



Lakeside Plantation

Community Development District

Patrick Lavoy, Chairman

Mary Martin, Vice Chairperson

Bud Sabol, Assistant Secretary

Ronald Perry, Assistant Secretary

Ken Saul, Assistant Secretary

February 19, 2025

AGENDA

Lakeside Plantation Community Development District
AGENDA

Seat 3: Patrick Lavoy - C	
Seat 1: Mary Martin - VC	
Seat 5: Ronald Perry - AS	
Seat 4: Ken Saul - AS	
Seat 2: Alan Sabol - AS	

Wednesday
 February 19, 2025
 6:00 p.m.

Lakeside Plantation Clubhouse
 2800 Plantation Blvd.
 North Port, FL 34289

Zoom Link: <https://us06web.zoom.us/j/2098354607>
 Meeting ID: 209 835 4607
 Passcode: q8H0Vc
 Zoom Phone #: 929-205-6099

Board of Supervisors Meeting

- I. Roll Call
- II. Pledge of Allegiance
- III. Audience Comments on Specific Items on the Agenda (Audience Comments Limited to 3 Minutes per Person)
- IV. District Engineer
 - A. Consideration of Milling & Resurfacing Proposal Pages 7-8
- V. Business Administration
 - A. Approval of Minutes of the January 15, 2025 Meeting Pages 11-25
 - B. Approval of Check Register Pages 28-130
 - 1. January 2025
 - C. Balance Sheet & Income Statement Pages 132-142
 - D. Special Assessment Receipts Schedule Page 144
- VI. New Business Items
 - A. Ratification of Reimbursements to Pat Lavoy - \$36.00 Page 147
 - B. Liaison Reports (*Action Items List Review*)
 - 1. Supervisor Saul & Action Item List (Landscape) Page 150
 - a. Discussion of Changing Perennials
 - b. Consideration of Proposal from LMP for Tree Removal at Clubhouse - \$1,575 Page 152
 - c. Consideration of Proposal from Joshua Tree, Inc. - \$2,895 Page 154
 - d. Consideration of Proposal from LMP for Tree Staking - \$1,760 Page 156
 - e. Consideration of Proposal from LMP for Removal & Installation of Magnolias, Mulch Installation, Irrigation Adjustments & Soil Installation - \$41,848 Page 158

- f. Consideration of Proposal from LMP for Removal & Installation of Magnolias, Mulch Installation, Irrigation Adjustments & Soil Installation - \$15,448 Page 160
 - g. Consideration of Proposal from LMP for Tree Staking Near Parking Lot & Tennis Courts - \$1,575 Page 162
 - 2. Supervisor Sabol & Action Item List (Aquatics)
 - 3. Supervisor Lavoy & Action Item List (District Maintenance Items) Page 164
 - a. Consideration of Proposal from MK Construction for Fence & Pool Building Repair Page 166
 - b. Consideration of Proposal from MK Construction for Installation of Front Entrance Monuments *(to be provided under separate cover)*
 - 4. Supervisor Lavoy & Action Item List (Pool & Courts) Page 168
 - a. Presentation & Consideration of Proposal from Rock Star Pools & Waterfalls, Inc. for Installation of New Pool Equipment Pages 170-173
 - b. Presentation & Consideration of Proposal from Aztec Plumbing Page 175
 - c. Presentation & Consideration of Proposals from Signet Pool Page 177-182
 - 5. Supervisor Martin & Action Item List (Clubhouse & Facilities)
- VII. General Audience Comments
- VIII. Staff Reports
 - A. Attorney
 - B. District Manager
 - 1. Consideration of FY25 Insurance Schedule Adding Gym Equipment
 - C. Amenity Manager
 - 1. Report Pages 186-190
- IX. Supervisors Requests
- X. Next Regularly Scheduled Board Meeting is **March 19, 2025, at 6:00 p.m.** at Lakeside Plantation Clubhouse
- XI. Adjournment

Meetings are open to the public and may be continued to a time, date, and place certain. For more information regarding this CDD please visit the website: <http://lakesideplantationcdd.com>

SECTION IV

SECTION A



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January 24, 2025

Lakeside Plantation Community Development District
c/o Jordan Lansford, GMS
4530 Eagle Falls Place
Tampa, FL 33619

Dear Ms, Lansford

Thank you for this opportunity to provide this professional services proposal for the Lakeside Plantation CDD.

The purpose of this proposal is to formally communicate to you what we believe to be an appropriate scope and fee to successfully complete the validation of costs for milling and resurfacing of the roads in the Lakeside Plantation CDD put forth in the Reserve Study dated May 13, 2024.

Generally, we understand (and more thoroughly outline below) that Lighthouse will perform review of the roads and update the the costs, if necessary, for milling and resurfacing the roads in the Lakeside Plantation CDD.

Task 1 - Perform a Site Visit to inspect the road, curb and gutter, and sidewalk conditions in the Lakeside Plantation CDD

Lighthouse's engineering services include:

- Walking the roads to observe and document the condition of the roads, curb and gutter, and sidewalk and timeframe in which they will need repair.
- Review the Reserve Study to verify cost and timeframe of repair outlined in the Study.
- Give updated costs and timeline, if necessary.

Task 2 - Additional Requested Services

While we feel that the scope and budget provided herein provides the necessary civil engineering effort necessary to observe road, curb and gutter and sidewalk conditions and verify cost and timeline outlined in the Reserve Study; the need for additional services may arise. Lighthouse would be happy to provide any additional services requested on a time and materials basis.

FEE SUMMARY

Observe and update (if necessary) timeline and cost of road, curb and gutter, and sidewalk repair outlined in the Reserve Study.....\$3,500.00
Additional Requested ServicesT&M

Any services requested outside of the scope of work above will be charged hourly according to the rate schedule, but will not commence without written permission.

Thank you again for the opportunity to provide our engineering services.

Sincerely,

Amy Palmer
Operations Manager

Accepted By:

Signature

Printed Name and Title

Date



SECTION V

SECTION A

**MINUTES OF MEETING
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, **January 15, 2025** at 6:00 p.m. via Zoom Communication Media Technology and at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

Pat LaVoy	Chairman
Mary (Sue) Martin	Vice Chair
Alan (Bud) Sabol	Assistant Secretary
Ron Perry	Assistant Secretary
Ken Saul	Assistant Secretary

Also present:

Jordan Lansford	GMS – District Management
Amanda Ferguson	GMS
Sarah Sandy <i>via Zoom</i>	Kutak Rock, LLP
Brad Foran <i>via Zoom</i>	District Engineer
Harold Myers	Clubhouse Office Manager
Sergio Rodriguez	LMP
Residents	

The following is a summary of the discussions and actions taken at the January 15, 2025 regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Lansford called the meeting to order at 6:00 p.m. and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS**Audience Comments on Specific Items on the Agenda** *(Audience Comments Limited to 3 Minutes per Person)*

Ms. Lansford opened the public comment period. Ms. Donna Keller of 2395 Savannah Drive requested consistency among staff on policies, such as offering coffee to anyone coming to the Clubhouse. If anyone was playing cards and they wanted coffee, Mr. Myers would put a pot on, but if Mr. Myers was not present, other staff would not do it. Overall, everything was going well. The recent wine and cheese events were better than they used to be. There being no further comments, Ms. Lansford closed the general audience comments period.

FOURTH ORDER OF BUSINESS**District Engineer**

Mr. Sabol recalled that the District spent \$7,500 for the District Engineer to provide recommendations on the ponds. They were full at that time and the District Engineer wanted to revisit them when the ponds were low. However, when Mr. Sabol spoke to the District Engineer last week, they provided a price of approximately \$1,500 to revisit the ponds. Therefore, Mr. Sabol was in favor of approving a not-to-exceed amount of \$1,500 for the District Engineer to review the ponds. Mr. Foran pointed out that they completed the pond assessment report, establishing the issues. All they were going to do, was to validate what they looked at before, to see if any new issues developed. It should be something that was completed on an annual basis, to ensure that the ponds were in good shape and there were no issues. Mr. Sabol felt that it was a good idea, as they received complaints about Pond 13. Mr. Perry recalled in the minutes from the last meeting, Mr. Sabol stated that the District Engineer's expertise was in the overall performance of the drainage system and not maintenance, but in looking at the pictures that were provided, it was obvious that water levels were high and they did not see everything. Furthermore, the pond numbers did not match up with the map. Mr. Perry disagreed with having a second opinion, as he questioned at the last meeting, why an engineer was reviewing the ponds, if they did not have the expertise, as there were reports from Solitude and this was their business. Solitude provided a recommendation for eight locations where down spouts at adjacent homes, during the summer, provided a high volume of water at a high velocity, towards the ponds, causing erosion on the bank.

Mr. Sabol pointed out that Solitude charged \$16,588 per year or \$1,300 per month, to come in, look at the situation, spray the ponds that need to be sprayed and remove weeds. However, in looking at the entire situation, Mr. Foran felt that the CDD was paying too much money to Solitude and should reconsider another aquatic maintenance company. Mr. Perry asked if Solitude provided engineering reports. Mr. Sabol confirmed that they did not. Mr. Perry received an estimate from Solitude to install catch basins and one pipe out to the ponds, to eliminate the erosion issues. There was another quote, for a major repair on Ponds 10, 13 and 14, including catch basins, in the amount of \$122,000, but it was old. This Board discussed it and were willing to break up the project into multiple areas. Mr. Sabol recalled when Solitude's contract was discussed by the Board, the Board decided that it was too much money and would have to decide if they wanted Solitude to come back in, but the proper thing to do, was for Mr. Foran provide another estimate for a qualified company to maintain the ponds.

On MOTION by Mr. Sabol seconded by Ms. Martin with Mr. LaVoy, Mr. Saul, Mr. Sabol, and Ms. Martin in favor and Mr. Perry dissenting, authorizing a not-to-exceed amount of \$1,500 for a pond review assessment was approved. (Motion Passed 4-1)

Mr. Sabol requested that Mr. Foran find another aquatic maintenance provider for less money. Ms. Adams asked if the Board was interested in the aquatic maintenance liaison, Mr. Sabol, soliciting proposals for aquatic maintenance companies. *There was Board consensus for Mr. Sabol to solicit proposals and include this item on the February agenda.*

Mr. Foran reminded the Board that they were impartial and were not coming out to make an assessment and then recommending that the CDD spend \$150,000. They were evaluating what they see in the field, provide a professional recommendation on what the CDD should do and coordinate with other firms for remediation work or provide estimates, but had no financial stake in getting money from the Board. He encouraged all of his CDDs to remember that the companies out there, whether Solitude or another company, would try to make money off of the CDD. His job was to do what the Board asked him to do, which was to look at the ponds, provide his professional opinion, so that the Board could make a decision. Mr. Sabol questioned the condition of their ponds and whether they needed to take action in the next six months. Mr. Foran did not see anything that needed to be handled at this time, but there were some major

storms and there may be issues outside of his purview, which was why coming back to look at it the ponds. Although it was strained to the limits, overall, the system functioned fine, but there was a 500-year storm event. There was no localized flooding, which occurred in a number of other CDDs. The issue with this CDD was cosmetic, as slopes were eroding, but it did not detract from the functionality of the ponds. As to whether the ponds were functioning as designed, Mr. Foran confirmed that they were, but there needed to be maintenance to stabilize the slopes, due to deterioration. The first report provided timeframes of when things needed to be done and recommended validating that, to see if there were any other changes beyond what was already recommended. Since the approval of the \$1,500 for pond review assessment was not on the agenda, Ms. Lansford opened the floor to public comments. Mr. LaVoy questioned when Mr. Foran would be able to complete the pond review assessment. Mr. Foran confirmed that he would need two weeks to complete it and would provide before the next meeting. Mr. Perry noted no functionality issues with the ponds. There were no public comments on the \$1,500 pond review assessment. Mr. Foran would inform the Board Members when he was onsite. *Mr. Foran left the meeting.*

FIFTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the November 20, 2024 Meeting

Ms. Lansford presented the minutes of the November 20, 2024 meeting. Mr. Perry noted on Page 16, that he preferred to serve as a financial reporting liaison and requested that it say that he volunteered or offered to serve as a financial reporting liaison. Ms. Lansford would make this change.

On MOTION by Ms. Martin seconded by Mr. LaVoy with all in favor the Minutes of the November 20, 2024 Meeting were approved as amended.

B Approval of Check Registers

- 1. November 2024**
- 2. December 2024**

Ms. Lansford presented the November and December Check Registers, which were included in the agenda package.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the November and December 2024 Check Registers were approved.

C. Balance Sheet & Income Statement

D. Special Assessment Receipts Schedule

Ms. Lansford presented the Unaudited Financial Statements for December 31, 2024 and Special Assessment Receipts Schedule, which were included in the agenda package. As of the end of November, the District was 69% collected, but it should increase to 85% to 90%, once they receive the updated reporting, as there would be at least two draws in December.

SIXTH ORDER OF BUSINESS

New Business Items

A. Consideration of Resolution 2025-04 Amending the Amenity Facilities Policies

Ms. Trucco presented Resolution 2025-04 Amending the Amenity Facilities Policies, which were included in the agenda package. It memorializes the updates and changes to the rules that were approved by the Board at the last meeting.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor Resolution 2025-04 Amending the Amenity Facilities Policies was adopted.

B. Ratification of Reimbursement to Pat LaVoy – (\$800 & \$396.10)

Ms. Lansford presented a reimbursement request from Mr. LaVoy in the amount of \$800 to repair a sidewalk on Scarlett Avenue and \$396.10 for a deposit for the fountains.

On MOTION by Ms. Martin seconded by Mr. Sabol with all in favor approval of the reimbursements of \$800 and \$396.10 for Mr. Pat LaVoy were ratified.

C. Supervisor Perry Scope of Service to Serve as the Financial Reporting Liaison

Ms. Lansford presented a Master Action Item List that was provided by Mr. Perry and consideration for Mr. Perry to serve as the financial reporting liaison. Mr. Perry recalled that these items were discussed at the last meeting but were never resolved. The point of having it on

this agenda, was to keep it on the agenda until they were resolved. Ms. Adams asked if the Board wanted to include this Master Action Item List in future agenda packages. Mr. LaVoy did not think they needed to have it and could deal with it at this meeting. Mr. Perry presented the following action items:

1. *Support remaining two magnolia trees on Boulevard median.*

Mr. Perry recalled at the October 18, 2023 meeting, there was discussion about replacing magnolia trees that were lost, as a result of the hurricane, for \$1,400 to \$1,750 and was in favor of Mr. Myers and Mr. Saul obtaining quotes to raise or replace the magnolias. Mr. Sergio Rodriguez of LMP, offered to work with staff to replace or raise the trees. Mr. LaVoy requested that Mr. Rodriguez provide a price to Mr. Saul to raise them. Mr. Rodriguez had the original quote and offered to keep the price the same. Mr. Saul asked if it was past the point of trying to prop them up. Mr. LaVoy pointed out that the trees would be supported, not propped up. Mr. Rodriguez explained that they would have to dig up the entire area and re-prop the trees back up. It was labor intensive, but they would try to make it work. Mr. Perry did not think that the trees could be straightened, due to the saturation of the ground, without damaging them. Mr. LaVoy recalled that there were 50 trees on the Boulevard and questioned whether they would have to re-stake all of them. Mr. Rodriguez would re-check the trees, to ensure that they were not leaning. As long as they were not leaning, they were fine, but if it was leaning slightly, it would damage the tree. *There was Board consensus for Mr. Sergio Rodriguez of LMP to provide quotes for staking the trees to Mr. Saul for the next meeting and prioritizing them.* Mr. Sabol questioned whether it would be possible to remove the trees and replant new ones. Mr. Rodriguez would have to check, as the majority of the magnolias were pricy and to save costs, they must flush cut, stump grind it and put sod over it. Mr. LaVoy requested some options. Mr. Rodriguez would provide options to stake and remove the trees and place sod over it.

2. *Complete repairs on supply panel behind North fountain quoted at \$4,620.*

Mr. Perry recalled that at that meeting, Mr. LaVoy stated that they decided not to proceed with either of the proposals and was going to obtain an additional proposal, to ensure that they received the right value. Part of the quote was already completed by LMP, to replace a junction box for a deep well pump that had rotted and questioned why this project was never completed. Mr. LaVoy confirmed that once the fountains and new front entrance were completed, they could see what needed to be done, but the quote was no longer necessary.

3. *Audio issues for Zoom meetings. Residents complained that they could not hear anyone speaking other than Jordan. Need for an external microphone on District Manager's laptop.*

Mr. Perry recommended the need for an external microphone, as residents were complaining about not being able to hear people talking. Ms. Lansford recalled that she used to have an external speaker, but the feedback had echoes and the transcriber could not tell who was talking and what they were saying. However, they could bring back another external drive. *There was Board consensus for Mr. Myers to purchase an external microphone and install it at the next meeting.*

4. *City street annexation.*

5. *Mill and overlay streets/parking lot/repair curbs/gutters project 2026-2029 per Reserve Study.*

Mr. Perry indicated that the CDD owned the roads in the community, but they were not going to last forever. There was a Capital Reserve Study, that was completed a year ago for a phase-based project, to mill and repave the streets. The last time that it was discussed, on March 20, 2024, Mr. LaVoy offered to speak to the City Council and their commissioners, as a spokesperson for the Board, as he was familiar with many city employees and Mr. Sabol also mentioned that he was not interested in annexing their roads. Mr. Perry asked if Mr. LaVoy had an opportunity to speak to the City of North Port. Mr. LaVoy confirmed that he spoke to them, but they were not interested. Mr. Perry suggested putting together a document of requirements and Mr. Foran providing a quote and an estimation of how many years they had to undertake this project. It was estimated at close to \$1 million. Ms. Lansford indicated that the milling and resurfacing was included in the Reserve Study and each area was included separately, which included the Carriage Homes, Clubhouse parking lot, Sycamore and The Towns and would have Mr. Foran provide a quote to validate the amounts in the Reserve Study and assess the roads. Mr. LaVoy felt that this made perfect sense. *There was Board consensus.*

6. *Completion of sidewalk repairs in FY 2025 target date.*

Mr. Perry pointed out that they could not wait until 2029, to complete the repair of the sidewalks that was started in 2024. There was a survey of the community, to identify tripping hazards on sidewalks. The project was broken out into two parts; one to contract with a company that had the ability to hydraulically raise and/or remove slabs, that were being raised because of tree woods, which was completed, but the second half required grinding, which required not as much movement in the slab. They needed to identify those areas and requested taking the steps

now to complete the second half of the project. Mr. LaVoy was not in favor of proceeding, as he preferred to wait until after the rainy season.

7. *Vending machines on Clubhouse property*

Mr. Myers indicated that they decided not to proceed. Ms. Lansford asked if the Board wanted to proceed with Mr. Perry serving as Financial Reporting Liaison. Mr. Perry volunteered to take a cursory look at the budget and provide a report at the next meeting, so they would know where they were budget-wise. Mr. LaVoy did not wish to comment on it at this time.

A. Liaison Reports

1. Supervisor Saul & Action Item List (Landscape)

Mr. Saul reported that a small tree was down behind 2007 Scarlett Avenue, which LMP handled at no charge. They provided a quote for the entryway, but Mr. LaVoy needed to speak to them about it, because of the monument. Basically, they would just need the plantings. Mr. LaVoy preferred to wait until after the front entrance was completed, to see what options they had, as the contractor was re-sodding the entire area. The question was whether they needed to leave a section open for plants in front of the monuments. Mr. Rodriguez suggested scheduling a walk-through, so that they could provide some options, as there was a variety of different colors and wanted to ensure that the community was on the same page. They were taking into consideration, the plants that were already there and the color scheme. Mr. LaVoy saw a graphic design and liked it, but once everything was back up, in the middle of February, he was agreeable to having the walk-through and hearing some options. Mr. Saul was informed about a tree by the tennis courts, that was slightly leaning and requested an estimate from Mr. Rodriguez. Mr. Rodriguez would provide one tomorrow. Mr. Perry was asked by a resident in Boxwood Street, to look into why LMP was not cutting in the swale. Mr. Rodriguez stated they could do that as an option.

Mr. Saul reported speaking with Ms. Lansford and Mr. Rodriguez about a suggestion to install perennials instead of annuals four times per year. Mr. Rodriguez was willing to work with the CDD to install them and there was a credit that could apply to this. Mr. Sabol and Mr. LaVoy agreed that it was a good idea. Mr. Rodriguez indicated that he spoke with the Branch Manager and they could work something out. Once a plan was finalized and approved, he would contact Ms. Lansford to make adjustments to it. They just needed to have a basic layout. Mr. Saul did not want to go through the process of creating a rendering, without approval from the Board. Ms.

Lansford pointed out that as part of the contract, under seasonal color maintenance, there were 1,150 annuals per changeout, which could be changed to perennials, as an addendum to the contract, could be provided at the next meeting. Mr. LaVoy recalled that some residents who had experience, wanted to be part of that discussion. *There was Board consensus for Mr. Rodriguez to provide a quote and amendment to the contract at the next meeting.* Mr. Saul pointed out how easy it was to work with Mr. Rodriguez. Mr. Rodriguez requested that the Board send an email with some options. There was already an estimate on the annual count and there just needed to be an adjustment of the area it would cover. They were repairing a swale at 2249 and 2202 Scarlett Avenue.

2. Supervisor Sabol & Action Item List (Aquatics)

This was discussed earlier.

3. Supervisor LaVoy & Action Item List (District Maintenance Items)

4. Supervisor LaVoy & Action Item List (Pool & Courts)

Mr. LaVoy reported that the fountain removal was completed. The ground was flat. The new front entrance monuments would be installed on January 25th. The pergola was going through the City of North Port, for zoning, before a permit was issued, even though the existing pergolas were being replaced. It was supposed to start the first week in February. The vinyl fence by the storage area was complete. He spoke to Mr. Myers and his team about looking at the white extruded aluminum metal fencing around the Clubhouse and pool area, as it was in poor shape. It was starting to fall apart, as it was in place for 21 years and there were mold issues. They would look at the cost to replace it. The cracked heat exchanger on heat pump #3, would be replaced on Tuesday and two new heat pumps would be installed the first week of February. The should be up to normal with a couple of weeks. Mr. Perry asked if there was an assessment that the fencing was in poor shape. Mr. LaVoy indicated that there was no assessment, but it was in bad shape. Mr. Perry wanted to see where it was bad. Mr. LaVoy pointed out that he did not have to show him anything.

4. Supervisor Martin & Action Item List (Clubhouse & Facilities)

Ms. Martin pointed that Mr. Myers and his staff did an amazing job over the holidays with holiday parties. All of the re-decorating and improvements to the Clubhouse, were

completed. Only the office and the library needed to be painted, but it was minor and could be completed in a couple of months. All of the old and yellow books were removed from the library and donated to either the local library or a church. The top shelf was emptied and would remain empty, so no one had an accident getting on a ladder to reach books on the top shelves. Space was also emptied for new books. The bottom shelves would be used for games and children's books.

SEVENTH ORDER OF BUSINESS

General Audience Comments

Ms. Adams opened the general audience comments period. The following residents addressed the Board:

- Mr. Devon Poulos of 1255 Jonah Drive, discussed the following: 1) His motto for 2025 was, "*New Year, Same Me.*", 2) Was happy that Ms. Lansford altered the District Engineer's Report, but the Board should not discuss items that were not listed on the agenda, 3) Regarding the Solitude quote of \$122,000, clarified that the District Engineer questioned why the Board was taking direction from a vendor, when he could come out and the mistake made by the Board, was having him come out when the ponds were high, as it would cost more money to come out when there was no water in the ponds, 4) There was an alligator in the pond coming down Plantation Boulevard and questioned whether LMP was cutting back the grasses, 5) He reached out to the Assistant Director of Public Works, who he was familiar with, regarding the CDD roads and was informed that they had no intention of taking over them from the CDD and recommended putting this matter to rest, 6) The audio in this room was terrible and needed to be upgraded, before considering whether to upgrading Zoom, 7) Questioned whether the CDD could borrow money for sidewalks, as all of the sidewalks needed to be addressed, including the townhomes, which the CDD owned, as many sidewalks were uneven, 8) Enjoyed the Christmas parade and felt that staff did a great job, but next year requested that Mr. Myers be provided with an budget to upgrade the decorations and lights and 9) Was in favor of removing the trees and replacing with sod, as there would be less maintenance and it would look better.

- Ms. Louise White of 1596 Scarlett Avenue reported that the pond behind her home was popular with people who fish, but there were no alligator warning signs, as an alligator was sunning himself at least three or four times per week. In October, an engineer inspected the drainage and overflow boxes, particularly ones next to her property. He said that box looked good, but stepped into a large hole, at the front of the box and said that he would have to notify the CDD and HOA that there was a problem. However, nothing was done about it.
- Ms. Diane Raymond of 1509 Scarlett Avenue pointed out that LMP was not cutting the grass behind her home in the last month. She did not know if the fence around the pool was in good or bad shape, but when they first moved into the community, maintenance would clean it constantly, but now there were cobwebs. Money should be spent for new pool furniture, so they did not have to sit on moldy chairs. *Mr. Saul would inform LMP.*
- Mr. Gary Ronald of 2608 Peach Circle recalled attending a meeting in March, three years ago, when Mr. Sabol was discussing having a survey done on the pool because it was sinking, but he informed Mr. Sabol that the pool equipment was sinking. Last year, he was asked to serve on a committee and in March, he and Mr. Perry provided a long list of recommendations. The most important item was to address the pool equipment, as many pool motors and pumps were lost. The Board was continually looking for things to spend money on but ignored items such as the pool equipment and wondered why. Last year, alligator warning signs were discussed, but were never installed. The ponds were also discussed last year. There were no drainage issues and the issue was with erosion. They did not need to keep wasting money on people surveying the ponds and needed to spend money on fixing the problems.
- A Resident (Diane) stated the last time she attended a meeting, the front fountains were supposed to be working, since \$100,000 was spent repairing them, but then the fountains were removed and replaced with plants, as her recollection was that the Board voted to keep the fountains. She questioned why this happened and if the Board just did what they wanted to, regardless of what the community wanted and residents paid for. Pond banks in the Villas looked terrible, due to what was

being spayed around the ponds. Residents did not want to look at weeds. Lastly, she was appalled to hear the way that Mr. LaVoy just spoke to Mr. Perry. Mr. LaVoy was writing a check for everything, including the railing, which was not a priority, just like the Clubhouse was not a priority to fix, because he was not happy with how it looked. The priority was to have money in the bank for the next hurricane. The District needed to save money and stop spending it.

