88	page 2

Total checking and money market savings accounts

## Checking and money market savings accounts

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04/09	2954	88.60	04/18	2966	292.88			

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04/23	BB&T ONLINE TRANSFER TRANSFER TO CHECKING	8,000.00
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DATE	DESCRIPTION	AMOUNT(\$)
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04/30	INTEREST PAYMENT	76.04
Total deposits, credits and interest		= \$24,297.90

**Lakeside Plantation CDD**  
**Investments - SBA Account**  
**G/L #15103**  
**04/30/12**

<b>Date</b>	<b>Account</b>	<b>Ending Balance</b>
04/30/12	Ending Balance - State Board of Administration	210.11
04/30/12	Ending Balance - Florida Prime	183.80

**Total** 393.91



State Board of Administration  
LOCAL GOVERNMENT SURPLUS TRUST FUNDS INVESTMENT POOL  
PARTICIPANT STATEMENT OF ACCOUNT  
FROM 5/1/2011 TO 4/30/2012  
**FUND B**  
(formerly known as LGIP-B)  
**AGENCY ACCOUNT**

Page 1 of 1

LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT  
5680 W CYPRESS STREET SUITE A  
TAMPA, FL 33607

Date	Transaction Type	Description	Amount	Balance
5/1/2011	BEGINNING BALANCE			248.76
5/6/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(3.69)	245.07
6/7/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(3.11)	241.96
7/6/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(3.33)	238.63
8/4/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(4.22)	234.41
9/8/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(3.24)	231.17
10/5/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(3.48)	227.69
11/4/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(3.44)	224.25
12/6/2011	TRANSFER OUT	DISTRIBUTION TO LGIP	(2.66)	221.59
1/6/2012	TRANSFER OUT	DISTRIBUTION TO LGIP	(3.13)	218.46
2/7/2012	TRANSFER OUT	DISTRIBUTION TO LGIP	(2.32)	216.14
3/5/2012	TRANSFER OUT	DISTRIBUTION TO LGIP	(2.84)	213.30
4/5/2012	TRANSFER OUT	DISTRIBUTION TO LGIP	(3.19)	210.11
4/30/2012	PRINCIPAL BALANCE		<u>(38.65)</u>	<u>210.11</u>

% of Ownership: 0.00007243%  
Ending NAV Balance: \* 173.82  
Unrealized Gain (Loss): (36.29)

DISCLOSURE

Total NAV Fund B: 239,977,568.68  
Reserve Account: 0.00  
Total NAV for Participants: 239,977,568.68

\* 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 Funds Trust Fund  
Participant Statement

AGENCY ACCOUNT  
4/1/2012 - 4/30/2012

Page 1 of 1

LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT  
5680 W CYPRESS STREET SUITE A  
TAMPA, FL 33607

Participant Return: 0.33 %

Date	Transaction Type	Description	Amount	Balance
4/1/2012	BEGINNING BALANCE			180.56
4/5/2012	TRANSFER IN	RETURN OF FUNDS FROM LGIP B	3.19	183.75
4/30/2012	EARNED INCOME	INTEREST	0.05	183.80
Totals:			3.24	183.80

MAY - 4 2012



BOND DEBT SERVICE

Lakeside Plantation Community Development District  
 Capital Improvement Revenue Bonds, Series 1999A