- Ms. Pat Ware of 1638 Scarlett Avenue, questioned why the Magnolias going down the Boulevard, were going to be replaced with the same type of tree, when there were native plants, trees and shrubs that could withstand a hurricane. There were native nurseries in Sarasota and Ft. Myers and a great one in Bradenton, who would send someone to make a presentation. Perennials do come back, but native plants such as Evergreens, would always look nice. *Mr. Saul suggested that she speak to Ms. Karen Hoek. Ms. Lansford requested that Mr. Saul meet with Ms. Hoek offline and bring a recommendation back to the Board.*
- Mr. Gregory Basile of 2387 Savannah Drive, reported that this was his first meeting and there were some inexpensive and effective systems that included a camera and microphone that was helpful to Zoom. *Ms. Lansford indicated that the camera must be ADA compliant and was for recording purposes only.* Mr. Basile requested that the agenda be posted on the TV, if it had internet capabilities.
- Mr. Dennis Madeiros of 2427 Magnolia Circle, pointed out that they continually use the library and were concerned that it would be pared down too far, but was happy to hear that there would be new books. It was important for the Clubhouse to look good and that all of the amenities look nice, as this was what residents were buying into and felt that the Board did a good job renovating it.

There being no further comments, Ms. Lansford closed the general audience comments period.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy addressed a comment that was made during the public comment period, regarding the ability to discuss items that were not included on the agenda. When there were items that are not on the agenda that were brought up to the Board, that the Board wanted to take

action on, Ms. Lansford would ask for public comment. It was preferable to discuss items on the agenda, but she wanted to ensure that items were addressed in a timely manner, as needed. Mr. Perry recalled that the CDD installed signs on some of the retention ponds, one warning not to feed the alligators and another one prohibiting fishing or swimming. He did not do a complete survey but believed that the signs were on retention ponds adjacent to streets and asked if they mitigated the District's liability. Ms. Sandy confirmed that it could help mitigate liability to some extent; however, it may not completely eliminate the District's liability, but the question was whether the District had an obligation to post the signs, as it was dependent on the facts and circumstances, especially where there was native wildlife. The CDD did not have an obligation, but it did not hurt to have the signs. Mr. Perry indicated that he was approached by several residents who had retention ponds behind their homes, complaining about people finishing, as they had to trespass on their property. Last Friday, a young man asked if he could walk through Mr. Perry's property to fish on the retention pond behind his home, but he refused to give him permission and asked if there was a requirement to post signage. Ms. Sandy was not aware of any such requirement or obligation to post No Fishing signs or of any past history having to do with nuisance alligators. Mr. Perry pointed out that there was no requirement to stop people from fishing and his biggest concern was regarding the liability. Ms. Sandy noted a benefit to having signage, was it allowed the District to ability to notify law enforcement to have someone trespassed.

B. District Manager

Ms. Lansford stated that the next meeting was scheduled for February 19, 2025 at 6:00 p.m. at this location. Regarding the insurance schedule that was approved last year, for this year, Mr. LaVoy informed her that the tennis court lighting was insured and would remove this from the insurance schedule and have the insurance company credit back the premium that was paid. There was no objection from the Board. Mr. Perry reported that Mr. Myers would send an email blast by the next meeting.

C. Amenities Manager

1. Report

Mr. Myers presented the Amenity Management Report, which was included in the agenda package. He thanked everyone for supporting all of the activities the past couple of

months, as it was a successful period of time and everyone had a good time. From November 1st through December 30, 2024, between the activities and tennis, total revenues from the Mindbody Payment Program, was \$11,430.00. Of that, there was tennis revenue of \$5,498.00, in that 60-day period. People were paying like they were supposed to and staff was checking the memberships daily. Mr. Myers was happy with his team. Total expenses for this period for all events were \$6,585.54, which created positive overall revenue of \$4,844.46. The Board complimented Mr. Myers and his team for all of their hard work. A new Key Fob system was installed on the pool restrooms and billiards room door. They were being used and staff was trying to get the tennis players to use those restrooms, instead of the ones in the hallway, due to tracking in clay, but they were getting better and staff was continuing to monitor it. The new fitness equipment was installed in the Fitness Room on December 10th and 11th and there was positive feedback. When staff periodically looked at the cameras, there were typically five to six people in the Fitness Room. Windscreens for the tennis courts and pickleball were installed later than anticipated on December 2nd through 4th. Two new patio umbrellas were also installed on the bocce ball courts. The shed for the tennis area that was destroyed by the hurricane, which housed the tennis ball machine, was replaced the first part of December. He would call the sign company tomorrow morning regarding the alligator and road signs. They would also pull the alligator signs that were installed on Plantation Boulevard by mistake and re-install them on ponds that did not have signs. One quote was received for a new sound system, but he preferred to obtain additional quotes. As soon as they were received, he would provide them to the Board. The Clubhouse was beautiful, now that the renovation was completed and was needed. Two realtors would not take pictures of their amenities, because the Clubhouse was outdated, but now new realtors wanted to take pictures at least once a week. It should help with their room rentals, as they were receiving daily calls on rental rates. Yesterday, there were two bookings for March.

NINTH ORDER OF BUSINESS**Supervisor's Requests**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

**Next Regularly Scheduled Board Meeting
is February 19, 2025 at 6:00 p.m. at
Lakeside Plantation Clubhouse**

This item was discussed.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the meeting was adjourned at 7:34 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION B

SECTION 1

Lakeside Plantation

Community Development District

Summary of Invoices January 1, 2025 to January 31, 2025

<i>Date</i>	<i>Check No.'s</i>	<i>Amount</i>
<i><u>General Fund</u></i>		
1/2/25	3660-3670	\$ 869,821.26
1/15/25	3671-3679	\$ 39,419.55
		\$ 909,240.81
<i><u>Capital Reserve Fund</u></i>		
1/15/25	165	\$ 15,000.00
1/22/25	166	\$ 30,539.07
		\$ 45,539.07
<i><u>Automatic Drafts</u></i>		
Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$ 663.65
	2200 Plantation Blvd - Fountain	\$ 178.89
	2200 Plantation Blvd - Pool	\$ 1,136.17
North Port Utilities	2200 Plantation Blvd - Clubhouse	\$ 162.32
	2200 Plantation Blvd - Fountain	\$ 30.51
	2200 Plantation Blvd - Pool	\$ 186.68
	2200 Plantation Blvd - Garbage Collection	\$ 219.48
Comcast	2200 Plantation Blvd - Clubhouse	\$ 173.40
ADT	2200 Plantation Blvd - Clubhouse	\$ 536.38
Marlin Business Bank	Copier Contract Payment	\$ 104.86
		\$ 3,392.34
Total		\$ 912,633

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/02/25	00397	12/12/24	AR124527	202412	330	53800	48200		PRINTER LEASE DEC24 DEX IMAGING	*	87.77	87.77	003660
1/02/25	00436	12/08/24	12082024	202412	330	53800	48600		OFFICE & INTERNET DEC24 FRONTIER	*	397.02	397.02	003661
1/02/25	00417	12/20/24	20	202412	330	53800	12000		AMENITY PAYROLL- DEC 24 GOVERNMENTAL MANAGEMENT SERVICES	*	24,280.36	24,280.36	003662
1/02/25	00456	12/11/24	12112024	202411	330	53800	51000		MILEAGE-PICK UP POOL PART	*	53.12		
		12/11/24	12112024	202411	330	53800	48000		PRIZES FOR BINGO HAROLD MYERS	*	321.26	374.38	003663
1/02/25	00061	11/20/24	M1135699	202411	330	53800	51100		POOL SERVICE NOV24	*	1,900.00		
		12/09/24	M1147984	202412	330	53800	51000		GUTTER GRATES	*	14.91		
		12/11/24	M1149859	202412	330	53800	51000		VAC GAUGE	*	45.75		
		12/18/24	M1154298	202412	330	53800	51100		POOL SERVICE DEC24	*	1,900.00		
		12/28/24	M1168001	202412	330	53800	51000		SERVICE CALL/REPAIR DEC24 HOWARD'S POOL WORLD, INC.	*	675.89	4,536.55	003664
1/02/25	00425	12/24/24	29021318	202412	330	53800	48102		ANN BCKFLOW/SPRINK INSPCT IMPACT FIRE	*	646.70	646.70	003665
1/02/25	00444	12/26/24	12262024	202412	300	36900	10000		FIT TO CORE CLASS JACQUELYN BALDELLI	*	221.25	221.25	003666
1/02/25	00371	12/18/24	3499621	202411	310	51300	31500		GENERAL COUNSEL NOV24 KUTAK ROCK LLP	*	2,292.50	2,292.50	003667
1/02/25	00028	1/02/25	01022025	202501	300	20700	10000		ASSESSMENTS THRU 12/31/24 LAKESIDE PLANTATION C/O USBANK	*	82,056.57	82,056.57	003668

LKSD LAKESIDE PLANT HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/02/25	00455	1/02/25	01022025	202501	300	15100	10000		OPERATING TRANSFER-SBA STATE BOARD OF ADMINISTRATION	*	750,000.00	750,000.00	003669
1/02/25	00446	12/20/24	1238	202412	330	53800	48102		POOL EQUIP BALANCE VIKING ELECTRIC	*	4,928.16	4,928.16	003670
1/15/25	00451	1/13/25	LPLANTAT	202501	330	53800	48102		FINAL-VINYL FOR GATE ALL AMERICAN FENCE & GATE, INC.	*	1,835.50	1,835.50	003671
1/15/25	00397	10/17/24	AR121437	202410	330	53800	48200		PRINTER LEASE OCT24	*	66.24		
		11/13/24	AR122948	202411	330	53800	48200		PRINTER LEASE NOV24 DEX IMAGING	*	104.80	171.04	003672
1/15/25	00429	1/10/25	01102025	202501	330	53800	48000		POOL MUSIC 2/2 & 3/30 DUANE ASDOURIAN	*	600.00	600.00	003673
1/15/25	00417	11/20/24	18	202411	330	53800	12000		AMENITY PAYROLL-NOVEMBER	*	24,935.75		
		1/02/25	21	202501	310	51300	34000		MANAGEMENT FEES- JAN 25	*	4,541.67		
		1/02/25	21	202501	310	51300	35200		WEBSITE ADMIN - JAN 25	*	74.17		
		1/02/25	21	202501	310	51300	35100		INFO TECH - JAN 25	*	115.92		
		1/02/25	21	202501	310	51300	31300		DISSEM AGENT - JAN 25	*	83.33		
		1/02/25	21	202501	310	51300	42000		POSTAGE	*	99.52		
		1/02/25	21	202501	310	51300	49000		K2 AWARDS-PLAQUE FOR PINA GOVERNMENTAL MANAGEMENT SERVICES	*	53.13	29,903.49	003674
1/15/25	00271	1/01/25	2907989	202501	330	53800	48600		POOL PHONES JAN-MAR25 KINGS III OF AMERICA, LLC	*	134.25	134.25	003675
1/15/25	00438	12/31/24	12312024	202501	330	53800	48000		NYE PARTY MUSIC ROB ROLLERI	*	1,500.00	1,500.00	003676

LKSD LAKESIDE PLANT HHENRY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/15/25	00272	1/01/25	PSI13534 202501 320-53800-46000 LAKE MAINTENANCE JAN25	SOLITUDE LAKE MANAGEMENT LLC	*	1,299.00	1,299.00 003677
1/15/25	00362	10/03/24	I56921 202410 330-53800-51000 DIAGNOSTIC FEE OCT24		*	160.00	
		12/17/24	I55728 202412 330-53800-51000 MAINTENANCE DEC24		*	485.99	
		12/17/24	I59488 202412 330-53800-51000 HEATER MAINT. DEC24		*	200.44	
		12/20/24	I59603 202412 330-53800-51000 MAINTENANCE DEC24		*	325.00	
		12/24/24	I59647 202412 330-53800-51000 MAINTENANCE DEC24	SYMBIONT SERVICES CORP	*	504.84	1,676.27 003678
1/15/25	00446	12/20/24	1239 202412 330-53800-48102 ELECTRICAL MAINT TEN SHED	VIKING ELECTRIC	*	2,300.00	2,300.00 003679
TOTAL FOR BANK A						909,240.81	
TOTAL FOR REGISTER						909,240.81	

LKSD LAKESIDE PLANT HHENRY



CONTRACT INVOICE

Post Office Box 17299 Clearwater, FL 33762-0299
P: (800) 995-4468 F: (813) 288-0223

Invoice Number: AR12452790
Invoice Date: 12/12/2024

001-330-53800-48200 office supplies

Bill To: Lakeside Plantation Community Development District
2800 Plantation Boulevard
North Port, FL 34289

Customer: Lakeside Plantation Community Development District
2800 Plantation Boulevard
North Port, FL 34289

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LAKESIDEPLANTAT-GBS	30 Days	1/11/2025	\$87.77	\$87.77
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28413-RD-GBS-01		\$87.77		9/21/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 12/21/2024 to 1/20/2025 billing period	\$20.00
Contract overage charge for the 11/21/2024 to 12/20/2024 overage period	\$65.77 **
Remote Diagnostic	\$2.00
**See overage details below	\$87.77

0013305380048200
Printer Lease Dec24

Detail:

Equipment included under this contract

2800 Plantation Bouleva
Main leasing office

Copystar/CS 308ci

Number	Serial Number	Base Adj.	Location
AAG413	RNH2402440	\$0.00	Lakeside Plantation Community Development District 2800 Plantation Boulevard North Port, FL 34289 Main leasing office

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
B/W	B/W	21,544	22,080	536	0	536	0.010000	\$5.36
Color	COLOR	11,928	12,791	863	0	863	0.070000	\$60.41
								\$65.77

Did you know you can place your supply order online?
Try <http://www.deximaging.com> and click on "Order Supplies".

Please note that due to rising processing costs, credit card charges will be subjected to a 3% processing surcharge. If this invoice is paid with a credit card, you will be charged \$90.40. If you do not pay with a credit card, the total amount on this invoice is due. If you wish to update your payment method, please call DEX Imaging Accounts Receivables at (813) 288-8080. We appreciate your business and thank you for your understanding.

Invoice SubTotal	\$87.77
Tax:	\$0.00
Invoice Total	\$87.77
Balance Due:	\$87.77





FRONTIER

Important Information

Avoid account suspension by paying your past-due balance immediately. Log in to frontier.com or use the MyFrontier app for latest balances and due dates.

001-330-53800-48600
Office & Internet Dec24

Your Monthly Invoice

Account Summary

New Charges Due Date	1/02/25
Billing Date	12/08/24
Account Number	941-423-5500-040824-5
PIN	0367
Previous Balance	194.08
Payment not received by 12/08/24	.00
Balance Forward, due immediately	<u>194.08</u>
New Charges	<u>202.94</u>
Total Amount Due	\$397.02

Monthly Internet
330-53800 48600



SUPPORT

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WAYS TO PAY YOUR BILL

 frontier.com/signupforautopay

 800-801-6652 **MyFrontier® app**



P.O. Box 211579
Eagan, MN 55121-2879

6790 0007 NO RP 08 12092024 NNNNNNYN 01 000726 0004

LAKESIDE PLANTATION CDD
2200 PLANTATION BLVD
NORTH PORT FL 34289-9472



PAYMENT STUB

Total Amount Due	\$397.02
New Charges Due Date	1/02/25
Account Number	941-423-5500-040824-5
Amount Enclosed	\$

Mail Payment To:
FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



780046941423550004082400000194080000397025



Date of Bill

12/08/24

Account Number

941-423-5500-040824-5

CURRENT BILLING SUMMARY

Local Service from 12/08/24 to 01/07/25

Qty Description	941/423-5500.0	Charge
Basic Charges		
3 Frontier Business Voice		59.97
Other Charges-Detailed Below		9.00
Federal USF Recovery Charge		13.95
City Communications Services Tax		4.68
FL State Communications Services Tax		3.60
FL State Gross Receipts Tax		1.74
3 Sarasota Co VOIP 911 Surcharge		1.20
3 FL Telecommunications Relay Service		.24
FL State Gross Receipts Tax		.09
Total Basic Charges		94.47
Non Basic Charges		
Business Fiber Internet 1 Gig		84.99
1 Usable Static IP Address		19.99
Frontier Provided 4port ATA		.00
Printed Bill Fee		3.49
Total Non Basic Charges		108.47
TOTAL	202.94	

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$397.02 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

**** ACCOUNT ACTIVITY ****

Qty Description	Order Number	Effective Dates	Charge
1 Late Payment Fee	941/423-5500	12/08	9.00
Subtotal		Subtotal	9.00

Detail of VoIP Charges

Toll charged to 941/423-5500

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
1	NOV 07	5:42A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
2	NOV 07	11:41A	.4	DD	MONTEBELLO CA (323) 594-5323	.00
3	NOV 07	11:42A	.8	DD	MONTEBELLO CA (323) 594-5323	.00
4	NOV 07	12:12P	1.3	DD	PTCHARLOTT FL (941) 625-3360	.00
5	NOV 07	2:20P	.7	DD	PTCHARLOTT FL (941) 421-4229	.00
6	NOV 08	5:42A	.4	DD	PTCHARLOTT FL (941) 625-4027	.00
7	NOV 08	5:43A	.4	DD	PTCHARLOTT FL (941) 625-4027	.00
8	NOV 08	5:43A	.4	DD	PTCHARLOTT FL (941) 625-4013	.00
9	NOV 08	5:44A	.4	DD	PTCHARLOTT FL (941) 625-4013	.00
10	NOV 08	5:45A	.4	DD	PTCHARLOTT FL (941) 625-4027	.00
11	NOV 08	5:46A	.4	DD	PTCHARLOTT FL (941) 625-4027	.00
12	NOV 08	5:47A	.4	DD	PTCHARLOTT FL (941) 625-4013	.00
13	NOV 08	5:48A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
14	NOV 08	8:42A	.7	DD	MIAMI FL (786) 457-3724	.00
15	NOV 09	5:42A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
16	NOV 10	1:44A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
17	NOV 10	5:42A	.4	DD	PTCHARLOTT FL (941) 625-4027	.00
18	NOV 10	5:43A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
19	NOV 10	5:44A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
20	NOV 11	5:42A	.4	DD	PTCHARLOTT FL (941) 625-4027	.00
21	NOV 11	5:43A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
22	NOV 11	5:44A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
23	NOV 11	11:31A	1.6	DD	TAMPACEN FL (813) 344-4844	.00
24	NOV 11	4:12P	3.3	DD	CANTON GA (678) 880-9042	.00
25	NOV 11	6:04P	1.9	DD	EASTON MD (443) 786-2829	.00
26	NOV 12	5:42A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
27	NOV 12	9:32A	.3	DD	PHOENIX AZ (480) 329-8395	.00
28	NOV 12	9:36A	.6	DD	PHOENIX AZ (480) 329-8395	.00
29	NOV 12	9:38A	1.3	DD	PHOENIX AZ (480) 329-8395	.00
30	NOV 12	11:29A	2.9	DD	ORLANDO FL (407) 841-5524	.00

12/08/24



Date of Bill

12/08/24

Account Number

941-423-5500-040824-5

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
93	NOV 23	5:42A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
94	NOV 23	9:04A	1.1	DD	AKRON OH (330) 803-8143	.00
95	NOV 23	9:48A	1.1	DD	AKRON OH (330) 803-8143	.00
96	NOV 23	2:30P	1.4	DD	GARDENCITY NY (516) 375-9330	.00
97	NOV 23	3:30P	8.4	DD	GLADSTONE MI (906) 420-2027	.00
98	NOV 24	5:42A	.4	DD	PTCHARLOTT FL (941) 625-4027	.00
99	NOV 24	5:43A	.4	DD	PTCHARLOTT FL (941) 625-4027	.00
100	NOV 24	5:44A	.4	DD	PTCHARLOTT FL (941) 625-4013	.00
101	NOV 24	5:45A	.3	DD	PTCHARLOTT FL (941) 625-4013	.00
102	NOV 24	5:46A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
103	NOV 25	5:42A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
104	NOV 25	5:43A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
105	NOV 25	5:44A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
106	NOV 25	9:48A	.6	DD	ALBANY NY (518) 423-9160	.00
107	NOV 25	12:05P	2.8	DD	CHICAGO2N04 IL (773) 543-9592	.00
108	NOV 25	3:07P	5.7	DD	MTPLEASANT MI (989) 506-3038	.00
109	NOV 26	5:42A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
110	NOV 26	10:43A	.8	DD	CLEARWATER FL (727) 242-1367	.00
111	NOV 26	10:49A	.3	DD	PTCHARLOTT FL (941) 627-8325	.00
112	NOV 26	11:05A	.6	DD	KISSIMMEE FL (407) 724-8586	.00
113	NOV 26	1:36P	1.6	DD	PTCHARLOTT FL (941) 624-3713	.00
114	NOV 26	1:43P	.8	DD	MIAMI FL (305) 523-9053	.00
115	NOV 26	5:58P	.6	DD	BIRMINGHAM AL (205) 602-4566	.00
116	NOV 27	5:42A	.4	DD	PTCHARLOTT FL (941) 625-4027	.00
117	NOV 27	5:43A	.4	DD	PTCHARLOTT FL (941) 625-4027	.00
118	NOV 27	5:44A	.3	DD	PTCHARLOTT FL (941) 625-4013	.00
119	NOV 27	5:45A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
120	NOV 28	5:43A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
121	NOV 29	5:43A	.4	DD	PTCHARLOTT FL (941) 625-4027	.00
122	NOV 29	5:43A	.4	DD	PTCHARLOTT FL (941) 625-4027	.00
123	NOV 29	5:44A	.4	DD	PTCHARLOTT FL (941) 625-4013	.00
124	NOV 29	5:45A	.4	DD	PTCHARLOTT FL (941) 625-4013	.00
125	NOV 29	5:46A	.4	DD	PTCHARLOTT FL (941) 625-4027	.00
126	NOV 29	5:47A	.4	DD	PTCHARLOTT FL (941) 625-4027	.00
127	NOV 29	5:48A	.4	DD	PTCHARLOTT FL (941) 625-4013	.00
128	NOV 29	5:49A	.4	DD	PTCHARLOTT FL (941) 625-4013	.00
129	NOV 29	5:49A	.4	DD	PTCHARLOTT FL (941) 625-4027	.00
130	NOV 29	5:50A	.4	DD	PTCHARLOTT FL (941) 625-4027	.00
131	NOV 29	5:51A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
132	NOV 29	5:52A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
133	NOV 29	5:53A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
134	NOV 29	12:43P	.3	DD	FTLAUDERDL FL (954) 666-2911	.00
135	NOV 30	5:43A	.4	DD	PTCHARLOTT FL (941) 625-4027	.00
136	NOV 30	5:43A	.4	DD	PTCHARLOTT FL (941) 625-4027	.00
137	NOV 30	5:45A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
138	DEC 01	5:43A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
139	DEC 02	5:43A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
140	DEC 02	9:37A	.7	DD	MIAMI FL (305) 523-9053	.00
141	DEC 02	9:43A	1.0	DD	MIAMI FL (305) 523-9053	.00
142	DEC 02	10:36A	.5	DD	RALEIGH NC (919) 264-1933	.00
143	DEC 02	10:38A	1.4	DD	PTCHARLOTT FL (941) 255-5556	.00
144	DEC 02	12:04P	.8	DD	PHOENIX AZ (480) 329-8395	.00
145	DEC 02	12:06P	2.1	DD	PUNTAGORDA FL (941) 621-2481	.80
146	DEC 02	1:32P	2.1	DD	PTCHARLOTT FL (941) 286-1447	.00
147	DEC 02	1:35P	.8	DD	FTLAUDERDL FL (954) 666-2911	.00
148	DEC 02	3:13P	.4	DD	BRADENTON FL (941) 725-5197	.00
149	DEC 02	3:21P	.6	DD	NORTH DADE FL (786) 290-0140	.00
150	DEC 02	3:22P	.6	DD	METUCHEN NJ (732) 910-5835	.00
151	DEC 02	3:24P	.5	DD	SYRACUSE NY (315) 380-7609	.00
152	DEC 02	3:25P	3.0	DD	SAGINAW MI (989) 529-1201	.00
153	DEC 02	5:24P	18.9	DD	TOMS RIVER NJ (732) 581-2007	.00
154	DEC 03	5:43A	.4	DD	PTCHARLOTT FL (941) 625-4027	.00
155	DEC 03	5:44A	.4	DD	PTCHARLOTT FL (941) 625-4027	.00





NOTICE OF ACCOUNT PAST DUE

Account No:	9414235500 040824 5
Date Mailed:	Dec 10, 2024
Past Due:	\$194.08
Final Due Date:	12/24/24

Our records indicate that your account is past due in the amount shown above. If you have already paid your past due amount, thank you, and please disregard this notice. If the account is still past due, Frontier will use automated/prerecorded voice calls to contact you about your account.

If payment of \$194.08 is not received on the final due date, your service will be temporarily disconnected without further notice. A reconnection fee and deposit requirement may then apply. Lifeline customers may elect to subscribe to Toll Restriction at no charge in lieu of a deposit. Your service can be maintained by paying the charges marked with a star(*). All services remaining unpaid are subject to suspension. Basic local service may be maintained by paying basic charges. If you are a business customer, you must pay the Total Past Due to avoid any service interruption.

IMPORTANT! If your services are discontinued, a charge in the amount of \$28.00 (Residence fee) or \$48.00 (Business fee) for each phone number will apply to reconnect the service. If you subscribe to multiple services (Voice, Internet, Video), you may be billed an additional fee in the amount of \$9.99 to reconnect your Internet and/or Video service.



\$194.08	* Amount Subject to Disconnection
\$194.08	Total Past Due Charges

NOTE: If you subscribe to a local telephone service package, the package will be discontinued if your payments are not enough to cover the total package price. In addition, early termination charges can apply. Accounts are temporarily disconnected for fifteen calendar days, after which time the service is permanently disconnected. If the service is permanently disconnected, an application for new service will be required. The installation charge for new service can be greater than the charge to restore service and a security deposit can also be required. The "Total Due" above can include charges for directory advertising, operator services, and disputed 900 charges. Your local telephone service will not be disconnected because of these charges. You have the right to challenge the disconnection of any portion of this bill that is in dispute. If you've disputed charges on your bill and have contacted Frontier at 800.921.8105, your service will not be interrupted until the dispute is resolved. However, you must pay any amount not in dispute. In the event your service is disconnected, and you have Frontier-owned equipment, you can be required to return within 30 days of the date your service is disconnected, or you will be billed for the unreturned equipment. Equipment fees are charged on a per unit basis.

Ways to pay today (free):
 Pay online at frontier.com/pay
 Use the MyFrontier Mobile App
 Call us at 800.801.6652

Thank You!

Please detach the payment slip below and include with your payment in the return envelope provided. Please write your account number on your check.

VZ3FL



P.O. Box 5166
 Tampa, FL 33675-5166

6790 0030 NO RP 10 007341 12102024 NNNNNY 00 105 0016

LAKESIDE PLANTATION CDD
 2200 PLANTATION BLVD
 NORTH PORT FL 34289-9472



Account Number	9414235500 040824 5
Past Due Date	12/09/24
Final Due Date	12/24/24
Amount Due	\$194.08

Mail your payment to:

FRONTIER
 PO BOX 740407
 CINCINNATI OH 45274-0407



580044941423550004082400000194080000194085

Governmental Management Services- Tampa, LLC

1001 Bradford Way
TN 37763

Invoice

Date	Invoice #
12/20/2024	20

Bill To
Lakeside Plantation CDD C/O GMS- Tampa, LLC

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			12/20/2024			

Quantity	Item Code	Description	Price Each	Amount
	Facility Manageme...	Amenity Payroll- Dec 24 001-330-53800-12000	24,280.36	24,280.36

			Total	\$24,280.36
--	--	--	--------------	-------------

001-330-53800-48000
activities \$321.86
001-330-53800-51000
Pool Maint \$53.12

Check Request

District Lakeside Plantation Cdd Date 12-11-24

Payable to Harold Myers

Amount Requested \$ 374.38

Acct. # _____

Requested By Harold Myers

Description of Need Mileage to get pool pump motor, Prizes for Name that Tune, Prizes for Holiday.

Approved By _____

Signature _____

Received By _____

Signature _____

Notes: Tues Nov. 25 went to Bradenton to pick up pool pump motor and back. mileage 91.58 Round trip = \$ 53.12

* Walmart prizes for golf cart parade and Name That Tune event. Had to use personal card as company card declined. \$ 222.87

* Walmart prizes for Holiday Bingo Company card declined - used personal \$ 98.39

\$ 374.38

HOWARD'S POOL WORLD, INC.

OFFICE: (941) 625-6007
 FAX: (941) 766-1108

Mailing Address
 P.O. Box 739097
 Dallas, TX 75373-9097

PAST DUE

Bill To
 LAKESIDE PLANTATION
 2200 PLANTATION BLVD
 NORTH PORT, FL 34289

Invoice

Date

11/20/2024

Work Done At:	Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289	M1135699	NET 10	11/30/2024	DAVID
Quantity	Description	Serviced	Amount	
1	NOVEMBER 2024 MONTHLY POOL SERVICE	11/20/2024	1,900.00	
	PLEASE NOTE YOU HAVE A PAST DUE BALANCE			
	001-330-53800-51100 Pool Service NOV24			
			Total	\$1,900.00
			Payments/Credits	\$0.00
			Total Account Balance	\$4,124.87

PLEASE NOTE: OUR MAILING ADDRESS HAS CHANGED. PLEASE SEND PAYMENTS TO P.O. BOX 739097 DALLAS, TX 75373-9097

LIC. # CPC 053310

POOL MAINTENANCE & REPAIRS

www.howardspoolworld.com

HOWARD'S POOL WORLD, INC.

OFFICE: (941) 625-6007
 FAX: (941) 766-1108

Mailing Address
 P.O. Box 739097
 Dallas, TX 75373-9097

Bill To
 LAKESIDE PLANTATION
 2200 PLANTATION BLVD
 NORTH PORT, FL 34289

Invoice

Date

12/9/2024

Work Done At:	Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289	M1147984	NET 10	12/19/2024	DAVID
Quantity	Description		Serviced	Amount
1	GUTTER GRATES 12/05 Howards \$14.91 001-330-53800-51000 Gutter Grates		12/9/2024	14.91
			Total	\$14.91
			Payments/Credits	\$0.00
			Total Account Balance	\$3,403.23

PLEASE NOTE: OUR MAILING ADDRESS HAS CHANGED. PLEASE SEND PAYMENTS TO P.O. BOX 739097 DALLAS, TX 75373-9097

LIC. # CPC 053310

POOL MAINTENANCE & REPAIRS

www.howardspoolworld.com

HOWARD'S POOL WORLD, INC.

OFFICE: (941) 625-6007
 FAX: (941) 766-1108

Mailing Address
 P.O. Box 739097
 Dallas, TX 75373-9097

Bill To
 LAKESIDE PLANTATION
 2200 PLANTATION BLVD
 NORTH PORT, FL 34289

Invoice

Date

12/11/2024

Work Done At:	Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289	M1149859	NET 10	12/21/2024	DAVID
Quantity	Description	Serviced	Amount	
1	VAC GAUGE Howards \$45.75 001-330-53800-51000 Vac Gauge	12/11/2024	45.75	
			Total	\$45.75
			Payments/Credits	\$0.00
			Total Account Balance	\$3,448.98

PLEASE NOTE: OUR MAILING ADDRESS HAS CHANGED. PLEASE SEND PAYMENTS TO P.O. BOX 739097 DALLAS, TX 75373-9097

HOWARD'S POOL WORLD, INC.

OFFICE: (941) 625-6007
 FAX: (941) 766-1108

Mailing Address
 P.O. Box 739097
 Dallas, TX 75373-9097

Bill To
 LAKESIDE PLANTATION
 2200 PLANTATION BLVD
 NORTH PORT, FL 34289

Invoice

Date

12/18/2024

Work Done At:	Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289	M1154298	NET 10	12/28/2024	DAVID
Quantity	Description	Serviced	Amount	
1	DECEMBER 2024 MONTHLY POOL SERVICE PLEASE NOTE YOU HAVE A PAST DUE BALANCE Howards 1900 001-330-53800-51100 Pool Service Dec24	12/18/2024	1,900.00	
			Total	\$1,900.00
			Payments/Credits	\$0.00
			Total Account Balance	\$3,448.98

PLEASE NOTE: OUR MAILING ADDRESS HAS CHANGED. PLEASE SEND PAYMENTS TO P.O. BOX 739097 DALLAS, TX 75373-9097

LIC. # CPC 053310

POOL MAINTENANCE & REPAIRS

www.howardspoolworld.com

HOWARD'S POOL WORLD, INC.

OFFICE: (941) 625-6007
 FAX: (941) 766-1108

Mailing Address
 P.O. Box 739097
 Dallas, TX 75373-9097

Bill To
 LAKESIDE PLANTATION
 2200 PLANTATION BLVD
 NORTH PORT, FL 34289

Invoice

Date

12/28/2024

Work Done At:	Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289	M1168001	NET 10	1/7/2025	DAVID
Quantity	Description	Serviced	Amount	
1	SERVICE CALL	12/27/2024	150.00	
1	SEAL PLATE O-RING	12/27/2024	33.48	
1	STA-RITE MAX-E PRO PUMP HOUSING	12/27/2024	492.41	
	001-330-53800-51000			
			Total	\$675.89
			Payments/Credits	\$0.00
			Total Account Balance	\$4,124.87

PLEASE NOTE: OUR MAILING ADDRESS HAS CHANGED. PLEASE SEND PAYMENTS TO P.O. BOX 739097 DALLAS, TX 75373-9097

LIC. # CPC 053310

POOL MAINTENANCE & REPAIRS

www.howardspoolworld.com

Impact Fire Services, LLC
500 Base Ave East
Venice, FL 34285
941-485-5402



Bill To
Lakeside Plantation CDD
6200 Lee Vista Ste 300
Orlando, FL 32822

Invoice No. 29021318
Invoice For Inspection Job #36722083 (12/04/2024)
Transaction Date 12/24/2024
Due Date 12/24/2024 (Due Upon Receipt)

Service Location Lakeside Plantation Clubhouse
2200 Plantation Blvd
North Port, FL 34286

Code	Item	Svc	Qty	Unit Price	Amt
9017	4" FIRE	BF	1	\$150.00	\$150.00
1019	SP SUBMITTAL FEE	SP	6	\$9.95	\$59.70
2831	SP FUEL SURCHARGE	SP	1	\$10.00	\$10.00
9003	SP INSP WET/DRY UP TO 8"	SP	1	\$275.00	\$275.00
9017	BYPASS	BF	1	\$0.00	\$0.00
9017	2" POT	BF	1	\$62.00	\$62.00
9017	1" POT	BF	2	\$45.00	\$90.00
GRAND TOTAL					\$646.70

001-330-53800-48102
Ann Backflow/Sprink Inspect

Additional Customer Information
GP Customer # 307-0000353

Notes
ANNUAL BACKFLOW & SPRINKLER INSPECTION COMPLETE

Terms & Conditions
Impact Venice License FED23-000053.FED23-000048.FEP23-000387.FPC23-000105.CFC1426701.EF20000299

PLEASE INCLUDE THIS INVOICE WITH YOUR PAYMENT.

REMIT TO:
IMPACT FIRE SERVICES LLC
PO BOX 735063
DALLAS TX 75373-5063

Account Number	Wire Routing Number	ACH Routing Number
522 752 010	021 000 021	322 271 627

PAY VIA CREDIT CARD @ WWW.IMPACTFIRESERVICES.COM
A FEE OF 2.5% WILL BE INCREMENTAL TO THE INVOICE AMOUNT ON ALL CREDIT/DEBIT CARD TRANSACTIONS.
QUESTIONS CONCERNING THIS INVOICE OR PAYMENT OPTIONS CAN BE ADDRESSED TO AR@IMPACTFIRESERVICES.COM

Check Request

0013003690010000
Fit to Core Class

District Lakeside Plantation Date 12/26/24

Payable to Jacquelyn Baldell

Amount Requested \$ 221.25 Acct. # _____

Requested By Harold Myers

Description of Need Fit to Core Payment

Approved By Harold Myers

Signature _____

Received By _____

Signature _____

Notes:

Sales 295.00

Our Commission 73.75

Balance to Jackie \$ 221.25

* Hannah - Can you check to see if Jackie was paid for the last check request.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 18, 2024

0013105130031500

General Counsel Nov24

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Jordan Lansford
Lakeside Plantation CDD
4530 Eagle Falls Place
Tampa, FL 33619

Invoice No. 3499621
12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

11/05/24	D. Wilbourn	1.00	175.00	Prepare and transmit new supervisor guides
11/11/24	S. Sandy	0.40	126.00	Conduct research regarding limiting discussion of items at Board meetings
11/12/24	H. Hurley	0.80	140.00	Prepared Memorandum regarding Sunshine Law for Lakeside Plantation CDD
11/14/24	S. Sandy	1.20	378.00	Review draft agenda and minutes; prepare resolution approving the amended amenity rates; prepare amendments to the rates; confer with Lansford regarding HOA Villas landscape maintenance agreement
11/20/24	S. Sandy	3.00	945.00	Prepare for and attend board meeting; conduct follow-up regarding same
11/25/24	S. Sandy	0.90	283.50	Prepare agreements for pool heaters and monument signage; confer with Lavoy regarding monument; confer regarding fence repair proposal

KUTAK ROCK LLP

Lakeside Plantation CDD
December 18, 2024
Client Matter No. 12323-1
Invoice No. 3499621
Page 2

11/25/24	D. Wilbourn	1.40	245.00	Prepare pool heater installation agreement; prepare entry monument installation agreement; board meeting follow-up
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TOTAL HOURS 8.70

TOTAL FOR SERVICES RENDERED \$2,292.50

TOTAL CURRENT AMOUNT DUE \$2,292.50

Lakeside Plantation CDD

FY 2025 - Operating Account

Regular Pay Request X **Expedited Request** _____

GMS-Tampa LLC
4530 Eagle Falls Place
Tampa, FL 33619

Invoice Amount \$ 750,000.00

Make Payable To: Lakeside Plantation CDD State Board Account

In Payment of: Operating Transfer - SBA

G/L Code: 001.300.15100.10000 \$ 750,000.00 SBA Fund A

Expense Month January

V: 455

INVOICE

Viking Electric
11339 Third Ave
Punta Gorda, FL 33955

vikingelectricswfl@gmail.com
+1 (239) 300-8318



Bill to

Pat Lavoy
Lakeside Plantation CDD
2200 Plantaton Blvd
North Port, FL 34289

Ship to

Pat Lavoy
Lakeside Plantation CDD
2200 Plantaton Blvd
North Port, FL 34289

Invoice details

Invoice no.: 1238
Terms: Due on receipt
Invoice date: 12/20/2024
Due date: 12/20/2024

Pool Equip Balance
0013305380048102

#	Date	Product or service	Description	Qty	Rate	Amount
1.	12/05/2024	Services	Balance due for pool equipment service project	1	\$4,928.16	\$4,928.16

Total **\$4,928.16**

Please issue a check made out to Viking Electric.

Overdue 12/20/2024



All American Fence and Gate
 5470 Bayshore Rd
 North Fort Myers, FL 33917
 +12392362452
 alyssa@aafenceandgate.com

Invoice
LPlantation- Final

BILL TO
 Lakeside Plantation CDD

SHIP TO
 Lakeside Plantation CDD
 2200 Plantation Blvd
 North Port, florida, FL 34289
 US

DATE 01/13/2025	PLEASE PAY \$1,835.50
--------------------	---------------------------------

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Vinyl	White vinyl - 6' High: 6' Sections - 5" X 5" Posts	42	33.4166667	1,403.50
	Vinyl	White 6' High Gate: 6' Wide- Aluminum Stiffeners in each Gate Post, one V brace and Stainless Steel Powder Coated Hinges and Latch.	1.50	275.00	412.50
	Vinyl	36" Bolt for Double Drive Gate	0.50	39.00	19.50

0013305380048102
 Final-Vinyl for gate

TOTAL DUE **\$1,835.50**

THANK YOU.



Post Office Box 17299 Clearwater, FL 33762-0299
 P: (800) 995-4468 F: (813) 288-0223

0013305380048200
 Printer Lease Oct24

CONTRACT INVOICE

Invoice Number: AR12143771
 Invoice Date: 10/17/2024

Bill To: Lakeside Plantation Community Development District
 2800 Plantation Boulevard
 North Port, FL 34289

Customer: Lakeside Plantation Community Development District
 2800 Plantation Boulevard
 North Port, FL 34289

Account No	Payment Terms	Due Date	Invoice Total	Balance Due	
LAKESIDEPLANTAT-GBS	30 Days	11/16/2024	\$66.24	\$66.24	
Invoice Remarks					
Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28413-RD-GBS-01		\$66.24		09/21/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 10/21/2024 to 11/20/2024 billing period	\$20.00
Contract overage charge for the 09/21/2024 to 10/20/2024 overage period	\$44.24**
Remote Diagnostic	\$2.00
	\$66.24

**See overage details below

Detail:

Equipment included under this contract

2800 Plantation Boulevard
 Main leasing office

Copystar/CS 308ci

Equipment Number	Serial Number	Base Adj.	Location
AAG413	RNH2402440	\$0.00	Lakeside Plantation Community Development District 2800 Plantation Boulevard North Port, FL 34289 Main leasing office

Meter Type	Meter Group	Begin Meter	End Meter	Credits	Total	Covered	Billable	Rate	Overage
B/W	B/W	20,551	20,733		182	0	182	\$0.010000	\$1.82
Color	COLOR	10,255	10,861		606	0	606	\$0.070000	\$42.42
									\$44.24

Did you know you can place your supply order online?
 Try <http://www.deximaging.com> and click on "Order Supplies".

Please note that due to rising processing costs, credit card charges will be subjected to a 3% processing surcharge. If this invoice is paid with a credit card, you will be charged \$68.23. If you do not pay with a credit card, the total amount on this invoice is due. If you wish to update your payment method, please call DEX Imaging Accounts Receivables at (813) 288-8080. We appreciate your business and thank you for your understanding.

Invoice SubTotal	\$66.24
Tax:	\$0.00
Invoice Total	\$66.24
Balance Due:	\$66.24





Post Office Box 17299 Clearwater, FL 33762-0299
 P: (800) 995-4468 F: (813) 288-0223

0013305380048200
 Printer Lease NOV24

CONTRACT INVOICE

Invoice Number: AR12294852
 Invoice Date: 11/13/2024

Bill To: Lakeside Plantation Community Development District
 2800 Plantation Boulevard
 North Port, FL 34289

Customer: Lakeside Plantation Community Development District
 2800 Plantation Boulevard
 North Port, FL 34289

Account No	Payment Terms	Due Date	Invoice Total	Balance Due	
LAKESIDEPLANTAT-GBS	30 Days	12/13/2024	\$104.80	\$104.80	
Invoice Remarks					
Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28413-RD-GBS-01		\$104.80		09/21/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 11/21/2024 to 12/20/2024 billing period	\$20.00
Contract overage charge for the 10/21/2024 to 11/20/2024 overage period	\$82.80 **
Remote Diagnostic	\$2.00
	\$104.80

**See overage details below

Detail:

Equipment included under this contract

2800 Plantation Bouleva
 Main leasing office

Copystar/CS 308ci

Equipment Number	Serial Number	Base Adj.	Location
AAG413	RNH2402440	\$0.00	Lakeside Plantation Community Development District 2800 Plantation Boulevard North Port, FL 34289 Main leasing office

Meter Type	Meter Group	Begin Meter	End Meter	Credits	Total	Covered	Billable	Rate	Overage
B/W	B/W	20,733	21,544		811	0	811	\$0.010000	\$8.11
Color	COLOR	10,861	11,928		1,067	0	1,067	\$0.070000	\$74.69
									\$82.80

Did you know you can place your supply order online?
 Try <http://www.deximaging.com> and click on "Order Supplies".

Please note that due to rising processing costs, credit card charges will be subjected to a 3% processing surcharge. If this invoice is paid with a credit card, you will be charged \$107.94 If you do not pay with a credit card, the total amount on this invoice is due. If you wish to update your payment method, please call DEX Imaging Accounts Receivables at (813) 288-8080. We appreciate your business and thank you for your understanding.

Invoice SubTotal	\$104.80
Tax:	\$0.00
Invoice Total	\$104.80
Balance Due:	\$104.80



Check Request

0013305380048000
Pool Music 2/2 & 3/30

District Lakeside Plantation Date 1-10-24

Payable to Duane Asdourian

Amount Requested 600.00 Acct. # _____

Requested By Harold Myers

Description of Need Pool Side Singing

February 2, 25 And March 30, 25

Approved By HMyers Signature HMyers

Received By _____ Signature _____

Notes: These two dates were set up by
Courtney through Arch Amenities.

Duane Asdourian

1153 Jonah Drive

North Port FL 34289

207-233-9719

W-9 Attached

Governmental Management Services- Tampa, LLC

Invoice

1001 Bradford Way
 TN 37763

Date	Invoice #
1/2/2025	21

Bill To
Lakeside Plantation CDD C/O GMS- Tampa, LLC

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			1/2/2025			

Quantity	Item Code	Description	Price Each	Amount
	Management Fees	Management Fees- Jan 25	4,541.67	4,541.67
	Website Mainten...	Website Maintenance- Jan 25	74.17	74.17
	Information Techno...	Information Tech- Jan 25	115.92	115.92
	Dissemination Agent	Dissemination Agent- Jan 25	83.33	83.33
	Reimbursed Expense	Postage	99.52	99.52
	Reimbursed Expense	K2 Awards- Plaque for Supervisor Pina	53.13	53.13
		0013105130034000		
		0013105130035200		
		0013105130035100		
		0013105130031300		
		0013105130042000		
		0013105130049000		

			Total	\$4,967.74
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Governmental Management Services- Tampa, LLC

1001 Bradford Way
TN 37763

Invoice

Date	Invoice #
11/20/2024	18

Bill To
Lakeside Plantation CDD C/O GMS- Tampa, LLC

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			11/20/2024			
Quantity	Item Code	Description			Price Each	Amount
	Facility Manageme...	Amenity Payroll- Nov 24			24,935.75	24,935.75
					Total	\$24,935.75



Kings III Of America, LLC
The Nation's Leading Provider
of Emergency Communications Solutions

751 Canyon Dr Ste 100
Coppell, TX 75019
www.KingsIII.com

Account Information

Customer Name 2800 Plantation Blvd
Customer Number 42876
Invoice Number 2907989
Invoice Date 01/01/2025
Terms Net Due in 20 Days
PO Number

Important Messages

Test Your Telephone Regularly

Sales (866) 354-6473
Service (800) 766-2029
Billing (866) 632-5884

Summary of Charges

Description	Quantity	Rate	Months	Amount
2800 Plantation Blvd, 2800 Plantation Blvd, North Port, FL 34289				
Pool Phone(s) - Complete Service 01/01/2025 - 03/31/2025	1.00	44.75	3.00	134.25
Subtotal:				\$134.25
Sales Tax				0.00
Payments/Credits Applied				(0.00)
Invoice Balance Due:				\$134.25

**For Billing Inquiries, please contact 866-632-5884 or billing@kingsiii.com.
To pay with your credit card or bank account, please contact us.**

Please detach and return this portion with your payment to ensure proper credit.



Kings III Of America, LLC
751 Canyon Dr Ste 100
Coppell, TX 75019
www.KingsIII.com

Return Service Requested

INVOICE

Customer Number 42876
Invoice Number 2907989
Invoice Date 01/01/2025
Terms Net Due in 20 Days
Amount Due \$134.25
Amount Enclosed \$ _____

**Please write your Customer Number 42876 on your check.
Make your check payable to: Kings III of America, LLC**

Please check if your billing address has changed.
Provide your new address below.

0013305380048600
Pool Phones Jan-Mar25

REMIT TO: Kings III of America, LLC
751 Canyon Drive Ste 100
Coppell, TX 75019

Governmental Management Services
Lakeside Plantation CDD
4530 Eagle Falls Pl
Tampa, FL 33619

Req. 12.3.24
[Signature]

Check Request

District	Lakeside Plantation CDD	Date	1-31-24
Payable to	Rob Roller		
Amount Requested	1500.00	Account Number	
Requested By	Hanek Myer		
Description of Need	New Years Eve PARTY. MUSIC		
Approved By	[Signature]	Signature	
Received By		Signature	

New Year's Eve 8pm - 12:30AM
Music/Singer

email SinginFool46@yahoo.com

0013305380048000
NYE Party Music

INVOICE

Company Name

Name: Robert Rolleri
Street Address: 21904 Beverly Ave
City, State, Country: Port Charlotte, Fl
ZIP Code: 33952
Phone: (941) 769-8214
E-mail: singin fool64@yahoo.com

Invoice # _____ Date: 12/17/24

Bill to

Name: Lakeside Plantation
Street Address: 2200 Plantation Blvd
City, State, Country: North Port, Fl
ZIP Code: 34289

Description	Amount
4 hours of Entertainment for New Year's Eve	\$1500.00

Payment is due within # ___ days.

Comments or Special Instructions: Thank you!

Thank you for your business!



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
 1320 Brookwood Drive
 Suite H
 Little Rock, AR 72202
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

Invoice Number: PSI135349
 Invoice Date: 1/1/2025

Bill
 To: Lakeside Plantation CDD
 Governmental Mgmt Services-Central Florida, LLC
 4530 Eagle Falls Pl
 Tampa, FL 33619

Ship
 To: Lakeside Plantation CDD
 Governmental Mgmt Services-Central
 4530 Eagle Falls Pl
 Tampa, FL 33619

Ship Via
 Ship Date 1/1/2025
 Due Date 1/31/2025
 Terms Net 30

Customer ID L2077
 P.O. Number
 P.O. Date 1/1/2025
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance January Billing 1/1/2025 - 1/31/2025 Site 15 Littoral/Wetland Site 16 Littoral/Wetland Site 18 Littoral/Wetland Site 19 Littoral/Wetland Lakeside Plantation Cdd LAKE ALL		1	1	1,299.00	1,299.00

0013205380046000
 lake Maintenance Jan25

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 1,299.00

Subtotal: 1,299.00
 Invoice Discount: 0.00
 Total Sales Tax: 0.00
 Payment Amount: 0.00
Total: 1,299.00



Symbiont Service Corp.
 4372 North Access Road
 Englewood, FL 34224

Phone: (941) 474-9306
 Fax: (941) 473-9306
<https://symbiontservice.com/>

Bill to
Lakeside Plantation
 c/o Governmental Management Services
 219 E. Livingston St.
 Orlando, FL 32801

Ship to
Lakeside Plantation
 2200 Plantation Blvd.
 North Port, FL 34289

Phone Number: (941) 423-5500

Work Order #: 67874

Transaction Date: 12/17/2024

Terms: Net

Invoice #: i55728

0013305380051000
 Maintenance Dec24

Assigned Tech: Noah B.