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2008			72,453.75	72,453.75	72,453.75
05/01/2009	40,000	6.950%	72,453.75	112,453.75	
11/01/2009			71,063.75	71,063.75	183,517.50
05/01/2010	40,000	6.950%	71,063.75	111,063.75	
11/01/2010			69,673.75	69,673.75	183,737.50
05/01/2011	45,000	6.950%	69,673.75	114,673.75	
11/01/2011			68,110.00	68,110.00	182,783.75
05/01/2012	45,000	6.950%	68,110.00	113,110.00	
11/01/2012			66,546.25	66,546.25	179,656.25
05/01/2013	50,000	6.950%	66,546.25	116,546.25	
11/01/2013			64,808.75	64,808.75	181,355.00
05/01/2014	55,000	6.950%	64,808.75	119,808.75	
11/01/2014			62,897.50	62,897.50	182,706.25
05/01/2015	60,000	6.950%	62,897.50	122,897.50	
11/01/2015			60,812.50	60,812.50	183,710.00
05/01/2016	60,000	6.950%	60,812.50	124,812.50	
11/01/2016			58,727.50	58,727.50	179,540.00
05/01/2017	65,000	6.950%	58,727.50	123,727.50	
11/01/2017			56,468.75	56,468.75	180,196.25
05/01/2018	70,000	6.950%	56,468.75	126,468.75	
11/01/2018			54,036.25	54,036.25	180,301.00
05/01/2019	75,000	6.950%	54,036.25	129,036.25	
11/01/2019			51,430.00	51,430.00	180,466.25
05/01/2020	80,000	6.950%	51,430.00	131,430.00	
11/01/2020			48,650.00	48,650.00	180,000.00
05/01/2021	85,000	6.950%	48,650.00	133,650.00	
11/01/2021			45,696.25	45,696.25	179,146.25
05/01/2022	95,000	6.950%	45,696.25	140,696.25	
11/01/2022			42,395.00	42,395.00	183,091.25
05/01/2023	100,000	6.950%	42,395.00	142,395.00	
11/01/2023			38,920.00	38,920.00	181,316.00
05/01/2024	110,000	6.950%	38,920.00	148,920.00	
11/01/2024			35,097.50	35,097.50	184,017.50
05/01/2025	115,000	6.950%	35,097.50	150,097.50	
11/01/2025			31,101.25	31,101.25	181,198.75
05/01/2026	125,000	6.950%	31,101.25	156,101.25	
11/01/2026			26,757.50	26,757.50	182,858.75
05/01/2027	135,000	6.950%	26,757.50	161,757.50	
11/01/2027			22,066.25	22,066.25	183,823.75
05/01/2028	140,000	6.950%	22,066.25	162,066.25	
11/01/2028			17,201.25	17,201.25	179,267.50
05/01/2029	155,000	6.950%	17,201.25	172,201.25	
11/01/2029			11,815.00	11,815.00	184,016.25
05/01/2030	165,000	6.950%	11,815.00	176,815.00	
11/01/2030			6,081.25	6,081.25	182,896.25
05/01/2031	175,000	6.950%	6,081.25	181,081.25	
11/01/2031					181,081.25
	2,035,000		2,165,620.00	4,250,620.00	4,250,620.00

280,000  
2,005,000

**Lakeside Plantation Community Development District**

Check/Voucher Register - Check Register - Operating

10101 - Cash-BB&T Operating A/C

From 4/1/2012 Through 4/30/2012

Check ...	Check Date	Vendor Name	Transaction Description	Check Amount
2946	4/1/2012	District Management Services, LLC	April - Management Fee & Semi Monthly Staffing Services	9,816.67
2947	4/5/2012	District Management Services, LLC	Semi Monthly Service for Staffing & Program Admin	6,025.00
2948	4/5/2012	FitRev	Service Call - Repair Equipment	195.00
2949	4/5/2012	Florida Power & Light Company	Electric Service 02/23-03/26/12	555.59
2950	4/5/2012	Florida Power & Light Company	Electric Service 02/23-03/26/12	1,010.15
2951	4/5/2012	Florida Power & Light Company	Electric Service 02/23-03/26/12	1,443.78
2952	4/5/2012	Howard's Pool World, Inc.	Chlorine Supplies	45.00
2953	4/5/2012	Lake Masters Aquatic Weed Contr...	Monthly Service Treatment 04/01	966.00
2954	4/5/2012	MyOffice Products, Inc.	Check Stock 03/26	88.60
2955	4/5/2012	Sam's Club	Misc. Supplies for Activities/Benefit	373.07
2956	4/5/2012	TECO Peoples Gas	Gas Service 02/20-03/21/12	12.77
2957	4/5/2012	Welch Tennis Courts, Inc.	Hand Handles w/Crossbar	127.57
2958	4/11/2012	A-1 Superior Pest Control, Inc.	Pest Control Service 03/20	150.00
2959	4/11/2012	Archer Janitorial & Paper Supplies	Gym Wipes & Antibacterial Towelettes 04/05	160.35
2960	4/11/2012	Culligan Water Conditioning of No...	Drinking Water, Cups Delivery	168.96
2961	4/11/2012	Howard's Pool World, Inc.	Chlorine Supplies	15.00
2962	4/11/2012	Morton's Ace Hardware	Lighting Supplies 03/31	6.74
2963	4/11/2012	North Port Solid Waste District	Auto Containers 02/29-03/30/12	120.00
2964	4/11/2012	North Port Utilities	Water Service 02/21-03/20/12	639.59
2965	4/11/2012	North Port Utilities	Water Service 02/21-03/20/12	144.44
2966	4/11/2012	North Port Utilities	Water Service 02/21-03/20/12	292.88
2967	4/11/2012	Robert M. Beckman, INC	Concrete/Masonry Repair thru-out Community	3,400.00
2968	4/11/2012	Security Alarm Corp.	Annual Fire Alarm Inspection	267.50
2969	4/11/2012	Sherwin Williams	(4) Clear Sealer for pavers	97.96
2970	4/11/2012	Straley & Robin	Prof. Services through 03/15 (General)	696.85
2971	4/20/2012	Bob Babik	Supervisor Meeting Fee 04/12	200.00
2972	4/20/2012	Bloomings Landscape & Turf Man...	Landscape Maintenance April 2012	6,458.00
2973	4/20/2012	William Capozzi	Supervisor Meeting Fee 04/12	200.00
2974	4/20/2012	Patricia Durham	Supervisor Meeting Fee 04/12	200.00
2975	4/20/2012	Florida Department of Revenue	Sales Tax Return - Jan-Mar 2012	399.13
2976	4/20/2012	Jane Gallo	Supervisor Meeting Fee 04/12	200.00