Item	Description	Price	Amount	Equipment
Notes	[12/17/24] Work Performed: Installed [x2] ducks for lake screen. Previous ducks water logged.	\$0.00	\$0.00	
	▶ Issue: Unable to prime source pump. Noted reason on previous ticket, pump has blown seal. Pump recently replaced by pool company. Pool company should come out to repair.			
INFO	Quote to replace (2) ducks on lake screen.	\$0.00	\$0.00	
PAPLK010060	Pull Lake Screen To Replace Ducks Or Lake Screen	\$165.00	\$165.00	
DECOY	Mallard Duck Decoy	\$55.52	\$111.04	
MSCNLR70060	Labor Only Repair	\$165.00	\$165.00	
TRIP CHARGE	Shipping and Handling	\$25.00	\$25.00	
Consumables	Misc. Shop Supplies	\$19.95	\$19.95	

You could have saved \$44.10

Subtotal: \$485.99
 Total: \$485.99
 Payments: \$0.00
 Balance Due: \$485.99

Date	Auth #	Method
------	--------	--------



Symbiont Service Corp.
4372 North Access Road
Englewood, FL 34224

Phone: (941) 474-9306
Fax: (941) 473-9306
<https://symbiontservice.com/>

Bill to
Lakeside Plantation
c/o Governmental Management Services
219 E. Livingston St.
Orlando, FL 32801

Ship to
Lakeside Plantation
2200 Plantation Blvd.
North Port, FL 34289

Phone Number: (941) 423-5500

Work Order #: 69133

Transaction Date: 10/3/2024

Terms: Net

Invoice #: i56921

0013305380051000
Diagnostic Fee Oct24

Assigned Tech: William H.

Item	Description	Price	Amount	Equipment
DIAG FEE	Diagnostic Fee (No PM)	\$45.00	\$45.00	
Notes	found pump is running but the bearings are going bad witch is making it really loud recommend replacing with new pump pump is a single phase 2 hp whispering pump added pictures to file	\$0.00	\$0.00	
SERVICE CALL	Service Call - Regular Hours (Zone 1, 2, 3, 6)	\$115.00	\$115.00	

You could have saved \$4.50

Subtotal: \$160.00
Total: \$160.00
Payments: \$0.00
Balance Due: \$160.00

Date	Auth #	Method
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Symbiont Service Corp.
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 Englewood, FL 34224

Phone: (941) 474-9306
 Fax: (941) 473-9306
<https://symbiontservice.com/>

Bill to
Lakeside Plantation
 c/o Governmental Management Services
 219 E. Livingston St.
 Orlando, FL 32801

Ship to
Lakeside Plantation
 2200 Plantation Blvd.
 North Port, FL 34289

Phone Number: (941) 423-5500

Work Order #: 72214

Transaction Date: 12/17/2024

Terms: Net

Invoice #: i59488

0013305380051000
 Heater Maint. Dec24

Assigned Tech: Jimmy D.

Item	Description	Price	Amount	Equipment
Notes	<p>ISSUE REPORTED: ALL HEATERS DOWN.</p> <p>ISSUE[S]: Source Pump PN# 011774 S# 0326288130023Y</p> <p>-Source pump was unable to prime, found compromised seal causing leak. Unable to prime pump. Customer had Electrician replace pump, wants us to replace seal. Need to rush as they have been down for 10 days.</p> <p>WSPH #1 M# PH090ARGSWHM S# 210601842</p> <p>-Flow switch was found bad, this was the lead unit, reason why the trail units were not coming on. Replaced flow switch for pool side coil. [Fixed issue and Submitted Aquacal warranty]</p> <p>WSPH #3 M# PH090ARGSWHM S# 210601843</p> <p>-Pool side coil found cracked. Need to return with pool side coil. [Submitted Aquacal warranty, need to return]</p> <p>WSPH #4 M# PH090ARAEWNE S# 1082581-B07</p> <p>-Barb fitting found bad, reason heater was leaking water from pool side coil. Replaced barb fitting. [Unit being replaced along with unit #5 later in January as per site manager]</p>	\$0.00	\$0.00	



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 Englewood, FL 34224

Phone: (941) 474-9306
 Fax: (941) 473-9306
<https://symbiontservice.com/>

Item	Description	Price	Amount	Equipment
Notes	<p>RECAP: -Spoke to on site staff letting them know of the issues. Main issue that needs addressing would be the source pump with comprised seal. Unit #1- was resolved with the flow issue by installing new flow switch, unit #4 - Replaced barb fitting that was causing the heater to leak water as reported by on site management, heater #3, need go return with pool side coil. Would recommend maintenance agreement for heaters as well.</p> <p>Thank you, -Noah/Jimmy</p>	\$0.00	\$0.00	
AQUACAL-FULL	AquaCal FULL Warranty - Service [Unit #1 - flow switch]	\$0.00	\$0.00	
SERVICE CALL	Service Call - Regular Hours (Zone 1, 2, 3, 6)	\$115.00	\$115.00	
RCALR660030	Pressurize System With Nitrogen And Leak Check (Moderate). [Finding the vacuum leak]	\$85.44	\$85.44	

You could have saved \$8.54

Subtotal: \$200.44
 Total: \$200.44
 Payments: \$0.00
 Balance Due: \$200.44

Date	Auth #	Method
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Symbiont Service Corp.
 4372 North Access Road
 Englewood, FL 34224

Phone: (941) 474-9306
 Fax: (941) 473-9306
<https://symbiontservice.com/>

Bill to
Lakeside Plantation
 c/o Governmental Management Services
 219 E. Livingston St.
 Orlando, FL 32801

Ship to
Lakeside Plantation
 2200 Plantation Blvd.
 North Port, FL 34289

Phone Number: (941) 423-5500

Work Order #: 72699

Transaction Date: 12/20/2024

Terms: Net

Invoice #: i59603

0013305380051000
 Maintenance Dec24

Assigned Tech: Bradley S.

Item	Description	Price	Amount	Equipment
Notes	Arrived found lake pump lost prime. Got pump primed and found coils impacted so bad heaters won't run. Quote cleaning four box and foam coils while we are there doing pool coil replacement.	\$0.00	\$0.00	
SERVICE CALL	Service Call - Regular Hours (Zone 1, 2, 3, 6)	\$115.00	\$115.00	
DIAG FEE	Diagnostic Fee (No PM)	\$45.00	\$45.00	
MSCNLR70060	Labor Only Repair	\$165.00	\$165.00	

You could have saved \$21.00

Subtotal: \$325.00
 Total: \$325.00
 Payments: \$0.00
 Balance Due: \$325.00

Date	Auth #	Method
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Symbiont Service Corp.
 4372 North Access Road
 Englewood, FL 34224

Phone: (941) 474-9306
 Fax: (941) 473-9306
<https://symbiontservice.com/>

Bill to
Lakeside Plantation
 c/o Governmental Management Services
 219 E. Livingston St.
 Orlando, FL 32801

Ship to
Lakeside Plantation
 2200 Plantation Blvd.
 North Port, FL 34289

Phone Number: (941) 423-5500

Work Order #: 72871

Transaction Date: 12/24/2024

Terms: Net

Invoice #: i59647

0013305380051000
Maintenance Dec24

Assigned Tech: Caleb M.

Item	Description	Price	Amount	Equipment
INFO	Quote to clean (4) PH090 box and foam coils with Chlorine. *Suggest signing up for maintenance- we will be sending maintenance agreement over as well*	\$0.00	\$0.00	
CCLEV450045	CHL Clean Evaporator Coil on Symbiont Pool Heater with Chlorine	\$126.21	\$504.84	
Notes	12/24/24 Completed coil cleaning, noted that the source temp split was the same after the coil cleaning. noticed i wasn't getting any flow at the source pump 0(Psi) also noted the screen being sunken and the ducks no longer visible after recent work on the lake screen. maintenance required to resolve the issue, and the need to return to pull and clean the lakescreen.	\$0.00	\$0.00	
Notes	another key detail to note would be that the source pump is a pool pump. 12/26/2024-Primed lake pump, pump is moving sufficient water. Fired up heaters, heater #1 failed on temp sensor. Replaced temp sensor and kicked out on LP. Disabled heater #1, to see if could get heater #2 running. Also kicked out on LP. Both coils are impacted and may need to be replaced - Unit # 1 & 2. Need to return	\$0.00	\$0.00	

You could have saved \$50.50

Subtotal: \$504.84
 Total: \$504.84
 Payments: \$0.00
 Balance Due: \$504.84



Symbiont Service Corp.
4372 North Access Road
Englewood, FL 34224

Phone: (941) 474-9306
Fax: (941) 473-9306
<https://symbiontservice.com/>

Date

Auth #

Method

INVOICE

Viking Electric
11339 Third Ave
Punta Gorda, FL 33955

vikingelectricswfl@gmail.com
+1 (239) 300-8318



Bill to
Pat Lavoy
Lakeside Plantation CDD
2200 Plantaton Blvd
North Port, FL 34289

Ship to
Pat Lavoy
Lakeside Plantation CDD
2200 Plantaton Blvd
North Port, FL 34289

Invoice details

Invoice no.: 1239
Terms: Due on receipt
Invoice date: 12/20/2024
Due date: 12/20/2024

0013305380048102
Electrical Maint Tennis Shed

#	Date	Product or service	Description	Qty	Rate	Amount
1.	12/09/2024	Services	Complete various electrical tasks as requested by Frank at tennis court sheds. Repair electrical equipment at tennis courts panel. Demo useless/old components. Fix irrigation control wiring. Replace conduit and GFCI. Install new flood light fixture with photocell. Install receptacle for power at small storage container and overhead light. Correct wiring and install junction box at large shed. Install new flood light fixture and photo cell. 8 Man hours, 200 material	1	\$1,000.00	\$1,000.00
2.		Services	Replace WR GFCI and weather-use cover at office exterior for Christmas lights. Materials		\$100.00	\$100.00
3.		Services	Replace 9 LED corncobs at marked median pole lights on Plantation Blvd. Remove on lantern head and replace broken socket at Pole #16.		\$300.00	\$300.00

3 hours labor

4.	Services	On various visits to repair heat pump for pool: Replace pump, install impeller, replace broken shaft seal, check for power. Pump now working correctly.	\$300.00	\$300.00
----	-----------------	---	----------	----------

3 visits, 1 hour per visit.

5.	Services	DEMOLITION: Use gas generator and sump pumps to remove standing water in fountain pits. Removal of all electrical equipment for fountains at corner of Plantation and Toledo Blade. Haul away debris after demolition.	\$600.00	\$600.00
----	-----------------	---	----------	----------

6 Hours labor, generator gasoline

6.	Services	Total, T/M		
----	-----------------	------------	--	--

Total	\$2,300.00
--------------	-------------------

Please issue a check made out to Viking Electric.

Overdue

12/20/2024

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/15/25	00065	1/15/25 243	202501 600-53800-60000	FOUNTAIN REMOVAL DEP MK CONSTRUCTION GROUP LLC	*	15,000.00	15,000.00 000165
1/22/25	00067	1/21/25 1203024-	202501 600-53800-48103	ENTRANCE MONUMENT FINAL MULTIPLE MEDIA NETWORK INC DBA	*	30,539.07	30,539.07 000166
TOTAL FOR BANK C						45,539.07	
TOTAL FOR REGISTER						45,539.07	

LKSD LAKESIDE PLANT HHENRY

MK Construction Group LLC CRC1334351

3762 Tamiami Trl
Port Charlotte, FL 33952-8363
US
+19417166620
info@mkcsinc.com
www.mkcsinc.com



0316005380060000
Fountain Removal Dep

INVOICE

BILL TO
Lakeside Plantation
2200 PLANTATION BLVD
NORTH PORT, FL 34289

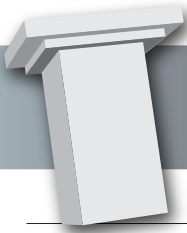
INVOICE 243
DATE 01/15/2025
TERMS Net 10
DUE DATE 01/25/2025

DATE	DESCRIPTION
	<p>Provide all labor and materials to perform the following:</p> <ul style="list-style-type: none"> - Remove two (2) fountains down to ground including block, foundation and dirt - Remove two old fiberglass pits (old non active and disconnected pomp pits) - Fill in site with dirt as needed - Supply and install sod - Clean site during the work and after completion - Obtain and pay for demo permit <p>Payment terms: 50% down payment 50% due upon completion</p>

BALANCE DUE **\$15,000.00**

[Estimate Summary](#)

Estimate 1042	36,585.00
Invoice 143	18,292.50
This invoice 243	\$15,000.00
Total invoiced	33,292.50



bestsignMonuments

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(800) 735-7209 • www.BestSignMonuments.com

SEND PAYMENTS TO:

Best Sign Monuments
P.O. Box 909605
Gainesville, GA 30501

Bill To Pat Lavoy
Lakeside Plantation CDD
2800 Plantation Blvd
North Port, FL 34289
patlavoycdd@gmail.com

Invoice # 1203024

Sales Rep. Tricia Parker 678-262-8100

Project Lakeside Plantation Entrance Monuments

Description	Quantity	Ordered	Amount
6' 8"h x 16' 0"w x 43.5"d Custom Stucco Monument	2	2	\$49,878.14
SINGLE raised embossed graphics	2	2	incl.
Faux stone columns	4	4	incl.
Installation materials (sets)	2	2	incl.
Wood crates for shipping	2	2	incl.
Insured interstate freight to 34289	2	2	incl.
Installation Fee - (2) EIFS sign monuments. To include (3) new concrete footers per monument at 1.75' diameter x 3.5' deep	1	9,060.00	9,060.00
<i>Installation discount - T. Parker</i>	<i>1</i>	<i>(1,060.00)</i>	<i>(1,060.00)</i>
Drawings for permit application			N/C
GC to appy for permits.)			
<i>Deposit Received 12/6/24 - ch # 000161 - Thank you</i>			<i>(27,339.07)</i>

Project Total \$57,878.14

As Agreed:
Patrick Lavoy, Lakeside Plantation CDD

Balance Due \$30,539.07

Notes

Production time (4-5) weeks. Once complete, we will send you completed photography to approve before shipment.

Balance due before installation. Customer to mark installation location of each monument with spray paint on ground.

Thank you for your business!



Electric Bill Statement

For: Nov 22, 2024 to Dec 23, 2024 (31 days)

Statement Date: Dec 23, 2024

Account Number: 57421-67439

Service Address:

2800 PLANTATION BLVD # CLBHSE
NORTH PORT, FL 34289

LAKESIDE PLANTATION COMM DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

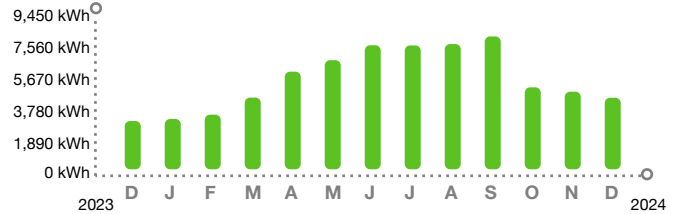
\$663.65

TOTAL AMOUNT YOU OWE

Jan 13, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	645.71
Payments received	-645.71
Balance before new charges	0.00

Total new charges	663.65
Total amount you owe	\$663.65

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 17, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after January 03, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

State regulators have approved new rates to take effect Jan. 1, 2025, including a temporary charge to recover hurricane restoration costs. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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

The amount enclosed includes the following donation:
FPL Care To Share: _____

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

LAKESIDE PLANTATION COMM
DEVELOPMENT DIST
ATTN LAKESIDE PLANTATION COMMUNITY
9145 NARCOOSSEE RD # A206
ORLANDO FL 32827-5768

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

57421-67439
ACCOUNT NUMBER

\$663.65
TOTAL AMOUNT YOU OWE

Jan 13, 2025
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number: 57421-67439

BILL DETAILS

Amount of your last bill	645.71
Payment received - Thank you	-645.71
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$30.21
Non-fuel: <small>(\$0.028120 per kWh)</small>	\$129.64
Fuel: <small>(\$0.029780 per kWh)</small>	\$137.29
Demand: <small>(\$13.02 per KW)</small>	\$312.48
Electric service amount	609.62
Gross receipts tax (State tax)	15.64
Franchise fee (Reqd local fee)	37.83
Taxes and charges	53.47
Regulatory fee (State fee)	0.56
Total new charges	\$663.65
Total amount you owe	\$663.65

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Jan 24, 2025.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	01545	01084	10	4610
Demand KW	2.36		10.00	24

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 23, 2024	Nov 22, 2024	Dec 22, 2023
kWh Used	4610	5000	3110
Service days	31	29	30
kWh/day	148	172	103
Amount	\$663.65	\$645.71	\$573.37

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Decorate safely this holiday season

Whether your holiday lights shine on your roof or nearby trees, keep safety top of mind. Stay far away from power lines when decorating.

[Keep safe distance >](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Electric Bill Statement

For: Nov 22, 2024 to Dec 23, 2024 (31 days)

Statement Date: Dec 23, 2024

Account Number: 04126-05586

Service Address:

2800 PLANTATION BLVD # FNTN
NORTH PORT, FL 34289

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

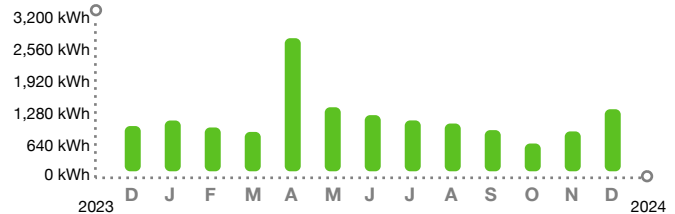
\$178.89

TOTAL AMOUNT YOU OWE

Jan 13, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	119.90
Payments received	-119.90
Balance before new charges	0.00
<hr/>	
Total new charges	178.89
Total amount you owe	\$178.89

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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

The amount enclosed includes the following donation:

FPL Care To Share: _____

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

LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DIST
ATTN LAKESIDE PLANTATION COMMUNITY
9145 NARCOOSSEE RD # A206
ORLANDO FL 32827-5768

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

04126-05586

ACCOUNT NUMBER

\$178.89

TOTAL AMOUNT YOU OWE

Jan 13, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMMUNITY
DEVELOPMENT DIST

Account Number: 04126-05586

BILL DETAILS

Amount of your last bill	119.90
Payment received - Thank you	-119.90
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.78
Non-fuel: (\$0.082130 per kWh)	\$111.22
Fuel: (\$0.029780 per kWh)	\$40.32
Electric service amount	164.32
Gross receipts tax (State tax)	4.22
Franchise fee (Reqd local fee)	10.20
Taxes and charges	14.42
Regulatory fee (State fee)	0.15
Total new charges	\$178.89
Total amount you owe	\$178.89

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KJ00314. Next meter reading Jan 24, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	07824		06470		1354

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 23, 2024	Nov 22, 2024	Dec 22, 2023
kWh Used	1354	870	987
Service days	31	29	30
kWh/day	43	30	32
Amount	\$178.89	\$119.90	\$149.55

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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[Download now >](#)

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Whether your holiday lights shine on your roof or nearby trees, keep safety top of mind. Stay far away from power lines when decorating.

[Keep safe distance >](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Electric Bill Statement

For: Nov 22, 2024 to Dec 23, 2024 (31 days)

Statement Date: Dec 23, 2024

Account Number: 84595-15071

Service Address:

2800 PLANTATION BLVD #POOL & TENNIS
NORTH PORT, FL 34289

LAKESIDE PLANTATION COMM DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

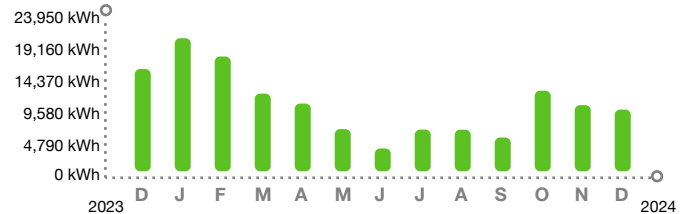
\$1,136.17

TOTAL AMOUNT YOU OWE

Jan 13, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,153.03
Payments received	-1,153.03
Balance before new charges	0.00
<hr/>	
Total new charges	1,136.17
Total amount you owe	\$1,136.17

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 17, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after January 03, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

State regulators have approved new rates to take effect Jan. 1, 2025, including a temporary charge to recover hurricane restoration costs. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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

The amount enclosed includes the following donation:

FPL Care To Share: _____

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

LAKESIDE PLANTATION COMM
DEVELOPMENT DIST
ATTN LAKESIDE PLANTATION COMMUNITY
9145 NARCOOSSEE RD # A206
ORLANDO FL 32827-5768

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

84595-15071

ACCOUNT NUMBER

\$1,136.17

TOTAL AMOUNT YOU OWE

Jan 13, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number: 84595-15071

BILL DETAILS

Amount of your last bill	1,153.03
Payment received - Thank you	-1,153.03
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$30.21
Non-fuel: (\$0.028120 per kWh)	\$283.53
Fuel: (\$0.029780 per kWh)	\$300.27
Demand: (\$13.02 per KW)	\$429.66
Electric service amount	1,043.67
Gross receipts tax (State tax)	26.78
Franchise fee (Reqd local fee)	64.76
Taxes and charges	91.54
Regulatory fee (State fee)	0.96
Total new charges	\$1,136.17
Total amount you owe	\$1,136.17

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Jan 24, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	49972		39889		10083
Demand KW	33.00				33

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 23, 2024	Nov 22, 2024	Dec 22, 2023
kWh Used	10083	10800	16697
Service days	31	29	30
kWh/day	325	372	556
Amount	\$1,136.17	\$1,153.03	\$1,758.67

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now >](#)

Decorate safely this holiday season

Whether your holiday lights shine on your roof or nearby trees, keep safety top of mind. Stay far away from power lines when decorating.

[Keep safe distance >](#)

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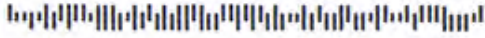


City of North Port Utilities

4970 City Hall Blvd
 North Port, FL 34286-4100
 Phone: (941) 429-7122

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	12/27/2024	01/17/2025

Total Current Charges	\$162.32
Balance Forward	\$0.00
Total Amount Due	\$162.32



LAKESIDE PLANTATION COMM DEV
 4530 EAGLE FALLS PL
 TAMPA FL 33619

000043123000156052000000162321

1.0 LAKE Please return this portion with payment. **Thank You.**

SERVICE ADDRESS 2800 PLANTATION BLVD

*** CYCLE BILL - AUTO PA ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	12/27/2024	01/17/2025

Last Bill Amount	\$162.32
Payments	-\$162.32
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$162.32 12/18/2024

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
11/20/2024 - 12/17/2024	27.0	54830746	1.0000	TGAL	424.00	424.00	0.00
Previous year Usage						12/23	10.00

Service	Consumption	Charge	Total
WA Base facility chg		\$64.07	
WA Paper Bill Fee	0.00	\$3.00	
TOTAL WATER			\$67.07
SE Base facility chg		\$95.25	
TOTAL SEWER			\$95.25
		Total Current Charges	\$162.32
		Balance Forward	\$0.00
		Total Amount Due	\$162.32

Use only holiday lights that have the label of an independent testing laboratory like Underwriters Laboratory (UL). Replace lights that have worn or broken cords or loose bulb connections.

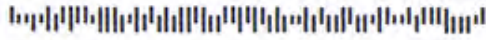


City of North Port Utilities

4970 City Hall Blvd
 North Port, FL 34286-4100
 Phone: (941) 429-7122

SERVICE ADDRESS			
2021 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	12/27/2024	01/17/2025

Total Current Charges	\$30.51
Balance Forward	\$0.00
Total Amount Due	\$30.51



LAKESIDE PLANTATION COMM DEV
 4530 EAGLE FALLS PL
 TAMPA FL 33619

000043123000154658000000030513

1.0 LAKE Please return this portion with payment. **Thank You.**

SERVICE ADDRESS 2021 PLANTATION BLVD FICT

*** CYCLE BILL - AUTO PA ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	12/27/2024	01/17/2025

Last Bill Amount	\$30.51
Payments	-\$30.51
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$30.51 12/18/2024

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
11/20/2024 - 12/17/2024	27.0	36607560	1.0000	TGAL	1695.00	1695.00	0.00
Previous year Usage						12/23	31.00

Service	Consumption	Charge	Total
WA Base facility chg		\$27.51	
WA Paper Bill Fee	0.00	\$3.00	
TOTAL WATER			\$30.51
		Total Current Charges	\$30.51
		Balance Forward	\$0.00
		Total Amount Due	\$30.51

Use only holiday lights that have the label of an independent testing laboratory like Underwriters Laboratory (UL). Replace lights that have worn or broken cords or loose bulb connections.

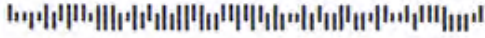


City of North Port Utilities

4970 City Hall Blvd
 North Port, FL 34286-4100
 Phone: (941) 429-7122

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	12/27/2024	01/17/2025

Total Current Charges	\$186.68
Balance Forward	\$0.00
Total Amount Due	\$186.68



LAKESIDE PLANTATION COMM DEV
 4530 EAGLE FALLS PL
 TAMPA FL 33619

00004312300015465600000186680

1.0 LAKE Please return this portion with payment. **Thank You.**

SERVICE ADDRESS 2800 PLANTATION BLVD

*** CYCLE BILL - AUTO PA ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	12/27/2024	01/17/2025

Last Bill Amount	\$192.55
Payments	-\$192.55
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$192.55 12/18/2024

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
11/20/2024 - 12/17/2024	27.0	80005382	1.0000	TGAL	5746.00	5736.00	10.00
Previous year Usage						12/23	15.00

Service	Consumption	Charge	Total
WA Base facility chg		\$124.98	
WA Usage block 1	10.00	\$58.70	
WA Paper Bill Fee	0.00	\$3.00	
TOTAL WATER			\$186.68
Total Current Charges			\$186.68
Balance Forward			\$0.00
Total Amount Due			\$186.68

Use only holiday lights that have the label of an independent testing laboratory like Underwriters Laboratory (UL). Replace lights that have worn or broken cords or loose bulb connections.

Hello Lakeside Plantation,

Thanks for choosing Comcast Business.

Your bill at a glance		
For 2800 PLANTATION BLVD, NORTH PORT, FL, 34289-9472		
Previous balance		\$140.37
EFT Payment - thank you	Dec 13	-\$140.37
Balance forward		\$0.00
Regular monthly charges	Page 3	\$150.10
One-time charges	Page 3	\$3.95
Taxes, fees and other charges	Page 3	\$19.35
New charges		\$173.40
Amount due		\$173.40

Your bill explained

- Regular monthly charges have increased by \$25.95 as a result of service change(s) made to TV services and Comcast Business.
- Your one-time charges are \$3.95 due to Paper Statement Fee charge(s).
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

! Thanks for paying by Automatic Payment
Your automatic payment on Jan 12, 2025, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

Need help?
Visit business.comcast.com/help or see page 2 for other ways to contact us.

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS
1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

LAKESIDE PLANTATION
ATTN LAKESIDE PLANTATION
219 E LIVINGSTON ST
ORLANDO, FL 32801-1508

Account number **8535 10 055 0624394**
Automatic payment **Jan 12, 2025**
Please pay \$173.40


Electronic payment will be applied Jan 12, 2025

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

853510055062439400173401

Regular monthly charges		\$150.10
Comcast Business		\$150.10
TV services		\$150.10
TV Select Business Video.	\$72.95	
TV Box + Remote	\$11.95	
Service To Additional TV With TV Box and Remote. Qty 2 @ \$11.95 each	\$23.90	
Broadcast TV Fee	\$41.30	

What's included?

 **TV:** Keep your employees informed and customers entertained

Visit business.comcast.com/myaccount for more details

One-time charges		\$3.95
Other charges		\$3.95
Paper Statement Fee	Dec 21	\$3.95

Taxes, fees and other charges		\$19.35
Other charges		\$0.12
Regulatory Cost Recovery		\$0.12

Taxes & government fees		\$19.23
Sales Tax		\$1.50
State Communications Services Tax		\$9.58
Local Communications Services Tax		\$8.15

Additional information

Upcoming changes to your bill: At Comcast Business, we work hard to keep prices stable for our customers, but because of increases in programming fees and other service-related fees, you'll see new pricing on your upcoming billing statement. Effective December 18, 2024, your Broadcast TV fee will increase to \$41.30 per month. To learn more about Comcast Business fees, please visit business.comcast.com/understand-your-bill or call us at 800-391-3000.

Understanding your video costs: Your monthly bill statement now shows the combined price for your Business Video package, including the monthly recurring charge and any TV-related fees. These fees used to appear separately, but now all video expenses are in one place. If you have any questions, please visit business.comcast.com/understand-your-bill or call us at 800-391-3000 for a change of service request.

Parental Controls: With parental controls, you can choose and manage the programming that is right for your family. Learn more at: business.comcast.com/support/article/tv/x1-parental-controls-safe-browse.

Recent and Upcoming Programming Changes: Information on recent and upcoming programming changes can be found at xfinity.com/programmingchanges/ or by calling 866-216-8634.

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.



Invoice 157502342

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	12/19/2024	1/13/2025		\$536.38

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Services Provided (01/19/25-02/18/25) <i>Includes: Extended Service Protection, Secure Access, Video Services</i>			\$501.30
Sales Tax			\$35.08
Sub Total			\$536.38

Save a stamp!

Pay online 24/7

everonsolutions.com/expresspay

Pay by phone:

1-844-538-3766

Questions?

everonsolutions.com

Call Toll-Free:

1-844-5-EVERON

Hearing Impaired:

1-800-395-6137

Email:

COMCARE@Everonsolutions.com

Thank you for choosing Everon.

You will be charged a \$25.00 fee for any payment returned. Credit card payments are subject to a credit card surcharge fee.
Make checks payable to Everon and please include your account number.

Please detach this portion and send with your payment.



Invoice Number	157502342
Account Number	70180815
Invoice Date	12/19/2024
Payment Due Date	1/13/2025
Amount Due	\$536.38

Amount Enclosed: \$

PO Box 49292 · Wichita, KS 67201

Please check box if your billing address has changed, and indicate changes on back.

Powered by Experience. Driven by Excellence.™

LAKESIDE PLANTATION COMMUNITY
2200 PLANTATION BLVD
LAKESIDE PLANTATION CDD
NORTH PORT FL 34289



EVERON
PO BOX 872987
KANSAS CITY MO 64187-2987

INVOICE

Address Service Requested

ATTN: ACCOUNTS PAYABLE
LAKESIDE PLANTATION CDD
2200 PLANTATION BLVD
NORTH PORT FL 34289-9472

Please check here if your address has changed.
Provide new address on reverse side.

Remittance Section

Customer Account Number: 1833219
Invoice Number: 21573899
Invoice Date: 12/16/2024
Invoice Due Date: 01/05/2025
Total Due: **\$104.86**

Amount Paid: \$ _____

Use enclosed envelope and make check payable to:

MARLIN LEASING CORP
PO BOX 13604
PHILADELPHIA PA 19101-3604



00001002157389980000001048690

For faster processing, please remove the check skirt.
Keep lower portion for your records - Please return upper portion with your payment

Important Messages



Customer Connect

Same great technology...new name + look!

- Pay your bills and manage your account online
- Visa® and Mastercard® payments accepted

Visit and register today at leaseservices.com!

**some restrictions apply and processing fee incurred*

CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE	LAST PAYMENT RECEIVED			
1833219	12/16/2024	21573899	01/05/2025	12/05/2024 Thank You			
CONTRACT NUMBER	DESCRIPTION	CURRENT	PAST DUE 30 DAYS	PAST DUE 60 DAYS	PAST DUE 90 DAYS	PAST DUE 120 DAYS	TOTAL DUE
401-1833219-001	Kyocera CS 308ci Copier						
	CONTRACT PAYMENT	98.00					98.00
	SALES/USE TAX	6.86					6.86
	BALANCE DUE:	104.86					104.86

If utilizing your Bank's Online Bill Service, please enter each contract number and payment separately. If you do not, the payment will not be transmitted EFT. Your bank will cut and mail a check to our lock box for processing. We are not responsible for postal delays. Processing delays may result if checks are received without contract numbers notated on them. Marlin Leasing Corporation dba PEAC Solutions.

See REVERSE SIDE for important information regarding the above charges and fees.

If you have questions regarding your bill, please give us a call and we will be happy to assist you * 888-236-2409



DEBIT CARD RECONCILIATION

Jan-25

Amount	Vendor	GL Code	
\$ 6.95	ALDI	001-330-53800-12000	
\$ 19.99	Amazon	001-330-53800-48101	
\$ 65.32	Amazon	001-330-53800-48101	
\$ 22.86	Amazon	001-330-53800-48101	
\$ 47.59	Amazon	001-330-53800-48101	*Missing Receipt 1/8/25
\$ 80.00	Publix	001-330-53800-12000	
\$ 5.82	Walmart	001-330-53800-48101	*Missing Receipt 1/13/25
\$ 88.00	Constant Contact	001-330-53800-48100	
\$ 32.58	Lowes	001-330-53800-48102	
\$ 128.19	Amazon	Various GL	
\$ 49.65	Amazon	001-330-53800-48101	
\$ 44.54	Amazon	001-330-53800-48000	
\$ 18.97	Amazon	001-320-53800-48200	
\$ 103.20	City of North Port	001-320-53800-46500	
\$ 96.75	Sun Coast News	001-330-53800-48000	
\$ 13.54	Spotify	001-330-53800-48100	
\$ 128.98	Amazon	001-330-53800-48101	
\$ 168.13	Amazon	Various GL	
\$ 1,600.00	Aquafinity	001-330-53800-51000	*Missing Receipt 1/22/25
\$ 22.10	Amazon	001-330-53800-52000	
\$ 34.29	Amazon	001-330-53800-48000	
\$ 21.91	Amazon	001-330-53800-48000	
\$ 204.00	Florida Notary	001-330-53800-48200	*Missing Receipt 1/27/25
\$ 57.42	Sams Club	001-330-53800-48102	
\$ 127.44	Amazon	001-330-53800-48000	
\$ 95.02	Amazon	001-330-53800-48101	
\$ 70.92	Amazon	001-330-53800-48102	
\$ 65.28	Amazon	001-330-53800-48101	*Missing Receipt 1/28/25
\$ 36.99	Amazon	001-330-53800-48000	
\$ 16.69	Amazon	001-330-53800-48101	
\$ 299.00	Mindbody	001-330-53800-48100	
\$ 38.41	Amazon	001-330-53800-48101	
\$ 76.60	Amazon	001-330-53800-48000	
\$ 1,000.00	Royal Caribbean	001-330-53800-48000	
\$ 36.36	Walmart	001-330-53800-48101	*Missing Receipt 1/29/25
\$ 39.73	Amazon	001-330-53800-48000	
\$ 36.00	Overdraft fee	001-310-51300-49000	
\$ 34.99	Amazon	001-330-53800-48101	
\$ 36.00	Overdraft fee	001-310-51300-49000	
\$ 10.44	Fabulous Finds	001-330-53800-48000	
\$ 36.00	Overdraft fee	001-310-51300-49000	
\$ 28.30	Ollies	001-330-53800-48000	
\$ 52.00	City of North Port	001-320-53800-46500	
\$ 362.21	Fast Signs	001-320-53800-47100	
\$ 96.72	Fast Signs	001-320-53800-47100	
\$ 110.09	Walmart	001-330-53800-48101	*Missing Receipt 1/31/25
\$ 101.40	Walmart	001-330-53800-48000	
\$ (16.99)	Amazon Return	001-330-53800-48700	
\$ (65.28)	Amazon Return	001-330-53800-48000	
\$ (149.99)	Amazon Return	001-330-53800-48101	*Missing Receipt 1/28/25
\$ 5,635.11			



Grapes
for
New Year's Eve
Credit card
330-53800-48000

ALDI
Store #152
1455 Sun Market Pl
North Port
800-325-7894
www.ALDI.us

356384 Green Grapes LRW 6.95 FA
4.11 lb x 1.69/lb

SUBTOTAL 6.95
A:Taxable @0.00% 0.00
AMOUNT DUE 6.95
TOTAL 6.95
1 ITEMS
Debit Card \$ 6.95

*0642 FF32/007/803 12/30/24 02:08PM

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Tell us how we did at
www.tellaldi.us
Enter the drawing for a chance
to win a \$100 ALDI gift card.
Must be 18 years old to enter.
No purchase necessary.

Sign up for ALDI emails and save!
www.aldi.us/signup

VISA 6.95
*****1635 OTHER
12/30/24 14:08 Ref/Seq # 687912
Trace # 687912
Auth # 040004
AID A000000980840
TVR 8000081000
IAD 06011203219000
TSI 6800 ARC 000 EntryMode 05
++APPROVED++



Publix

The Shoppes at Price Crossing
1251 South Toledo Blade Blvd.
North Port, FL 34288
Store Manager: Jay
941-240-5023

PUBLIX GIFT CARD	20.00	
Account #XXXXXXXXXXXX6880		
PUBLIX GIFT CARD	20.00	
Account #XXXXXXXXXXXX6872		
PUBLIX GIFT CARD	20.00	
Account #XXXXXXXXXXXX6856		
PUBLIX GIFT CARD	20.00	
Account #XXXXXXXXXXXX6864		
Order Total	80.00	
Sales Tax	0.00	
Grand Total	80.00	
Credit	Payment	80.00
Change	0.00	

Receipt ID: 1180 1A0 070 883

PRESTO!
Trace #: 073811
Reference #: 0804170103
Acct #: XXXXXXXXXXXX0709
Purchase VISA
Amount: \$80.00
Auth #: 072897

CREDIT CARD	PURCHASE
A000000980840	US DEBIT
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Cody

01/10/2025 11:04 S1180 R107 0883 C0259

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LOWE'S HOME CENTERS, LLC
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NORTH PORT, FL 34287 (941) 257-2200

ON/MYLOWESREWARDS

TERS, LLC
ULEVARD
(941) 257-2200

Clubhouse - maintenance
330-53800-48102

MAINTENANCE
Door Handle
Blade

891850441 01-13-25

- SALE -
SALES#: FSTLAN02 5168850 TRANS#: 891850441 01-13-25

1061228 CM 7-IN DIAGONAL CUTTING 9.98
403538 KW SN BED/BATH LVR BALBOA 20.47

SUBTOTAL: 30.45
TOTAL TAX: 2.13
INVOICE 92311 TOTAL: 32.58
VISA: 32.58

ING 9.98
LBOA 20.47

30.45
2.13
32.58
32.58

AUTHCD: 077427
12:26:39

VISA: XXXXXXXXXXXX1635 AMOUNT: 32.58 AUTHCD: 077427
CHIP REFID: 272726311789 01/13/25 12:26:39
CUSTOMER CODE: NA
TUR : 8080088000
TSI : 6800 AID : A0000000980840

840

12:27:02

STORE: 2727 TERMINAL: 26 01/13/25 12:27:02



Details for Order #113-8594117-2639463

Order Placed: January 13, 2025
Amazon.com order number: 113-8594117-2639463
Order Total: \$128.19



Not Yet Shipped	
Items Ordered	Price
4 of: <i>Tanzfrosch Pool Handrail Cover 4 Feet Slip Resistant Rail Grip for Swimming Pool Hand Railing Cover (1 PCS)</i> Sold by: WALANG (seller profile) Condition: New <i>330-53800-51000 pool maintenance</i>	\$9.99
1 of: <i>GOJO Pomeberry Foam Handwash, Pomegranate Scent, 1200 mL Hand Soap Refill LTX-12 Dispenser (Pack of 2) - 1916-02</i> Sold by: Amazon (seller profile) Business Price Condition: New <i>330-53800-48900 janitorial supplies</i>	\$52.26
1 of: <i>Pool Handrail Covers with Zippers, 2 Pieces 6 Ft Blue Hand Railing Cover Zippered Inground Pool Covers Slip Resistant Rail Grip for Swimming Pool Inground Ladder Handles</i> Sold by: Cleovo (seller profile) Condition: New <i>330-53800-51000 pool maintenance</i>	\$19.99
2 of: <i>Neosmuk Magnetic Hooks,30lb+ Heavy Duty Earth Magnets with Hook for Refrigerator, Extra Strong Cruise Hook for Hanging, Magnetic Hanger for Cabins, Grill (White, 10 Pack)</i> Sold by: Neosmuk (seller profile) Condition: New <i>330-53800-48000 clubhouse activities.</i>	\$7.99
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
Shipping Speed: Delivery in fewer trips to your address	

Payment information	
Payment Method: Visa | Last digits: 0709	Item(s) Subtotal: \$128.19 Shipping & Handling: \$0.00
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$128.19 Estimated Tax: \$0.00
	Grand Total: \$128.19

To view the status of your order, return to [Order Summary](#).



Details for Order #113-3462293-7092259

Order Placed: January 14, 2025
Amazon.com order number: 113-3462293-7092259
Order Total: \$44.54

Not Yet Shipped	
Items Ordered 2 of: Maxwell House Breakfast Blend Mild Roast Ground Coffee, 38.8 oz Canister Sold by: Amazon (seller profile) Business Price Condition: New	Price \$12.94
<i>Events Coffee</i> <i>330-53800-48000</i> <i>clubhouse activities</i>	
2 of: Maxwell House Decaffeinated Original Medium Roast Ground Coffee, 29.3 oz Canister Sold by: Amazon (seller profile) Business Price Condition: New	Price \$9.33
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: Visa | Last digits: 0709	Item(s) Subtotal: \$44.54 Shipping & Handling: \$0.00 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$44.54 Estimated Tax: \$0.00 -----
	Grand Total: \$44.54

To view the status of your order, return to [Order Summary](#) .



Details for Order #114-0244425-2529015

Print this page for your records.

Order Placed: January 15, 2025

Amazon.com order number: 114-0244425-2529015

Order Total: \$18.97

Not Yet Shipped

Items Ordered

1 of: Personalized Name Plate With Wall Or Desk Holder Customized Engraving 2x8

Price

\$6.89

Sold by: Icoomecn (seller profile)

Supplied by: Other

Business Price

Condition: New

1 of: Personalized Name Plate With Wall Or Desk Holder Customized Engraving 2x8

\$6.89

Sold by: Icoomecn (seller profile)

Supplied by: Other

Business Price

Condition: New

EDD name plates - Office supplies
370-53800-48200

Shipping Address:

Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
NORTH PORT, FL 34289-9472
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa ending in 0709

Item(s) Subtotal: \$13.78
Shipping & Handling: \$5.19

Billing address

Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
NORTH PORT, FL 34289-9472
United States

Total before tax: \$18.97
Estimated tax to be collected: \$0.00

Grand Total: \$18.97

To view the status of your order, return to Order Summary.

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City Of North Port Planning Web

4970 City Hall Blvd , North Port, FL 34286
(941) 429-7044

Credit Card Sale 
Approved
January 17, 2025, 8:10 AM

Billed To

Patrick Lavoy
4530 Eagle Falls Place
Tampa, FL 33511

Shipped To

Order Summary

Sub Total	\$100.00
Service Fee	\$3.20
Amount	\$103.20
Visa Card	Ending in 0709

Transaction Details

Transaction ID	14aa4d72-bb82-43a7-97c8-e67f0e66094e
Location ID	349423
Auth Code	049345
Order ID	25est-00000-02159

*Zoning Board Fees
for trees
320.53800 - 46500
Landscape Maintenance.
C.C.*

Patrick Lavoy

**Thank you for your approved payment to City Of North
Port Planning Web**

The Daily Sun / Venice Gondolier
 Classified Advertising
 23170 Harborview Rd
 Port Charlotte, FL 33980

01/17/25

LOOK
 SATURDAY 1/25 8AM-1PM
 2200 Plantation Blvd.
 North Port FL
 Annual Lakeside Plantation
 Community Yard Sale.

Phone: (941) 429-3110 Email: classifieds@yoursun.com

Account: 400667	Date: 01/17/25
	Ad Date: 01/22/25
	Class: 6006
	Ad ID: 3950230
	Ad Taker: LROBINSCTX
LAKESIDE PLANTATION 135 W CENTRAL BLVD ORLANDO, FL 32801	Sales Person: 509
	Words: 15
	Lines: 5
Telephone: (941) 423-5500	Agate Lines: 9
Description: SATURDAY 1/25 8AM-1PM	Depth: 0.903
2200 Plantatio	Inserts: 3
	Blind Box:

*Yard Sale
Ad in
Newspaper*

Other Charges:	\$6.75	Gross:	\$96.75
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$96.75
Credits:	\$0.00		
Bill Depth:	0.903	Amount Due:	\$0.00

Publication	Start	Stop	Inserts	Cost
SCMG (SCC)	01/22/25	01/24/25	3	\$96.75

Ad Note:

Customer Note:

*330-53800-48000
Activities
C.C.*

We Appreciate Your Business!
 Thank You !!



Final Details for Order #114-1372840-7332231

Order Placed: January 20, 2025
Amazon.com order number: 114-1372840-7332231
Order Total: \$128.98

Shipped on January 20, 2025	
Items Ordered	Price
1 of: VINGLI 80 Quart Rolling Ice Chest, Portable Patio Party Bar Drink Cooler Cart, with Shelf, Beverage Pool with Bottle Opener, Grey Sold by: Kshioe (seller profile) Business Price Condition: New	\$118.99
<i>Ice cooler for clubhouse 330-53800-48101</i>	
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Item(s) Subtotal: \$118.99 Shipping & Handling: \$9.99 Total before tax: \$128.98 Sales Tax: \$0.00
Shipping Speed: Standard Shipping	Total for This Shipment: \$128.98

Payment information	
Payment Method: Visa | Last digits: 0709	Item(s) Subtotal: \$118.99 Shipping & Handling: \$9.99
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$128.98 Estimated Tax: \$0.00 Grand Total: \$128.98
Credit Card transactions	Visa ending in 0709: January 20, 2025: \$128.98

To view the status of your order, return to [Order Summary](#).



Final Details for Order #114-6016083-2769065

Order Placed: January 20, 2025
Amazon.com order number: 114-6016083-2769065
Order Total: \$168.13

Shipped on January 20, 2025	
Items Ordered	Price
1 of: DOAY 8 Rolls Easy Tear Transparent Tape Refills - Gift Wrapping Tape for Dispensers - Crystal Clear, Effortless Tear, Strong Adhesion - Invisible Tape 3/4 in x 1000 in for Office, School, Home Sold by: DoAy (seller profile) Business Price Condition: New	\$4.69
	For Clubhouse Rentals - Activities
1 of: BRILLMAX 6 Pack Pink Round Tablecloths 120 Inch - Circle Bulk Linen Polyester Fabric Washable Table Cloth Cover for Wedding Reception Banquet Birthday Party Buffet Restaurant Sold by: BRILLMAX (seller profile) Business Price Condition: New	\$65.28
	Clubhouse Rentals - Activities
1 of: BRILLMAX 4 Pack Pink Fitted Spandex Table Covers - 8ft Stretch Tablecloths for 8 Foot Rectangle Cloths Rectangular Bulk Linen Fabric Elastic for Wedding Reception Banquet Birthday Party Sold by: BRILLMAX (seller profile) Business Price Condition: New	\$35.60
	Clubhouse Rentals - Activities 330-53800-48000
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Item(s) Subtotal: \$105.57 Shipping & Handling: \$0.00 ----- Total before tax: \$105.57 Sales Tax: \$0.00 -----
Shipping Speed: Delivery in fewer trips to your address	Total for This Shipment: \$105.57 -----

Shipped on January 21, 2025	
Items Ordered	Price
1 of: Hammermill Printer Paper, 20 lb Copy Paper, 8.5 x 11 - 5 Ream (2,500 Sheets) - 92 Bright, Made in the USA Sold by: Amazon (seller profile) Business Price Condition: New	\$31.28
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Item(s) Subtotal: \$31.28 Shipping & Handling: \$0.00 ----- Total before tax: \$31.28 Sales Tax: \$0.00



Shipping Speed: Delivery in fewer trips to your address	Total for This Shipment: \$31.28
---	---

Shipped on January 21, 2025	
Items Ordered	Price
1 of: Hammermill Printer Paper, 20 lb Copy Paper, 8.5 x 11 - 5 Ream (2,500 Sheets) - 92 Bright, Made in the USA	\$31.28
Sold by: Amazon (seller profile)	
Business Price	
Condition: New	
<i>office paper - office supplies</i> 330-53800-48200	
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Item(s) Subtotal: \$31.28 Shipping & Handling: \$0.00 Total before tax: \$31.28 Sales Tax: \$0.00
Shipping Speed: Delivery in fewer trips to your address	Total for This Shipment: \$31.28

Payment information	
Payment Method: Visa | Last digits: 0709	Item(s) Subtotal: \$168.13 Shipping & Handling: \$0.00
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$168.13 Estimated Tax: \$0.00 Grand Total: \$168.13
Credit Card transactions	Visa ending in 0709: January 21, 2025: \$168.13

To view the status of your order, return to [Order Summary](#).



Details for Order #113-3334975-4174640

Order Placed: January 22, 2025
Amazon.com order number: 113-3334975-4174640
Order Total: \$22.10

Not Yet Shipped	
Items Ordered 1 of: Black Zip Ties 8 inch 1000 pack Heavy Duty with Tensile Strength 75lbs Cable Ties UV Resistant Industrial Self Locking 8 " Zipties Bulk Nylon Wire Tie Wraps Workshop Camping Outdoor Use, Zepotizi Sold by: ZE CHUAN TOYS (seller profile) Business Price Condition: New	Price \$22.10
<i>zipties for tennis pickleball screens w/nc</i>	
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	<i>Tennis courts maintenance 330.53800 - 52000</i>
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: Visa | Last digits: 0709	Item(s) Subtotal: \$22.10 Shipping & Handling: \$0.00
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$22.10 Estimated Tax: \$0.00
	Grand Total: \$22.10

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Details for Order #113-2114668-3272250

Order Placed: January 22, 2025
Amazon.com order number: 113-2114668-3272250
Order Total: \$34.29

Not Yet Shipped	
Items Ordered	Price
1 of: M and M milk chocolate candies, encased in vibrant colors. Delicious melt in your mouth sweet snacks for kids and adults .Candy bulk - 4 lbs classic bag- Christmas Candy Sold by: Maryse's Place LLC (seller profile) Business Price Condition: New	\$34.29
<i>Event snacks - Activities</i> 330-53800-48000	
Shipping Address:	
Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
Shipping Speed:	
Economy Shipping	

Payment information	
Payment Method:	Item(s) Subtotal: \$34.29
Visa | Last digits: 0709	Shipping & Handling: \$0.00
Billing address	-----
Lakeside Plantation Clubhouse	Total before tax: \$34.29
2800 PLANTATION BLVD	Estimated Tax: \$0.00
NORTH PORT, FL 34289-9472	-----
United States	Grand Total: \$34.29

To view the status of your order, return to [Order Summary](#) .



Details for Order #113-6429683-7516227

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Order Placed: January 22, 2025
Amazon.com order number: 113-6429683-7516227
Order Total: \$21.91

Not Yet Shipped

Event Snacks-Activities

Items Ordered

1 of: *Chex Mix Cheddar Savory Snack Mix, Family Size, 13.5 oz*

Price
\$3.96

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

1 of: *Chex Mix Bold Party Blend Savory Snack Mix, Family Size, 13.5 oz*

\$3.86

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

1 of: *Utz Pub Mix, 42 Oz. Barrel, Savory Snack Mix with a Blend of Crunchy Flavors for a Tasty Party Snack, Resealable Container, Trans-Fat Free and Kosher Certified* \$14.09

Sold by: Amazon.com Services, Inc (seller profile)

Supplied by: Other

Business Price

330-53800-48000

Condition: New

Shipping Address:

Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
NORTH PORT, FL 34289-9472
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 0709

Item(s) Subtotal: \$21.91
Shipping & Handling: \$0.00

Billing address

Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
NORTH PORT, FL 34289-9472
United States

Total before tax: \$21.91
Estimated tax to be collected: \$0.00

Grand Total: \$21.91

To view the status of your order, return to Order Summary.