**Lakeside Plantation Community Development District**

Check/Voucher Register - Check Register - Operating

10101 - Cash-BB&T Operating A/C

From 4/1/2012 Through 4/30/2012

Check ...	Check Date	Vendor Name	Transaction Description	Check Amount
2977	4/20/2012	Home Depot Credit Services	Misc. Hardware Supplies	403.93
2978	4/20/2012	Morton's Ace Hardware	Emergency Lights	20.22
2979	4/26/2012	Ascap	Performing License 01/01/12-12/31/12	144.50
2980	4/26/2012	Climate Control Refrigeration & Ai...	Clean Condensor 04/05	95.00
2981	4/26/2012	Comcast Communications	Cable & Internet Service 04/24-05/23/12	259.39
2982	4/26/2012	DMK Associates	Prof. Engineering Services 01/28-03/30/12	2,925.00
2983	4/26/2012	FLorida U.C. Fund	UT Acct#9980275 PE 03/31/12 -Greus	550.00
2984	4/26/2012	Home Depot Credit Services	Lawn Roller	170.13
2985	4/26/2012	Howard's Pool World, Inc.	Service Call - Replace (36) Grids	898.00
2986	4/26/2012	John Rice	Reimbursement for a trophy	10.70
2987	4/26/2012	Kennedy Electric Co. of Punta Go...	Replace (5) Lamps/Capacitors	625.00
2988	4/26/2012	Safety Grip & Designer Mats	5 Grip Safety Mats	279.95
2989	4/26/2012	Sparkle Brite Pool of North Port, L...	Pool Chemicals	208.81
2990	4/26/2012	The Wall Street Journal	Wall Street Journal Renewal-5/28/11-5/28/12	272.84
2991	4/26/2012	Wal-Mart Community	Misc. C/house & Activity Supplies	388.28
2992	4/26/2012	Welch Tennis Courts, Inc.	Misc. Supplies 04/18	177.99
	4/26/2012	Welch Tennis Courts, Inc.	Replacement Bristles - Drag Broom	79.49
<b>Report Total</b>				<b>41,985.83</b>

**Lakeside Plantation Community Development District**

Check/Voucher Register - Check Register - Activities

10102 - Cash-BB&T Activities A/C

From 4/1/2012 Through 4/30/2012

<u>Check Number</u>	<u>Check Date</u>	<u>Vendor Name</u>	<u>Transaction Description</u>	<u>Check Amount</u>
2219	4/30/2012	Doughboys Pizza	Pizza Night Event - 04/11/12	<u>49.39</u>
Report Total				<u><u>49.39</u></u>

**Lakeside Plantation CDD  
Profit Loss by Job  
April  
2012**

	<b>Breakfast Pot Luck</b>	<b>Easter Egg Hunt</b>	<b>Pizza Night</b>	<b>Visani Night</b>	<b>Wine &amp; Cheese</b>	<b>Totals</b>
<b>Attendance:</b>	<b>15</b>	<b>20</b>	<b>15</b>	<b>11</b>	<b>80</b>	
<b>Income</b>						
Event Receipts	-	-	44.00	-	-	44.00
<b>Total Income</b>	<b>0.00</b>	<b>0.00</b>	<b>44.00</b>	<b>0.00</b>	<b>0.00</b>	<b>44.00</b>
<b>Expense</b>						
<b>Expenses</b>						
Entertainment	-	-	-	165.00	-	165.00
Food	6.98	75.30	49.39	-	286.11	417.78
Misc. Supplies	-	-	-	-	-	-
Advertising	-	-	-	-	-	-
<b>Total Expenses</b>	<b>6.98</b>	<b>75.30</b>	<b>49.39</b>	<b>165.00</b>	<b>286.11</b>	<b>582.78</b>
<b>Net Income/(Loss)</b>	<b>(6.98)</b>	<b>(75.30)</b>	<b>(5.39)</b>	<b>(165.00)</b>	<b>(286.11)</b>	<b>(538.78)</b>