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Amazon Business app
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Business Settings

Add people
Simplify Your Reporting

Buy For Your Business

Buy wholesale
Today's Deals
Buy Again



Jan 24, 2025
Order 10257349311

\$57.42
2 items

Shipping items (2)

HAROLD MYERS
2800 PLANTATION BLVD
NORTH PORT, FL 34289
(941) 423-5500

POM 2-Ply Toilet Paper 473 sheets/roll, 45 rolls Qty 1 \$26.83 each
Item 662368

POM 2-Ply Toilet Paper 473 sheets/roll, 45 rolls Qty 1 \$26.83 each
Item 662368

Subtotal (2 items)	\$53.66
Shipping	Free
Sales tax	\$3.76
Total	\$57.42
VISA VISA *0709	\$57.42



Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available.

Bath tissue
Clubhouse

330-53800-48101



Details for Order #113-9661288-9106661



Order Placed: January 24, 2025
Amazon.com order number: 113-9661288-9106661
Order Total: \$127.44

Not Yet Shipped	
Items Ordered 4 of: <i>Walter Drake Game Table Cover XL Round, 52"-66"</i> Sold by: Fox Valley Traders (seller profile) Condition: New	<div style="text-align: right;">Price</div> \$31.86 <i>Card games Activities</i> <i>new covers to replace damaged</i>
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States Shipping Speed: Economy Shipping	
<i>330-53800-48000</i>	

Payment information	
Payment Method: Visa | Last digits: 0709	Item(s) Subtotal: \$127.44 Shipping & Handling: \$0.00
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$127.44 Estimated Tax: \$0.00 Grand Total: \$127.44

To view the status of your order, return to [Order Summary](#) .



Details for Order #113-6734941-3930661

Q

Order Placed: January 24, 2025
Amazon.com order number: 113-6734941-3930661
Order Total: \$70.92

Not Yet Shipped	
Items Ordered	Price
1 of: Reli. 40-45 Gallon Trash Bags Heavy Duty | 250 Count | Large Black Garbage Bags | 39, 40, 42, 45 Gallon | Made in USA Sold by: Reli. (seller profile) Business Price Condition: New	\$54.44
1 of: Amazon Basics Flextra Tall Kitchen Drawstring Trash Bags, 13 Gallon, 120 Count Sold by: Amazon (seller profile) Business Price Condition: New	\$16.48
<p><i>MAINTENANCE TRASH BAGS</i></p> <p><i>330.53800.48102</i></p>	
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
Shipping Speed: Delivery in fewer trips to your address	

Payment information	
Payment Method: Visa | Last digits: 0709	Item(s) Subtotal: \$70.92 Shipping & Handling: \$0.00
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$70.92 Estimated Tax: \$0.00
	Grand Total: \$70.92

To view the status of your order, return to [Order Summary](#).



Details for Order #113-8422358-1458606



Order Placed: January 27, 2025
Amazon.com order number: 113-8422358-1458606
Order Total: \$36.99

Not Yet Shipped	
Items Ordered 1 of: Backdrop Stand 8.5x10ft, Photo Video Studio Adjustable Backdrop Stand for Parties, Wedding, Photography, Advertising Display Sold by: ziqiandianzi (seller profile) Condition: New	Price \$36.99
<i>Picture Back drop for events</i>	
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
Shipping Speed: Delivery in fewer trips to your address	

330.53800-48000

Payment information	
Payment Method: Visa | Last digits: 0709	Item(s) Subtotal: \$36.99 Shipping & Handling: \$0.00
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$36.99 Estimated Tax: \$0.00
	Grand Total: \$36.99

To view the status of your order, return to [Order Summary](#).



Details for Order #113-4049610-7913048

cc. *df*

Order Placed: January 27, 2025
Amazon.com order number: 113-4049610-7913048
Order Total: \$76.60

Not Yet Shipped	
Items Ordered 2 of: Machine Washable Modern Solid Design Non-Slip Rubberback 3x10 Traditional Runner Rug for Hallway, Kitchen, Bedroom, Living Room, 27" x 9'10", Gray Sold by: Amazon.com Condition: New	Price \$38.30
<i>Rug Runners / Events Wedding Receptions 330. 53500 - 48000</i>	
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
Shipping Speed: FREE Prime Delivery	
Payment information	
Payment Method: Visa | Last digits: 0709	Item(s) Subtotal: \$76.60 Shipping & Handling: \$0.00
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$76.60 Estimated Tax: \$0.00 Grand Total: \$76.60

To view the status of your order, return to [Order Summary](#).

Details for Order #113-1478397-7091412

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Order Placed: January 28, 2025
Amazon.com order number: 113-1478397-7091412
Order Total: \$39.73

Not Yet Shipped

Items Ordered

1 of: *Wesiti 3 Pcs Chili Cook off Chef Hat Chili Cook off Prizes Trophies 1st /2nd /3rd Place Unisex Adjustable Cooking Hat(White)* Price \$9.99
Sold by: Untellti (seller profile)
Supplied by: Other

Condition: New
1 of: *Red Disposable Plastic Tablecloth for Round Tables (12 Pack) 84 inches Table Cloths for Parties, Events & Weddings, Indoors & Outdoors, Plastic Table Cover* \$19.75
Sold by: King Zak Industries (seller profile)
Supplied by: Other
Business Price

Condition: New
1 of: *PHOGARY Chili Cook Off Tablecloth for Chili Cookoff Decor, Chill Pepper Tablecloths Disposable, Chili Cookoff Table Cloth Decorations for a Party, BBQ Mexican Chili Cooking Supplies - 51" x 87"(3)* \$9.99
Sold by: skowx us (seller profile)
Supplied by: Other
Business Price

*Beer/Chili Event
330-53800-48000*

Shipping Address:

Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
NORTH PORT, FL 34289-9472
United States

Shipping Speed:

Delivery in fewer trips to your address

Payment information

Payment Method:
Visa ending in 0709

Billing address
Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
NORTH PORT, FL 34289-9472
United States

Item(s) Subtotal:	\$39.73
Shipping & Handling:	\$0.00
Total before tax:	\$39.73
Estimated tax to be collected:	\$0.00
Grand Total:	\$39.73

To view the status of your order, return to Order Summary.

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FABULOUS FINDS

1931 Tamiami Trail
Suite 13
Port Charlotte, FL. 33948

CL

1/29/2025 11:37:57 AM

Betsy

Loyalty card: 6360870047911763674
 Kitchen Ware Misc Kit Ware \$4.99 Tx1
 Item Discount - 30% 30% (\$1.50)Tx1
 Kitchen Ware Bowls \$0.99 Tx1
 Item Discount 30% (\$0.30)Tx1
 Kitchen Ware Bowls \$0.99 Tx1
 Item Discount 30% (\$0.30)Tx1
 Kitchen Ware Serving Platters \$6.99 Tx1
 Item Discount - 30% 30% (\$2.10)Tx1
 Loyalty card: 6360870047911763674
 Balance: 5
 Available: 5

*Beer and Chili Event
330-53800-4500*

 SUB TOTAL \$9.76
 Sales Tax \$0.68

TOTAL \$10.44
 Visa \$10.44

Item count: 4
 1/29/2025 11:37:57 AM Betsy
 Trans:74614 Terminal:050017009-001002

TRANSACTION RECORD

Term#: 29935030007808
 Loc#: 001 Reg#: POS2
 Tran#: 74614
 Term Id: Term2
 Cashier: 41
 CREDIT CARD PURCHASE
 Batch: 4 Ref: 309
 01-29-2025 11:39 AM
 Card#: XXXXXXXXXXXX1635
 Card Type: VISA
 Chip
 AID: A0000000031010
 VISA DEBIT
 Inv#: 309
 Link#: 2501611385316
 Auth#: 077201
 Total: \$10.44

By entering a verified PIN. Cardholder
 agrees to pay issuer such total in
 accordance with issuer's agreement
 with cardholder (Merchant agreement
 if credit voucher).
 Retain this copy for your
 records

A0000 APPROVED

Customer Copy

Loyalty Accumulation

Card Number: XXXXXXXXXXXXXXX3674
 Date/Time: 2025-01-29 11:39
 Authorization #: 420462
 Points added: 69
 Point balance: 75
 Points available: 75

transaction accepted

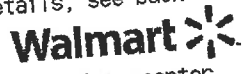


Chili Cookoff
 Ollies Bargain Outlet
 (941) 883-4215
 330-53800-48000

Handwritten mark

Chili Cookoff

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WM Supercenter
 941-625-2399 Mgr. SCOTT
 19100 MURDOCK CIR
 PORT CHARLOTTE FL 33948
 ST# 00721 OP# 009033 TE# 33 TR# 04853
 330-53800-48000
 # ITEMS SOLD 34
 TC# 1504 0375 4095 1703 9501 6



GV NAT SR CM 078742119090 F	2.74 0
GV NAT SR CM 078742119090 F	2.74 0
GV NAT SR CM 078742119090 F	2.74 0
GV SHP SH 16 078742014830 F	4.22 0
SHARP CHED 078742039780 F	8.24 0
JALAPENOS 000000046930 F	
0.660 lb. @ 1 lb. /1.82	1.20 N
GREEN ONIONS 688962000750 F	0.96 N
GREEN ONIONS 688962000750 F	0.96 N
GREEN ONIONS 688962000750 F	0.96 N
GREEN ONIONS 688962000750 F	0.96 N
GREEN ONIONS 688962000750 F	0.96 N
CILANTRO 033383801040 F	0.68 N
CILANTRO 033383801040 F	0.68 N
CILANTRO 033383801040 F	0.68 N
RED ONION 000000040820KF	3.51 N
1.970 lb. @ 1 lb. /1.78	2.72 X
GV 200Z BWL 078742352850	2.72 X
GV 200Z BWL 078742352850	2.72 X
GV 200Z BWL 078742352850	2.72 X
GV 200Z BWL 078742352850	2.72 X
GV 200Z BWL 078742352850	2.72 X
VAL COOKIES 078742132760 F	3.97 0
VALENTINE 078742361930 F	3.97 0
VAL COOKIES 078742021770 F	6.47 0
SWEET CRNBD 078742162900 F	4.24 0
SWEET CRNBD 078742162900 F	4.24 0
SWEET CRNBD 078742162900 F	4.24 0
SWEET CRNBD 078742162900 F	4.24 0
BATH CUP 078742331380	3.66 X
BATH CUP 078742331380	3.66 X
GV DP CRN CP 078742006250 F	1.97 0
GV DP CRN CP 078742006250 F	1.97 0
ROTEL MILD 064144282630 F	1.36 0
BLACK BEANS 039400018800 F	1.28 0
CORONA EXTRA 080660954010	8.26 T

SUBTOTAL	99.36
TAX1 7.0000 %	2.04
TOTAL	101.40
VISA TEND	101.40
CHANGE DUE	0.00

US DEBIT- 1635 I O APPR#093511
 101.40 TOTAL PURCHASE

ITEM	Description	QTY	Item Total
585982	2PK PASTA BOW	6	\$2.50
15%	Off Valentine Offer		\$0.4
4			
479423	5.5 OZ CAYENN	1	\$1.27N
15%	Off Valentine Offer		\$0.2
2			
477413	1.25 OZ GROUN	1	\$1.10N
15%	Off Valentine Offer		\$0.1
9			
594413	9 OZ DBL CRSP	1	\$1.95
15%	Off Valentine Offer		\$0.3
4			
444391	24 OZ CINN JE	1	\$3.39
15%	Off Valentine Offer		\$0.6
0			
494084	6PK BLK SERVI	1	\$2.12
15%	Off Valentine Offer		\$0.3
7			
494084	6PK BLK SERVI	1	\$2.12
15%	Off Valentine Offer		\$0.3
7			
479413	4.25 OZ CHILI	1	\$1.27N
15%	Off Valentine Offer		\$0.2
2			
480038	4.25 OZ PAPRI	1	\$1.27N
15%	Off Valentine Offer		\$0.2
2			
506224	12 OZ GB OYST	1	\$1.01N
15%	Off Valentine Offer		\$0.1
8			
506224	12 OZ GB OYST	1	\$1.01N
15%	Off Valentine Offer		\$0.1
8			
599814	20 OZ DYNASTY	1	\$2.54N
15%	Off Valentine Offer		\$0.4
5			
556918	S2 SOLID KT B	1	\$2.97
15%	Off Valentine Offer		\$0.5
2			
449140	EASY HOME COO	1	\$2.54
15%	Off Valentine Offer		\$0.4
5			
CPN TOTAL 101390	15% Off Valen		\$4.75
	Sub Total		\$27.06
	Tax		\$1.24
	Total		\$28.30

EMV Authorization Data -----
 RRN: 129180545 Purchase

City Of North Port Planning Web

4970 City Hall Blvd , North Port, FL 34286
(941) 429-7044

Credit Card Sale
Approved
January 29, 2025, 8:34 AM

Billed To
Patrick Lavoy
2800 Plantation Blvd
North Port, FL 32489

Shipped To



Order Summary

Sub Total	\$50.00
Service Fee	\$2.00
Amount	\$52.00
Visa Card	Ending in 0709

Transaction Details

Transaction ID 2a251ba2-0357-4f54-a3d0-88cdf33988d2
Location ID 349423
Auth Code 010620
Order ID 25est-00000-03582

CC.

Permit for front
entrance per Pat
Lavoy
310.51300.54000

Patrick Lavoy

**Thank you for your approved payment to City Of North
Port Planning Web**

**PAID
IN
FULL**



**INVOICE
INV-29921**

Payment Terms: COD Customer

Created Date: 1/30/2025

DESCRIPTION: "Jonah" @ Mulberry (Bracket is missing)

Bill To: Lakeside Plantation Community Development District
4530 Eagle Falls Place
Tampa, FL 33619
US

Installed: Lakeside Plantation Community Development
Harold Myers
2200 Plantation Blvd.
North Port, FL 32489
US

Ordered By: Harold Myers
Email: manager@lakesideplantationcdd.com
Work Phone: (941) 423-5500
Tax ID: 85-8012611342C-1

Salesperson: Peter Tunberg
Entered By: Peter Tunberg

CC

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	Bracket and Sign Blank	1	\$362.21	\$0.00	\$362.21
1.1	Hardware/Parts - PBH-6 X 36 Part Qty: 1 Width: 6.00" Height: 36.00" Text: PBH-6 X 36 Notes: 300 Seried				
1.2	Aluminum - "Johah" Part Qty: 1 Width: 6.00" Height: 36.00" Sides: 2 - Thickness: 080 Aluminum - Vinyl Type: Standard Vinyl - Laminate Type: Cast Gloss 8518 - Vinyl Color: Clear Notes: "Johan"				
1.3	Installation - Installation-No Trip Charge - # of Hours: 0.5 Notes: Installation				

*Credit card
payment street signs
from hurricane damage
320.53800.47100*

Payment Terms: Unless you have existing payment terms already on file, any balance is due before installation or delivery. You may pay through our portal by calling the office or having a check ready on-site. The balance is due on pickup if you are picking up your order. Invoices not paid within terms will be

assessed a \$150 late fee. The unpaid balance shall accrue interest at the maximum rate allowed by law until the balance is paid in full. Payments shall be first credited to any late fees, then to interest due, and any remainder will be credited to the principal. Purchaser will be responsible for all additional costs, including legal, court, and collection fees associated with collection of past-due invoices.

Subtotal:	\$362.21
Taxable Amount:	\$0.00
Taxes:	\$0.00
Grand Total:	\$362.21
Amount Paid:	\$362.21
BALANCE DUE:	\$0.00

TRANSACTIONS		
Date	Type	Amount
1/30/2025	Visa (Online) - 0709	\$362.21

Thank you for choosing FASTSIGNS for your sign and graphic needs. Customer has accepted responsibility for verifying all information, quantities and pricing on the order are correct. Pricing per unit could change with the deletion of items or items. All work is custom, and the customer acknowledges NO REFUNDS on placed orders. Customers may be entitled to an in-store credit valid for 90 days. Estimated due dates for job completion are based on the current production schedule after we receive your artwork, deposit, and all the specifications necessary to complete your job. These are done with the best efforts but are not guaranteed. Orders not picked up after 30 days of order completion are considered abandoned and will be disposed of at the discretion of FASTSIGNS unless otherwise indicated or agreed on the work order in advance.

Signature: _____ **Date:** _____

License #ES12002217

**PAID
IN
FULL**

**INVOICE
INV-29781**

Payment Terms: COD Customer

Created Date: 12/9/2024

DESCRIPTION: Hurricane Repairs

Bill To: Lakeside Plantation Community Development District
4530 Eagle Falls Place
Tampa, FL 33619
US

Installed: Lakeside Plantation Community Development
Harold Myers
2200 Plantation Blvd.
North Port, FL 32489
US

Ordered By: Harold Myers
Email: manager@lakesideplantationcdd.com
Work Phone: (941) 423-5500
Tax ID: 85-8012611342C-1

Salesperson: Charles Richardson
Entered By: Stacy Jarrell

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	Tara & Plantation Sign	1	\$121.50	\$0.00	\$121.50
1.1	Installation - - # of Hours: 0.75 Text: Tara & Plantation Blvd Notes: sign is rotated 90" Reorient sign to correct position ***Assumes no damage to the sign post and no new concrete, posts or panels.				
<i>Credit card street signs hurricane Milton damage Damage Bill. 96.72 320.53800 - 47100</i>					
2	Peach & Magnolia	1	\$121.50	\$0.00	\$121.50
2.1	Installation - - # of Hours: 0.75 Text: Peach & Magnolia Notes: sign is rotated 54 degrees Reorient sign to correct position ***Assumes no damage to the sign post and no new concrete, posts or panels.				
3	Scarlett & Plantation New Post	1	\$113.00	\$0.00	\$113.00

3.1	Installation - - # of Hours: 2 Text: Scarlett & Plantation Notes: Remove existing sign post, transfer signs, finial, backers and base to new sign post.
3.2	Hardware/Parts - Part Qty: 1 Width: 3.00" Height: 144.00" Notes: 3" fluted aluminum post, 14', powder-coated black. Does not include new frames, finial or base. Includes new hardware. Post only
4	Street Name Panels 2 \$151.44 \$0.00 \$302.87
4.1	Installation - - # of Hours: 0.5 Notes: Replace missing sign panels
4.2	Aluminum - Part Qty: 1 Width: 36.00" Height: 6.00" Sides: 1 - Thickness: 063 Aluminum - Vinyl Type: EGP Reflective - Laminate Type: Cast Gloss 8518 Text: Pecan Dixie Notes: PU art from previous order Design/File Type - Design/File Type: Art Supplied/File Setup Rounded Corners - Rounded Corners: .25"
5	Alligator Sign Relocation 1 \$234.00 \$0.00 \$234.00
5.1	Installation - - # of Hours: 1.5 Notes: Remove up to 5 alligator signs Relocate (1) sign behind 1755 Scarlett Relocate (1) sign behind 1675 Scarlett
6	Boxwood & Scarlett New Post 1 \$113.00 \$0.00 \$113.00
6.1	Installation - - # of Hours: 2 Text: Scarlett & Plantation Notes: Remove existing sign post, transfer signs, finial, backers and base to new sign post.

6.2	Hardware/Parts - Part Qty: 1 Width: 3.00" Height: 144.00" Notes: 3" fluted aluminum post, 14', powder-coated black. Does not include new frames, finial or base. Includes new hardware. Post only				
7	Map Sign	2	\$111.22	\$0.00	\$222.44
7.1	ACM/Dibond/MaxMetal - Part Qty: 1 Width: 36.00" Height: 24.00" Sides: 1 - Color/Finish: White - Vinyl Type: Standard Vinyl - Laminate Type: Calendared Gloss 8508 - Thickness: 3mm Alum Comp				
	Design/File Type - Design/File Type: Art Supplied/File Setup				
8	NTE Post Straightening	1	\$438.71	\$0.00	\$438.71
8.1	Installation Services - - # of Hours: 2 Notes: NTE \$420.00 Up to 4 additional post				
9	Change Order Remove Post-Only straighten	1	\$0.00	\$0.00	\$0.00
9.1	Miscellaneous - Notes: Straighten existing Scarlett & Plantation New Post (line 3) Deduct (-850.00) for post replacement Straighten existing Boxwood & Scarlett New Post (line 6) Deduct (-850.00) for post replacement Showm as discount in invoice				

Payment Terms: Unless you have existing payment terms already on file, any balance is due before installation or delivery. You may pay through our portal by calling the office or having a check ready on-site. The balance is due on pickup if you are picking up your order. Invoices not paid within terms will be assessed a \$150 late fee. The unpaid balance shall accrue interest at the maximum rate allowed by law until the balance is paid in full. Payments shall be first credited to any late fees, then to interest due, and any remainder will be credited to the principal. Purchaser will be responsible for all additional costs, including legal, court, and collection fees associated with collection of past-due invoices.

Subtotal:	\$1,667.02
Taxable Amount:	\$0.00
Taxes:	\$0.00
Grand Total:	\$1,667.02
Amount Paid:	\$1,667.02
BALANCE DUE:	\$0.00

TRANSACTIONS		
Date	Type	Amount
12/18/2024	Check 000164	\$1,570.30
1/30/2025	Visa (Online) - 0709	\$96.72

Thank you for choosing FASTSIGNS for your sign and graphic needs. Customer has accepted responsibility for verifying all information, quantities and pricing on the order are correct. Pricing per unit could change with the deletion of items or items. All work is custom, and the customer acknowledges NO REFUNDS on placed orders. Customers may be entitled to an in-store credit valid for 90 days. Estimated due dates for job completion are based on the current production schedule after we receive your artwork, deposit, and all the specifications necessary to complete your job. These are done with the best efforts but are not guaranteed. Orders not picked up after 30 days of order completion are considered abandoned and will be disposed of at the discretion of FASTSIGNS unless otherwise indicated or agreed on the work order in advance.

Signature: _____ Date: _____

License #ES12002217



Final Details for Order #114-2751345-7360211

Order Placed: January 2, 2025
Amazon.com order number: 114-2751345-7360211
Order Total: \$65.32

Shipped on January 3, 2025	
Items Ordered	Price
2 of: Reli. 39 Gallon Trash Bags Drawstring (100 Count) Large 39 Gallon Heavy Duty Drawstring Trash Bags - Black Garbage Bags 39 Gallon Capacity, Lawn Leaf (39 Gal) Sold by: Reli. (seller profile) Business Price Condition: New	\$32.66
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Item(s) Subtotal: \$65.32 Shipping & Handling: \$0.00 ----- Total before tax: \$65.32 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$65.32 -----

Payment information	
Payment Method: Visa | Last digits: 0709	Item(s) Subtotal: \$65.32 Shipping & Handling: \$0.00 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$65.32 Estimated Tax: \$0.00 ----- Grand Total: \$65.32
Credit Card transactions	Visa ending in 0709: January 3, 2025: \$65.32

To view the status of your order, return to [Order Summary](#) .

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Final Details for Order #114-6881543-0769046

Order Placed: January 3, 2025
Amazon.com order number: 114-6881543-0769046
Order Total: \$22.86

Shipped on January 3, 2025	
Items Ordered	Price
1 of: Amazon Basics 2-Ply Flex-Sheets Paper Towels, 12 Basics Rolls = 32 Regular Rolls, Everyday Value with 150 Sheets per Rol	\$22.86
/	
Sold by: Amazon.com	
Condition: New	
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Item(s) Subtotal: \$22.86 Shipping & Handling: \$0.00 ----- Total before tax: \$22.86 Sales Tax: \$0.00 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$22.86 -----

Payment information	
Payment Method: Visa | Last digits: 0709	Item(s) Subtotal: \$22.86 Shipping & Handling: \$0.00 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$22.86 Estimated Tax: \$0.00 ----- Grand Total: \$22.86
Credit Card transactions	Visa ending in 0709: January 3, 2025: \$22.86

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #114-5568112-7229844

Order Placed: December 30, 2024
Amazon.com order number: 114-5568112-7229844
Order Total: \$19.99

Shipped on January 1, 2025	
Items Ordered	Price
1 Of: Amazon Basics Clear Thermal Laminating Plastic Paper Laminator Sheets, 9 x 11.5-Inch, 200-Pack, 3mil Sold by: Amazon.com Condition: New	\$19.99
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Item(s) Subtotal: \$19.99 Shipping & Handling: \$0.00 ----- Total before tax: \$19.99 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$19.99 -----

Payment information	
Payment Method: Visa | Last digits: 0709	Item(s) Subtotal: \$19.99 Shipping & Handling: \$0.00 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$19.99 Estimated Tax: \$0.00 ----- Grand Total: \$19.99
Credit Card transactions	Visa ending in 0709: January 1, 2025: \$19.99

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #114-5568112-7229844

Order Placed: December 30, 2024
Amazon.com order number: 114-5568112-7229844
Order Total: \$19.99

Shipped on January 1, 2025	
Items Ordered	Price
1 Of: Amazon Basics Clear Thermal Laminating Plastic Paper Laminator Sheets, 9 x 11.5-Inch, 200-Pack, 3mil Sold by: Amazon.com Condition: New	\$19.99
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Item(s) Subtotal: \$19.99 Shipping & Handling: \$0.00 ----- Total before tax: \$19.99 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$19.99 -----

Payment information	
Payment Method: Visa | Last digits: 0709	Item(s) Subtotal: \$19.99 Shipping & Handling: \$0.00 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$19.99 Estimated Tax: \$0.00 ----- Grand Total: \$19.99
Credit Card transactions	Visa ending in 0709: January 1, 2025: \$19.99

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #113-1695678-6879408

Order Placed: January 13, 2025
Amazon.com order number: 113-1695678-6879408
Order Total: \$49.65

Shipped on January 14, 2025	
Items Ordered	Price
1 of: GOJO Pomeberry Foam Handwash, Pomegranate Scent, 1200 mL Hand Soap Refill LTX-12 Dispenser (Pack of 2) - 1916-02	\$52.26
Sold by: Amazon (seller profile)	
Business Price	
Condition: New	
<i>SOAP for Restroom dispensers</i>	
Shipping Address:	Item(s) Subtotal: \$52.26
Lakeside Plantation Clubhouse	Shipping & Handling: \$0.00
2800 PLANTATION BLVD	Subscribe & Save: -\$2.61
NORTH PORT, FL 34289-9472	----
United States	Total before tax: \$49.65
Shipping Speed:	Sales Tax: \$0.00
FREE Prime Delivery	----
	Total for This Shipment: \$49.65

Payment information	
Payment Method:	Item(s) Subtotal: \$52.26
Visa | Last digits: 0709	Shipping & Handling: \$0.00
Billing address	Promotion applied: -\$2.61
Lakeside Plantation Clubhouse	----
2800 PLANTATION BLVD	Total before tax: \$49.65
NORTH PORT, FL 34289-9472	Estimated Tax: \$0.00
United States	----
	Grand Total: \$49.65

Credit Card transactions	Visa ending in 0709: January 14, 2025: \$49.65

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #114-6834977-3854643

Order Placed: January 24, 2025
Amazon.com order number: 114-6834977-3854643
Order Total: \$95.02

Shipped on January 24, 2025	
Items Ordered	Price
2 of: <i>sancua 6 Pack Round Tablecloth 108 Inch White, Stain and Wrinkle Resistant Table Cloth - Washable Polyester Table Cover for Dining Table, Buffet Parties and Camping</i> Sold by: Clothman (seller profile) Condition: New	\$52.79
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Item(s) Subtotal: \$105.58 Shipping & Handling: \$2.99 Your Coupon Savings: -\$10.56 Free Shipping: -\$2.99 Total before tax: \$95.02 Sales Tax: \$0.00 Total for This Shipment: \$95.02

*Table covers
Clubhouse
Receptions/Events*

Payment information	
Payment Method: Visa | Last digits: 0709	Item(s) Subtotal: \$105.58
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Shipping & Handling: \$2.99 Promotion applied: -\$13.55 Total before tax: \$95.02 Estimated Tax: \$0.00 Grand Total: \$95.02
Credit Card transactions	Visa ending in 0709: January 24, 2025: \$95.02

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #114-8389012-1825842

Order Placed: January 27, 2025
Amazon.com order number: 114-8389012-1825842
Order Total: \$16.69

Shipped on January 27, 2025	
Items Ordered 1 of: <i>SPLENDA Zero Calorie Sweetener Value Pack, 800 Count Packets</i> Sold by: Amazon (seller profile) Business Price Condition: New	<i>Coffee Sweetener</i> Price \$16.69
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Item(s) Subtotal: \$16.69 Shipping & Handling: \$0.00 Total before tax: \$16.69 Sales Tax: \$0.00
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$16.69

Payment information	
Payment Method: Visa | Last digits: 0709	Item(s) Subtotal: \$16.69 Shipping & Handling: \$0.00
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$16.69 Estimated Tax: \$0.00 Grand Total: \$16.69
Credit Card transactions	Visa ending in 0709: January 27, 2025: \$16.69

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #114-8306196-7924232

Vinegar
for floor
cleaning
machine

Order Placed: January 27, 2025
Amazon.com order number: 114-8306196-7924232
Order Total: \$38.41

Shipped on January 28, 2025	
Items Ordered	Price
1 of: (4 Gallons) - Distilled White Cleaning Vinegar 6% Acidity - Multi-Purpose Household Surface Cleaner, Safe for Laundry Sold by: WholesaleAmarillo (seller profile) Business Price Condition: New	\$38.41
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Item(s) Subtotal: \$38.41 Shipping & Handling: \$0.00 ----- Total before tax: \$38.41 Sales Tax: \$0.00 -----
Shipping Speed: Arranged Freight Delivery	Total for This Shipment: \$38.41 -----

Payment information	
Payment Method: Visa | Last digits: 0709	Item(s) Subtotal: \$38.41 Shipping & Handling: \$0.00 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$38.41 Estimated Tax: \$0.00 ----- Grand Total: \$38.41
Credit Card transactions	Visa ending in 0709: January 28, 2025: \$38.41

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #113-9892421-3490636

Return
wrong item.

Order Placed: January 29, 2025
Amazon.com order number: 113-9892421-3490636
Order Total: \$34.99

Shipped on January 29, 2025	
Items Ordered	Price
1 of: 800pcs Chili Cook Off Decorations Mini Chili Cook off Tasting Paper Cups Set Include Disposable 400pcs Food Sample Cups and 400pcs Wooden Spoons for Mexican Fiesta Chili Cooking Party Supplies (2 OZ) Sold by: Hefei Jiamin E-commerce Co., Ltd (seller profile) Condition: New	\$34.99
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Item(s) Subtotal: \$34.99 Shipping & Handling: \$0.00 ----- Total before tax: \$34.99 Sales Tax: \$0.00 -----
Shipping Speed: Delivery in fewer trips to your address	Total for This Shipment: \$34.99 -----

Payment information	
Payment Method: Visa | Last digits: 0709	Item(s) Subtotal: \$34.99 Shipping & Handling: \$0.00 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$34.99 Estimated Tax: \$0.00 ----- Grand Total: \$34.99
Credit Card transactions	Visa ending in 0709: January 29, 2025: \$34.99

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #114-6016083-2769065

Order Placed: January 20, 2025

Amazon.com order number: 114-6016083-2769065

Order Total: \$168.13

Shipped on January 20, 2025

Items Ordered

Price

1 of: DOAY 8 Rolls Easy Tear Transparent Tape Refills - Gift Wrapping Tape for Dispensers - Crystal Clear, Effortless Tear, Strong Adhesion - Invisible Tape 3/4 in x 1000 in for Office, School, Home
 Sold by: DoAy (seller profile)
 Business Price
 Condition: New

\$4.69

1 of: BRILLMAX 6 Pack Pink Round Tablecloths 120 Inch - Circle Bulk Linen Polyester Fabric Washable Table Cloth Cover for Wedding Reception Banquet Birthday Party Buffet Restaurant
 Sold by: BRILLMAX (seller profile)
 Business Price
 Condition: New

\$65.28

RETURN

1 of: BRILLMAX 4 Pack Pink Fitted Spandex Table Covers - 8ft Stretch Tablecloths for 8 Foot Rectangle Cloths Rectangular Bulk Linen Fabric Elastic for Wedding Reception Banquet Birthday Party
 Sold by: BRILLMAX (seller profile)
 Business Price
 Condition: New

\$35.60

Shipping Address:

Lakeside Plantation Clubhouse
 2800 PLANTATION BLVD
 NORTH PORT, FL 34289-9472
 United States

Item(s) Subtotal: \$105.57

Shipping & Handling: \$0.00

Total before tax: \$105.57

Sales Tax: \$0.00

Shipping Speed:

Delivery in fewer trips to your address

Total for This Shipment: \$105.57

Shipped on January 21, 2025

Items Ordered

Price

1 of: Hammermill Printer Paper, 20 lb Copy Paper, 8.5 x 11 - 5 Ream (2,500 Sheets) - 92 Bright, Made in the USA
 Sold by: Amazon (seller profile)
 Business Price
 Condition: New

\$31.28

Shipping Address:

Lakeside Plantation Clubhouse
 2800 PLANTATION BLVD
 NORTH PORT, FL 34289-9472
 United States

Item(s) Subtotal: \$31.28

Shipping & Handling: \$0.00

Total before tax: \$31.28

Sales Tax: \$0.00

Shipping Speed: Delivery in fewer trips to your address	----- Total for This Shipment: \$31.28 -----
---	---

Shipped on January 21, 2025	
Items Ordered	Price
1 of: <i>Hammermill Printer Paper, 20 lb Copy Paper, 8.5 x 11 - 5 Ream (2,500 Sheets) - 92 Bright, Made in the USA</i>	\$31.28
Sold by: Amazon (seller profile)	
Business Price	
Condition: New	
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Item(s) Subtotal: \$31.28 Shipping & Handling: \$0.00 ----- Total before tax: \$31.28 Sales Tax: \$0.00 -----
Shipping Speed: Delivery in fewer trips to your address	Total for This Shipment: \$31.28 -----

Payment information	
Payment Method: Visa | Last digits: 0709	Item(s) Subtotal: \$168.13 Shipping & Handling: \$0.00 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$168.13 Estimated Tax: \$0.00 ----- Grand Total: \$168.13
Credit Card transactions	Visa ending in 0709: January 21, 2025: \$168.13

To view the status of your order, return to [Order Summary](#) .

SECTION C

Lakeside Plantation
Community Development District

Unaudited Financial Reporting
January 31, 2025



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9	<hr/>	Long Term Debt Report
10	<hr/>	Assessment Receipt Schedule
11	<hr/>	Utility Schedule and Comparisons

Lakeside Plantation
Community Development District
Combined Balance Sheet
January 31, 2025

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 124,366	\$ -	\$ -	\$ 124,366
Debit Card Account	5,418	-	-	5,418
Money Market Account	247,846	-	-	247,846
Capital Reserve Account	-	182,987	-	182,987
Due from General Fund	-	-	24,763	24,763
Prepaid Expenses	29,435	-	-	29,435
Deposits	14,736	-	-	14,736
Investments:				
State Board of Administration Series 1999	750,575	255,505	-	1,006,079
Reserve	-	-	85,138	85,138
Revenue	-	-	138,866	138,866
Prepayment	-	-	2,149	2,149
Total Assets	\$ 1,172,375	\$ 438,491	\$ 250,917	\$ 1,861,783
Liabilities:				
Accounts Payable	\$ 40,310	\$ -	\$ -	\$ 40,310
Due to Debt Service	24,763	-	-	24,763
Total Liabilities	\$ 65,074	\$ -	\$ -	\$ 65,074
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 29,435	\$ -	\$ -	\$ 29,435
Deposits	14,736	-	-	14,736
Restricted for:				
Debt Service - Series 1999	-	-	250,917	250,917
Assigned for:				
Capital Reserves	-	438,491	-	438,491
Unassigned	1,063,130	-	-	1,063,130
Total Fund Balances	\$ 1,107,301	\$ 438,491	\$ 250,917	\$ 1,796,709
Total Liabilities & Fund Balance	\$ 1,172,375	\$ 438,491	\$ 250,917	\$ 1,861,783

Lakeside Plantation
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Assessments- Tax Roll	\$ 1,199,840	\$ 994,463	\$ 994,463	\$ -
Tennis Club	20,000	6,667	8,109	1,442
Activities	10,000	3,333	3,534	201
Clubhouse Rentals	5,000	1,667	3,578	1,911
Miscellaneous	1,500	500	2,006	1,506
Interest Earnings	50	17	17	(0)
Insurance Proceeds	-	-	-	-
Total Revenues	\$ 1,236,390	\$ 1,006,647	\$ 1,011,707	\$ 5,060
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 2,800	\$ 1,200
District Manager	54,500	18,167	18,167	(0)
District Counsel	36,000	12,000	2,293	9,708
District Engineer	10,000	3,333	-	3,333
Disclosure Report	1,000	333	333	0
Trustee Fees	4,771	1,590	1,272	318
Audit Fees	4,200	1,400	-	1,400
Postage, Phone, Faxes, Copies	1,500	500	1,391	(891)
General Liability Insurance	8,289	2,763	1,674	1,089
Legal Advertising	2,000	667	269	398
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	3,000	1,000	1,204	(204)
Property Insurance	37,331	12,444	11,333	1,111
Information Technology	1,391	464	464	(0)
Website Administration	890	297	297	(0)
Website Hosting	480	160	330	(170)
Total General & Administrative	\$ 177,526	\$ 59,292	\$ 42,001	\$ 17,291
<u>Operations & Maintenance</u>				
Field Expenditures				
Common Area Renewal & Maintenance	\$ 10,000	\$ 3,333	\$ 2,318	\$ 1,015
Street Light/Decorative Light	1,000	333	409	(76)
Landscape Maintenance - Contract	154,040	51,347	38,510	12,837
Landscape Maintenance - Other	10,000	3,333	3,917	(584)
Lake Maintenance	15,588	5,196	5,196	-
Electric Utility Services - Entrance Feature	7,500	2,500	510	1,990
Water Utility Services - Entrance Feature	3,000	1,000	118	882
Repairs & Maintenance - Entrance Feature	5,000	1,667	3,961	(2,294)
Hurricane Expenses	-	-	6,344	(6,344)
Subtotal Field Expenditures	\$ 206,128	\$ 68,709	\$ 61,282	\$ 7,427

Lakeside Plantation
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Amenity Expenditures				
Personnel Services (Management Contract)	\$ 210,000	\$ 70,000	\$ 108,097	\$ (38,097)
Activities	22,000	7,333	10,757	(3,424)
License/Fees	2,000	667	3,076	(2,409)
General Supplies	10,000	3,333	3,753	(419)
Maintenance	15,000	5,000	12,013	(7,013)
Office Supplies	3,500	1,167	1,081	86
Clubhouse Furniture	-	-	987	(987)
Security	7,760	2,587	4,060	(1,474)
AED	500	167	-	167
Telephone & Internet Services	6,000	2,000	2,211	(211)
Janitorial Supplies	2,500	833	300	534
Electric Utility Services - Clubhouse	14,000	4,667	2,942	1,725
Gas Utility	250	83	-	83
Garbage Collection	2,300	767	811	(45)
Water Utility Services - Clubhouse	6,000	2,000	1,288	712
Electric Utility Services - Tennis Courts/Pool	20,000	6,667	4,482	2,185
Pool Cleaning	22,800	7,600	7,600	-
Pool Maintenance - Other	10,000	3,333	16,191	(12,857)
Pool Furniture	-	-	2,480	(2,480)
Tennis Courts - Maintenance	5,000	1,667	4,120	(2,454)
Water Utility Services - Tennis Courts/Pool	7,500	2,500	662	1,838
Subtotal Amenity Expenditures	\$ 367,110	\$ 122,370	\$ 186,909	\$ (64,539)
Total Operations & Maintenance	\$ 573,238	\$ 191,079	\$ 248,191	\$ (57,112)
Total Expenditures	\$ 750,764	\$ 250,371	\$ 290,192	\$ (39,821)
Excess (Deficiency) of Revenues over Expenditures	\$ 485,626		\$ 721,515	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (485,626)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (485,626)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 721,515	
Fund Balance - Beginning	\$ -		\$ 385,786	
Fund Balance - Ending	\$ -		\$ 1,107,301	

Lakeside Plantation

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 3,110	\$ 3,110
Total Revenues	\$ -	\$ -	\$ 3,110	\$ 3,110
Expenditures:				
Bank Fee	\$ -	\$ -	\$ 32	\$ (32)
Capital Outlay	62,521	20,840	153,188	(132,348)
Total Expenditures	\$ 62,521	\$ 20,840	\$ 153,220	\$ (132,380)
Excess (Deficiency) of Revenues over Expenditures	\$ (62,521)		\$ (150,110)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 485,626	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 485,626	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 423,105		\$ (150,110)	
Fund Balance - Beginning	\$ 633,237		\$ 588,601	
Fund Balance - Ending	\$ 1,056,342		\$ 438,491	

Lakeside Plantation
Community Development District
Capital Reserve Fund
Capital Outlay Check Register Detail
For The Period Ending January 31, 2025

Vendor	Detail	Amount
Capital Outlay		
<i>FY2025</i>		
10/3/24 Tamiami Painting	Weight Room Painting	\$1,440.00
10/24/24 Bandit Fitness Equipment	50% Deposit Exercise Equipment	\$20,073.11
10/16/24 Lighthouse Engineering	Erosion Repair Assessment	\$7,500.00
11/6/24 MK Construction Group	Fountain Removal	\$18,292.50
11/21/24 Recycled Plastic Factory	Park Benches	\$4,540.00
12/17/24 Bandit Fitness Equipment	Remaining Balance Exercise Equipment	\$20,073.11
11/27/24 Symbiont Service Group	Deposit	\$6,821.00
12/4/24 Multiple Media Network	Deposit- Entrance Monument	\$27,339.07
12/17/24 Fastsigns	Deposit- Replace Damaged Signs	\$1,570.30
1/15/25 MK Construction Group	Fountain Removal	\$15,000.00
1/22/25 Multiple Media Network	Final- Entrance Monument	\$30,539.07
Total		<u><u>\$153,188.16</u></u>

Lakeside Plantation

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 173,818	\$ 144,066	\$ 144,066	\$ -
Assessments - Direct Bill	\$ 8,842	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 1,785	\$ 1,785
Total Revenues	\$ 182,660	\$ 144,066	\$ 145,851	\$ 1,785
Expenditures:				
Interest - 11/1	\$ 34,750	\$ 34,750	\$ 34,750	\$ -
Principal - 5/1	\$ 115,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 34,750	\$ -	\$ -	\$ -
Total Expenditures	\$ 184,500	\$ 34,750	\$ 34,750	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (1,840)		\$ 111,101	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (1,840)		\$ 111,101	
Fund Balance - Beginning	\$ 60,482		\$ 139,816	
Fund Balance - Ending	\$ 58,642		\$ 250,917	

Lakeside Plantation
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments- Tax Roll	\$ -	\$ 257,102	\$ 566,425	\$ 170,937	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 994,463
Tennis Club	\$ 2,220	\$ 3,508	\$ 1,514	\$ 867	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,109
Activities	\$ 314	\$ 2,331	\$ 1,037	\$ (148)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,534
Clubhouse Rentals	\$ 200	\$ 2,158	\$ 500	\$ 720	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,578
Miscellaneous	\$ 386	\$ 540	\$ 834	\$ 247	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,006
Interest Earnings	\$ 4	\$ 4	\$ 8	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17
Insurance Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 3,123	\$ 265,643	\$ 570,318	\$ 172,624	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,011,707

Expenditures:

General & Administrative:

Supervisor Fees	\$ 800	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
District Manager	\$ 4,542	\$ 4,542	\$ 4,542	\$ 4,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,167
District Counsel	\$ -	\$ 2,293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,293
District Engineer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Disclosure Report	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 333
Trustee Fees	\$ 318	\$ 318	\$ 318	\$ 318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,272
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage, Phone, Faxes, Copies	\$ 56	\$ 1,137	\$ 98	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,391
General Liability Insurance	\$ 419	\$ 418	\$ 418	\$ 419	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,674
Legal Advertising	\$ 269	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 269
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Other Current Charges	\$ 505	\$ 113	\$ 223	\$ 363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,204
Property Insurance	\$ 2,781	\$ 2,781	\$ 2,886	\$ 2,886	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,333
Information Technology	\$ 116	\$ 116	\$ 116	\$ 116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 464
Website Administration	\$ 74	\$ 74	\$ 74	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 297
Website Hosting	\$ 110	\$ 110	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330
Total General & Administrative	\$ 10,248	\$ 12,985	\$ 8,868	\$ 9,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,001

Operations & Maintenance

Field Expenditures

Common Area Renewal & Maintenance	\$ 1,209	\$ -	\$ 1,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,318
Street Light/Decorative Light	\$ (50)	\$ -	\$ -	\$ 459	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 409
Landscape Maintenance - Contract	\$ 12,837	\$ 12,837	\$ 12,837	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,510
Landscape Maintenance - Other	\$ 3,350	\$ -	\$ 412	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,917
Lake Maintenance	\$ 1,299	\$ 1,299	\$ 1,299	\$ 1,299	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,196
Electric Utility Services - Entrance Feature	\$ 123	\$ 88	\$ 120	\$ 179	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 510
Water Utility Services - Entrance Feature	\$ 27	\$ 30	\$ 31	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 118
Repairs & Maintenance - Entrance Feature	\$ -	\$ -	\$ 3,961	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,961
Hurricane Expenses	\$ 6,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,344
Subtotal Field Expenditures	\$ 25,139	\$ 14,253	\$ 19,768	\$ 2,123	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,282

Lakeside Plantation
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Expenditures													
Personnel Services (Management Contract)	\$ 24,126	\$ 24,936	\$ 25,403	\$ 33,632	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 108,097
Activities	\$ 868	\$ 3,254	\$ 2,860	\$ 3,775	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,757
License/Fees	\$ 641	\$ 1,484	\$ 551	\$ 401	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,076
General Supplies	\$ 1,230	\$ 534	\$ 1,294	\$ 695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,753
Maintenance	\$ 3,460	\$ 1,439	\$ 4,987	\$ 2,126	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,013
Office Supplies	\$ 332	\$ 326	\$ 137	\$ 286	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,081
Clubhouse Furniture	\$ -	\$ -	\$ 987	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 987
Security	\$ 775	\$ 1,265	\$ 735	\$ 1,286	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,060
AED	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone & Internet Services	\$ 460	\$ 537	\$ 538	\$ 675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,211
Janitorial Supplies	\$ 113	\$ 134	\$ -	\$ 52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Electric Utility Services - Clubhouse	\$ 927	\$ 706	\$ 646	\$ 664	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,942
Gas Utility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Garbage Collection	\$ 185	\$ 185	\$ 221	\$ 219	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 811
Water Utility Services - Clubhouse	\$ 148	\$ 816	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,288
Electric Utility Services - Tennis Courts/Pool	\$ 862	\$ 1,330	\$ 1,153	\$ 1,136	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,482
Pool Cleaning	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,600
Pool Maintenance - Other	\$ 5,200	\$ 2,055	\$ 7,276	\$ 1,660	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,191
Pool Furniture	\$ -	\$ 2,480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,480
Tennis Courts - Maintenance	\$ 4,012	\$ -	\$ 86	\$ 22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,120
Water Utility Services - Tennis Courts/Pool	\$ 127	\$ 156	\$ 193	\$ 187	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 662
Subtotal Amenity Expenditures	\$ 45,367	\$ 43,537	\$ 49,128	\$ 48,878	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 186,909
Total Operations & Maintenance	\$ 70,505	\$ 57,790	\$ 68,896	\$ 51,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 248,191
Total Expenditures	\$ 80,754	\$ 70,774	\$ 77,764	\$ 60,901	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 290,192
Excess (Deficiency) of Revenues over Expenditures	\$ (77,631)	\$ 194,868	\$ 492,554	\$ 111,723	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 721,515
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (77,631)	\$ 194,868	\$ 492,554	\$ 111,723	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 721,515

Lakeside Plantation

Community Development District

Long Term Debt Report

SERIES 1999A, CAPITAL IMPROVEMENT REVENUE BONDS		
INTEREST RATE:	6.950%	
MATURITY DATE:	5/1/2031	
RESERVE FUND REQUIREMENT		MADS
RESERVE FUND REQUIREMENT	\$	182,164
RESERVE FUND BALANCE	\$	85,138
BONDS OUTSTANDING - 9/30/13	\$	1,860,000.00
LESS: PRINCIPAL PAYMENT 5/1/14	\$	(55,000.00)
LESS: PRINCIPAL PAYMENT 11/1/14 (PREPAYMENT)	\$	(5,000.00)
LESS: PRINCIPAL PAYMENT 5/1/15	\$	(60,000.00)
LESS: PRINCIPAL PAYMENT 5/1/16	\$	(60,000.00)
LESS: PRINCIPAL PAYMENT 5/1/17	\$	(65,000.00)
LESS: PRINCIPAL PAYMENT 5/1/18	\$	(70,000.00)
LESS: PRINCIPAL PAYMENT 5/1/19	\$	(75,000.00)
LESS: PRINCIPAL PAYMENT 5/1/20	\$	(80,000.00)
LESS: PRINCIPAL PAYMENT 5/1/21	\$	(85,000.00)
LESS: PRINCIPAL PAYMENT 5/1/21 (PREPAYMENT)	\$	(5,000.00)
LESS: PRINCIPAL PAYMENT 5/1/22	\$	(95,000.00)
LESS: PRINCIPAL PAYMENT 5/1/23	\$	(100,000.00)
LESS: PRINCIPAL PAYMENT 5/1/24	\$	(105,000.00)
Current Bonds Outstanding	\$	1,000,000

SECTION D

Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

Gross Assessments \$ 1,276,425.32 \$ 184,912.67 \$ 1,461,337.99
Net Assessments \$ 1,199,839.80 \$ 173,817.91 \$ 1,373,657.71

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	87.35%	12.65%	100.00%
							O&M Portion	1999 Debt Service	Total
11/14/24	11/01/2024-11/14/2024	\$155,751.04	\$0.00	(\$2,336.27)	\$0.00	\$153,414.77	\$134,002.19	\$19,412.58	\$153,414.77
11/27/24	11/15/2024-11/20/2024	\$142,356.04	\$0.00	(\$1,423.56)	\$0.00	\$140,932.48	\$123,099.37	\$17,833.11	\$140,932.48
12/13/24	11/21/2024-11/26/2024	\$224,586.80	\$0.00	(\$3,368.80)	\$0.00	\$221,218.00	\$193,225.84	\$27,992.16	\$221,218.00
12/20/24	11/27/2024-11/30/2024	\$433,769.75	\$0.00	(\$6,506.55)	\$0.00	\$427,263.20	\$373,198.79	\$54,064.41	\$427,263.20
01/31/25	12/01/2024-12/31/2024	\$195,818.61	\$0.00	(\$2,937.28)	\$2,819.23	\$195,700.56	\$170,937.29	\$24,763.27	\$195,700.56
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 1,152,282.24	\$ -	\$ (16,572.46)	\$ 2,819.23	\$ 1,138,529.01	\$ 994,463.48	\$ 144,065.53	\$ 1,138,529.01

83%	Net Percent Collected
\$235,128.70	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Imagine School at North Port Inc 2025-01			Net Assessments	\$8,842.03	\$8,842.03
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Debit Service
	11/1/24		\$4,421.02	\$0.00	\$0.00
	2/1/25		\$2,210.51	\$0.00	\$0.00
	5/1/25		\$2,210.50	\$0.00	\$0.00
			\$ 8,842.03	\$ -	\$ -

SECTION VI

SECTION A

Check Request

District _____

Date

1.23.25

Payable to

PATRICK LAVOY

Amount Requested

\$ 36.00

Acct. # _____

Requested By

Patly.

Description of Need

3 Forms To Be NOTARIZED.

Approved By

Patly

Signature _____

Received By _____

FL169

Notes:

Thank you.

PostNet# FL169
1121 W Price Blvd
North Port, FL 34288
9414236644

Receipt Slip
Drawer ID: 01
Clerk: Paul

Thursday, Jan 23, 2025

11:11 AM

Invoice#(R): 222072

Customer:

Name: Default User FL169

Description

SKU#	Price	Qty	ExtPrice
Notary- Signature			
50 50S	\$12.00	3	\$36.00

ReferenceID#: 6046695093

Sub-Total: \$36.00
Sales Tax: \$0.00

Total: \$36.00

Card: \$36.00

SECTION B

SECTION 1

ksaul82096@aol.com

7:28 AM (10
hours ago)

to me

Good morning

I have been working on several projects this month that I believe will be on the agenda this month.

I have received a couple estimates for the leaning tree by the tennis courts that includes staking or cutting the tree down.

I received from LMP three different options to deal with the magnolias that were brought up at the last meeting.

We had a committee meeting to discuss the options of going with perennials instead of annuals for the flowers in the beds on Plantation Blvd that included a couple residents

SECTION b



A Juniper Company

Proposal

Proposal No.: 120126

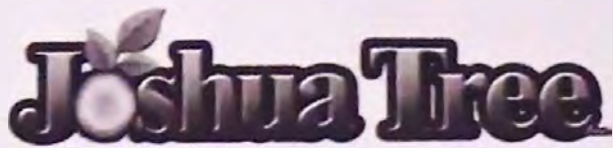
Proposed Date: 01/24/25

PROPERTY:	FOR:
Lakeside Plantation CDD (Inc. Add. #1) Hannah Henry 2200 Plantation Blvd Northport, FL 34289	Tree removal of leaning tree to the right of the parking lot.

Tree removal of leaning tree located to the right of the driveway of the clubhouse. Removal includes flush cut and removal/disposal of all the debris that will end up as a result of the tree removal process.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Leaning tree (near tennis courts and parking lot)					
Tree work					\$1,575.00
Tree Removal - Large (Flush Cut)	1.00	CT	\$1,500.00	\$1,500.00	
Irrigation Technician Labor	1.00	HR	\$75.00	\$75.00	
				Total:	\$1,575.00

SECTION c



ESTIMATE #19012

SENT ON:

Feb 04, 2025

RECIPIENT:

Lakeside Plantation CDD

2200 Plantation Boulevard
North Port, Florida 34289

SENDER:

Joshua Tree, INC

2620 Brightside Court
Cape Coral, Florida 33991

SERVICE ADDRESS:

2200 Plantation Boulevard
North Port, Florida 34289

Phone: 239-888-6817

Email: jtoffice@myjoshuatree.com

Website: <https://myjoshuatree.com/>

Product/Service	Description	Qty.	Unit Price	Total
Tree removal	<ul style="list-style-type: none"> Remove partially uprooted Oak tree Lack of structural roots on pavement side imposes a hi risk of failure. Grind stump Level area Cart away all resulting debris <p>Please note that tree service usually involves the use of machinery and may result in some minor damage to the surrounding area, such as: irrigation, turf, plants, or landscaping.</p>	1	\$2,895.00	\$2,895.00

Stump Removal	<p>Included with Oak removal</p> <p>Disclaimer: Our stump grinding service takes all necessary precautions to ensure safe and efficient removal of tree stumps from your property. However, please note that stump grinding involves the use of heavy machinery and may result in some damage to the surrounding area, such as: irrigation, grass, plants, or landscaping. Additionally, we are not responsible for any hidden obstacles, irrigation systems, or underground utilities that may be present in the stump removal area, and it is the responsibility of the property owner to locate and mark any such obstacles prior to our arrival. By hiring our service, you acknowledge and accept the terms here in.</p>	1	\$0.00	\$0.00
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Total

\$2,895.00

SECTION d



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Lakeside Plantation CDD c/o GMS -Tampa LLC 4530 Eagle Falls PI Tampa, FL 33619

Date	6/26/2023
Estimate #	84271
LMP REPRESENTATIVE	
SR	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Tree staking for the 4 big Magnolia tree's located in the boulevard in various locations. Machine and labor cost is included in estimate as trees will need a machine to put back in position and labor for the tree staking process.			
Tree staking of the 4 big Magnolias with stake kits, machine cost and labor.	4	440.00	1,760.00

TERMS AND CONDITIONS:

TOTAL	\$1,760.00
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE

SECTION e



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Lakeside Plantation CDD c/o GMS -Tampa LLC 4530 Eagle Falls Pl Tampa, FL 33619

Date	11/10/2023
Estimate #	86599
LMP REPRESENTATIVE	
SR	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Estimate to remove and stump grind 4 Magnolias on the Boulevard and adding 8 Magnolia's on the Boulevard. Add command soil and mulch to have a finished and completed look. Irrigation modifications are also included. Magnolia's have a 1 year warranty, 14-16 ft, full, and will have to be delivered to property from Vendor as they are exceptionally large and heavy. Machine will be utilized to install Trees properly and professionally.			
Magnolia DD Blanchard B&B	8	4,675.00	37,400.00
Soil -	3	198.00	594.00
Mulch - Cocoa Brown (2cu)	24	7.50	180.00
Removal of Magnolias/Flush cut and stump grind	4	770.00	3,080.00
Irrigation Modifications/ Adjustments	8	74.25	594.00

TERMS AND CONDITIONS:

TOTAL	\$41,848.00
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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OWNER / AGENT

DATE

SECTION f



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Lakeside Plantation CDD c/o GMS -Tampa LLC 4530 Eagle Falls Pl Tampa, FL 33619

Date	11/10/2023
Estimate #	86599
LMP REPRESENTATIVE	
SR	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Estimate to remove and stump grind 4 Magnolias on the Boulevard and adding 8 Magnolia's on the Boulevard. Add command soil and mulch to have a finished and completed look. Irrigation modifications are also included. Magnolia's have a 1 year warranty, 14-16 ft, full, and will have to be delivered to property from Vendor as they are exceptionally large and heavy. Machine will be utilized to install Trees properly and professionally.			
Magnolia Bracken 45 GAL	8	1,375.00	11,000.00
Soil - Top Soil (3/4 cu) CY	3	198.00	594.00
Mulch - Cocoa Brown (2cu)	24	7.50	180.00
Removal of Magnolias/Flush cut and stump grind	4	770.00	3,080.00
Irrigation Modifications/ Adjustments	8	74.25	594.00

TOTAL	\$15,448.00
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TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE

SECTION g



Proposal

Proposal No.: 320307

Proposed Date: 01/24/25

PROPERTY:	FOR:
Lakeside Plantation CDD (Inc. Add. #1) Hannah Henry 2200 Plantation Blvd Northport, FL 34289	Tree staking. Tree near Tennis and parking lot.

Tree staking for large tree near parking lot and Tennis courts. Due to location of tree and machine being utilized pricing has been adjusted. Access area is difficult to work in but if done properly can be done with no issues.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Tree staking for tree on side of clubhouse. Machine and stake kit are included.					
Landscape Material					\$1,575.00
Storm - Large Tree Palm Stake (Machine and	1.00	EA	\$1,500.00	\$1,500.00	
Irrigation Technician Labor	1.00	HR	\$75.00	\$75.00	
				Total:	\$1,575.00

SECTION 3

- 1) New entrance signs delivered; waiting for final install permit from City of North Port.
- 2) New pergola passed zoning and is now into permitting with City of North Port.
- 3) Alpha Foundations to perform an inspection on Feb 28th as part of their warranty and will scope out any additional trip hazards at the same time.
- 4) Insurance walk Feb 7th through community clubhouse and grounds with Aegis and Risk Analysis engineer, waiting for their report possible for next meeting.
- 5) Once all front entrances are completed, we will review front entrance electrical requirements at that time.

SECTION a



Proposal 59-2

Issue Date February 3, 2025

Expires February 17, 2025

PREPARED BY

Mirosław Kawula

MK Construction Group LLC

(941) 716-6620

info@mkcsinc.com

419 Central Ave, Sarasota, FL 34236, USA

PREPARED FOR

Lakeside Plantation

Lakeside Plantation

(239) 241-1160

patlavoycdd@gmail.com

2200 Plantation Blvd North Port FL USA 34289

PROPOSAL DETAILS

2200 Plantation Blvd North Port FL USA 34289

INSTALLATION OF TWO SIGNS

DESCRIPTION

Deck Material

Provide labor 16H x \$100 to repair aluminum railings around the club house. Install extra support for posts in one location

Add screws and corners were needed

If we spend less time we charge less

Masonry-STUCCO

Set up scaffold

Remove wood fascia all the way around of structure

Install new Pressure Treated fascia

Apply new pvc crown and texture it

Paint new crown

Remove all garbage from site

Exterior Trim & Decks

Materials for new crown

SUBTOTAL \$8,128.06

TAX \$56.88

TOTAL \$8,184.94

\$4,000 down payment due upon approval of this estimate

\$4,184.94 due upon completion (this will be updated upon completion of railing repair)

The above specifications, costs, and terms are hereby accepted.

LAKESIDE PLANTATION

DATE

SECTION 4

- 1) Pool equipment proposal from Rock Star Pools, presentation by David Ruszyk.
- 2) Pool equipment proposal from Signet, presentation by Jonathan Mosher.
- 3) Proposal from Aztec Drain to install new drain line for new pool equipment.
- 4) Replacement pool heaters (2) to be installed by Symbiont Feb, no. firm date as of this writing.

SECTION a



3534 Plover Ave #101
Naples, FL 34117
239-220-4238
dcr@rockstarpools.com
CPC 1458909

POOL EQUIPMENT & WORK AGREEMENT

Date: 02.10.2025

Name: Lakeside Plantation

Address: 2200 Plantation Blvd. North Port, FL 34289

Att: Pat Lavoy & Harold Myers

Phone: 941.423.5500

Email: patlavoycdd@gmail.com & lakesideplantationamenitymanager@gms-tampa.com

Scope of Work:

Installing new equipment

Pool & Spa:

We will demo and remove the current equipment.

Install new pack unit container, raised 12" above grade.

The following is the new equipment that we will install:

FILTRATION SYSTEM-POOL & SPA COMBINATION-

Pool Equipment:

- 5 HP Pentair Pumps @ 270 GPM
- 1.5 HP vacuum pump
- 36 @ 4.5 sq ft de filter grids, AT450 tank external this will be relocated closer to the pool area
- 45m5 AND 45m2 Stenner pumps,
- IPS/ORP WIFI Chemical Controllers, remote monitoring
- DE Separator
- Hayward 6.0 saline system
- Three phase 125amp sub panel
- Pentair Variable Frequency Drive (VFD)

SPA Equipment:

1 HP Sta-Rite, 3 HP

- Sta-Rite therapy
- PLM150 filter
- AT65 Tank external
- 45m5 45M2 Stenner pumps

- IPS/ ORP WIFI Chemical Controllers, remote monitoring
- 5 x 11 Cabinet
- (2) Chemical crocks

Amount: \$116,100.00

Equipment Manufacturer 12 months warranty, if we service property pool, we will handle all warranty issues.

Our warranty for installation is 12 months.

*The dates below are an example only and will be determined when we have this job scheduled & approved.

TOTAL CONTRACT PRICE: \$116,100.00

50% due Jan 15th, 2025 – \$58,050.00 deposit/ order materials

40% due Feb 15th, 2025 – \$46,440.00 Due upon schedule of work to begin

10% due March 15th, 2025 – \$11,610.00 substantial completion of installation, prior to startup of equipment

AGREEMENT CONDITIONS

1. **Payments.** ROCK STAR POOLS & WATERFALLS, INC, (the “Contractor”) shall be paid according to the draw schedule in the contract and can be notified by Rock Star personnel at that time via phone or email. Payment shall be due within five (5). In the event payment is not received in such period of time, Contractor shall be entitled to charge interest thereon at a rate of eighteen percent (18%) per annum from the date payment was due until the date such payment is actually received by the Contractor.

2. **Warranty.**

a) The Contractor warrants the structure of the pool shell for 10 years to the original owner of the home at the time of agreement. Warranty is NOT transferable to anyone other than the original Client. Contractor warrants waterline tile, plumbing, leaks, pool decks (except cracks), interior finish, and other related improvements for the period of one (1) year. The manufacturer of some products may provide additional warranties (i.e. equipment up to 3 years in cases)- which are direct through the manufacturer and not thru Rock Star Pools itself.

b) Warranties on screen enclosures and fences are by screen enclosure or fence enclosure contractors, not the Contractor.

c) Concrete deck cracking is a normal occurrence and is NOT warranted (even if cracks begin to occur prior to pool final stage).

d) No warranty is given until all payments are received in full. All materials and equipment remain the property of the Contractor until payment is received in full.

e) No representations are made or warranty given concerning discoloration, etching, or shading of interior pool finish, tile, simulated rock work, travertine, deck colorations or any product variation used on site. Shade variations are inherent in these materials. The Contractor shall not be responsible for pattern and color imperfections or discoloration in the tile.

f) Contractor is NOT responsible for water quality upon initial filling of pool or any other contaminants which may cause staining or discoloration by local water supply.

g) Contractor is NOT responsible for deck elevations and surfaces such as existing concrete slabs or lanai not installed by Contractor for application of textured surfaces, correcting elevations and drainage problems.

h) The remedy for all warranties or guarantees stated in this agreement is limited to repair or replacement only. Contractor makes no other warranties or guarantees, expressed or implied, other than as stated in this contract, its terms and conditions.

3. **Safety / Indemnification.** The Contractor is NOT responsible for safety or use of improvements by Client. Contractor builds custom and unique projects that inherently place Client as a responsible party. When used incorrectly, improvements on site can be used to cause injury; all improvements specifically are not to be used improperly including: jumping into any pools, climbing simulated rock, horseplay around water or concrete structures, using simulated rock as anything other than a visual feature, and engaging with the filtration equipment in any way inside the pool and at the equipment location. Client is specifically hereby advised that all slides/caves/falls/ and other such usable products are to be used with the utmost care and supervision of responsible adults and such is the full responsibility of the Clients of the products. Client shall indemnify, defend and hold Contractor harmless from and against any and all third-party actions or claims for damages, liabilities, costs and/or expenses (including, without limitation, attorney’s fees) arising out of or related to the negligence or the intentional wrongful acts or omissions of Client or third parties.

4. **Site Preparation.** Client is responsible for all site preparation, including removal of trees and vegetation, diversion or sealing off water seepage, removal of pipe lines, rock or other underground obstructions or changes affecting construction of the pool. If the Contractor is to perform such work, it shall be for the account of the Client at the actual additional expense to the Client by Contractor, plus profit. The actual expense shall be determined by the Contractor for such work and is due immediately upon notification of work completed by the Contractor.

5. **Water and Electric Power.** The Client shall supply and grant the Contractor the use of water and electric power.

6. **Existing Conditions.** Existing conditions are the responsibility of the Client including: underground obstructions, small or delicate access points, previous contractors work or aged construction that is uncovered by Contractor.

7. **Right to store material during construction.** Client hereby grants Contractor the right to store materials on site during construction.

8. **Required or Suggested Additional Permits, Authorizations, or Approvals.** Any authorizations, soil testing, engineering, permits, approvals, surveys, applications, and or related fees ("Approvals"), if required whether by the HOA, City, County, State, or any governmental or administrative entity, are to be paid for by the Client prior to the start of that phase unless otherwise specified and agreed to in writing. Contractor is not responsible for obtaining any such Approvals, or for any damages, fines, or penalties related to an inability or failure to obtain such Approvals.

9. **Changes in the Work.** Contractor will only make changes to the terms of this agreement and in the work described herein (the "Work") by issuing written change orders ("Change Order") executed by both the Contractor and the Client. Such Change Order shall make adjustment to the price and the time allowed for performance for such revised Work. Change Order cost is due upon execution of the Change Order and not after the fact.

10. **Landscaping / Concrete / Excavation.** The contract price is based on the Client's representation that the site, access, and staging areas contain no rock or coral formations, tree stumps, boulders, septic tanks, gas lines, water lines, electric or phone cables, a high water table or soil or ground conditions incapable of supporting the pool related structures or any other underground conditions that will interfere with the normal excavation, construction or completion of the work. Rock excavation and other difficulties will be subject to an additional charge for excavation, hauling, and bringing in new products fill if needed. A high water table when digging will be subject to extra pump and excavation charges. If it becomes necessary for Contractor to remove, relocate, or demolish existing above ground structures, including but not limited to planters, fences, landscaping, sod, decking, trees, or other such structures, Owner will replace or restore such structures, sod, or landscaping at his/her own expense.

11. **Extra Work / Additional Fill.** It is not always possible to determine if ancillary work or adjacent needs may arise: like a retaining wall or additional fill could be needed; not known at the time of execution of this contract. If it is determined that a retaining wall is necessary to complete construction, this will be at an additional cost and will be determined by both the height and length of retaining wall. County and City code requires that the height on the retaining wall be no more than 30" or a barrier will have to be installed (such as screen pickets or a planter constructed that must comply with the City or County requirements, which will be at an additional expense). Unless otherwise noted in the contract, any steps or railings that are required or requested by screen doors or leading off of pool decks are at an additional cost to the Client. If additional fill is needed, it will be at an additional cost.

12. **Dimension Allowance.** A 6"-12" tolerance in any direction is considered acceptable when laying out concrete pool shells, decks, and simulated rock. If it is necessary to make reasonable adjustments to accommodate property setbacks, house footers, doors, windows, or other conditions that will affect the pool area, then the Client agrees to let the Contractor do so.

13. **Electrical.** It is not possible for the Contractor to fully present the existing condition, potential need, or otherwise increase of electrical work that may be required for the products constructed to work properly without the on site inspection of a licensed electrician. The Contractor's representative will convey the best estimate from their experience of what will be needed, but in NO WAY conveys responsibility or the full scope of work that is licensed as a separate trade.

14. **Dispute Resolution/Arbitration/Jury Waiver.** Any dispute arising under or related to this agreement will be resolved by binding arbitration (instead of in court) if either client or Contractor requests it. A single arbitrator will resolve any dispute pursuant to the rules of the American Arbitration Association. **THIS MEANS IF EITHER PARTY CHOOSES ARBITRATION, NEITHER PARTY SHALL HAVE THE RIGHT TO LITIGATE SUCH CLAIM IN COURT OR TO HAVE A JURY TRIAL. DISCOVERY AND APPEAL RIGHTS ARE LIMITED IN ARBITRATION.** This is intended to be an unlimited arbitration clause providing for arbitration of all disputes arising out of or relating to this Agreement. Even if both parties have opted to litigate a claim in court, either party may elect arbitration with respect to any claim made by a new party or any new claims later asserted in that lawsuit.

I AM WAIVING ANY RIGHT TO A TRIAL BY JURY IN ANY ACTION TO ENFORCE OR DEFEND ANY RIGHTS RELATING TO THIS AGREEMENT OR INVOLVING THE SERVICES REFERRED TO IN THIS AGREEMENT, AND I AGREE THAT ANY SUCH ACTION SHALL NOT BE RESOLVED BEFORE A JURY.

15. **Venue and Choice of Law.** Any arbitration proceeding or action relating to this agreement may only be brought in Collier County, Florida. Client irrevocably waives any objection that Client may have at any time to the venue of any proceeding brought in Collier County, Florida or before any arbitration tribunal in Collier County, Florida, and waives any claim that any proceeding has been brought in an inconvenient forum, and further waives the right to object, with respect to such proceeding, that such tribunal does not have jurisdiction. In all proceedings, the substantive laws of the State of Florida shall apply, without respect to choice of law principles.

16. **Intellectual Property; Photography.** All concepts, drawings, and specifications prepared by the Contractor (the "Drawings") and all copyrights and other proprietary rights applicable thereto remain at all times the Contractor's property. The Drawings may not be used by Client for any purpose other than completion of project by the Contractor. The Contractor reserves the right to photograph the project at any point and may publish the photo. The client's name and address will not be published without client's written permission.

17. **Attorneys' Fees.** If a party to this agreement is required to take action to enforce this agreement, that party shall be entitled to recover all of its attorneys' fees and costs incurred in connection with the enforcement of this agreement, including in any legal proceedings, arbitration, mediation, appellate proceedings, and in any proceedings to establish the entitlement, amount, and reasonableness of the attorneys' fees and costs recoverable under this section.

18. **Execution.** This agreement may be executed by facsimile and in counterparts.

19. **Severability.** The provisions contained in this Agreement are severable and in the event any provision shall be held to be invalid, unenforceable or overbroad, in whole or in part, by a court of competent jurisdiction, the remainder of such provision and of this agreement shall not be affected thereby and shall be given full force and effect.

20. **Assignment.** This agreement is not assignable except with the written consent of both parties.

21. **Entire Agreement.** This agreement constitutes the entire agreement between the parties and supersedes all prior agreements and understandings, oral or written, relating to the subject matter of this contract. No change, amendment or modification of any provision of this agreement shall be valid unless set forth in a written instrument signed by both parties. This agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, representatives, and successors.

22. **Time of the Essence.** Time is of the essence as to all provisions of this agreement.

DISCLOSURES

23. **Residential Swimming Pool Safety Act.** Pursuant to the Preston De Ibern/McKenzie Merriam Residential Swimming Pool Safety Act (the "Act"), Contractor is required to disclose to Client the fact that residential swimming pools must comply with the provisions of this Act. The Act requires that a residential swimming pool have one of the pool safety features required by the Act. Buyer has received and hereby acknowledges receipt of a copy of the Act codified within Chapter 515 of the Florida Statutes, attached hereto as Exhibit A and a copy of Consumer Product Safety Commission Publication Number 362 entitled "Safety Barrier Guidelines for Home Pools", which is attached hereto as Exhibit B.

24. **Florida Homeowners' Construction Recovery Fund.** The following disclosure is required by Section 489.1425 of the Florida Statutes:

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: (850) 921-6593, Construction Industry Licensing Board, 2601 Blair Stone Road, Tallahassee, Florida 32399-2215.

25. **Disclosure Regarding Construction Defects.** ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

I have read, understand, agree to the conditions printed or written on all pages of this contract and no verbal agreements constitute a part of it; everything is included in these pages.

CLIENT:

ROCK STAR POOLS:

ROCK STAR POOLS & WATERFALLS, INC.

Signature: _____

Signature: _____

Print Name: _____

Print Name: _____

Date: _____

Date: _____

SECTION b



CFC# 1427446

12410 Metro Pkwy.
 Fort Myers, FL 33966
 Lee: 239-482-8492 Collier: 239-597-8500
 Fax: 239-542-9390
 www.AztecPlumbing.net

PROPOSAL SUBMITTED TO LAKESIDE Community & Plantation	PHONE 239-241-1160	DATE 7/15/24
STREET 2200 Plantation Blvd.	JOB NAME PATRICK LOVOY	
CITY, STATE, ZIP North Port, FL 34289	JOB LOCATION	
EMAIL	FAX	JOB PHONE

OUR PROPOSAL INCLUDES:

- RUN NEW 2" Drain from Pool Equipment Area TO STORM BASIN by TENNIS COURT behind MAIN Pool Area.**
- 2" inlet will be drilled through Protective Covering for Pool Equipment, through Landscape Area and either Tie into underground Corrugated pipe that Existing or on Top of Catch Basin with AIR GAP.
 - Aztec will TUNNEL under Sidewalk to AVOID ANY Concrete work at an additional Cost.
 - All pipe and fittings shall be 2" DWV/PVC TYPE
 - After NEW drainage Line is Tested, Aztec to Backfill all Trenches. Trench Dirt will be mounded up for Settling PURPOSES.
 - Aztec not Responsible for final Seeding, mulch or Plants that may be damaged during Install.
 - 1 yr parts + Labor warranty

We propose to furnish labor and material in accordance with the above specifications for:

\$ **6,630⁰⁰**

Terms: 10% Deposit to begin work - Remaining Balance Due upon Completion

A finance charge of 1.5% per month will be assessed on any unpaid balance not received within the above specified agreement. If legal action is required to collect the balance due, you will be responsible for all attorney fees and/or all other related costs. Acceptance of this proposal authorizes Aztec Plumbing to charge my credit card for any unpaid balance not received per the terms above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon delays beyond our control. Owner to carry necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Michael Ambrose
 Authorized Signature - Aztec Plumbing

Acceptance of Proposal

The prices, specifications and conditions herein and on the reverse side of this agreement are satisfactory and are hereby accepted. You are authorized

Scheduled Date: _____
 Down Payment: _____

SECTION c

Signet Pool / A&D Pool
email: mail@signetpool.com
website: www.signetpool.com
Licensed / Bonded / Insured

Address Lakeside Plantation
2800 Plantation Blvd
North Port, FL 34289

Ship to Lakeside Plantation
2800 Plantation Blvd
North Port, FL 34289

Equipment Install

\$118,906.00

Complete Equipment Pack Replacement:
Obtain engineering
Apply for permit
Installation of New Equipment Pack & Collector tank
New POOL Equipment Pack
---Circulation Pump: 5HP
---Vacuum Pump: 1.5HP
---Filtration system: Suction DE (36-19" Grids)
---Separation Tanks (2)
---Valves & Plumbing
---Electrical sub panel
---chemical controller (wifi or cellular)/ feeder / pumps
---cabinet outlets and lighting
---all wiring from sub panel to pack equipment
-Collector Tanks (1)
New SPA Equipment Pack
---Circulation Pump 1HP
---Jet Pump 2HP

---Filtration System
---chemical controller (wifi or cellular) / feeder / pumps
---Valves & Plumbing
Reconnection of New plumbing to old plumbing
-Collector Tank (1)

Price includes materials and labor.

This is an Estimate only. Pricing will be finalized once engineered plans have been received and approved and permit has been received by the building department. Any changes or requirements may result in additional charges

1

C CHLOR:Hayward Saline C series Chlorine Generator **\$12,600.00**

Produces 6 lbs with the Saline C 6.0 per day
Compact design, single cell and power supply, easy install
Industrial-grade, clear vessel, easy inspection
Reverse polarity self-cleaning technology
Simple 1 minute electrode removal
Plug N' Play chemical automation
40% to 60% lower cost per lb of chlorine vs. sodium and calcium hypochlorite
NSF certified
2-year warranty. Warranty pro-rated on electrode stack
Price includes Material and Installation

1

Subtotal:\$131,506.00

C FILTER:Pentair TR40 Sand Filter **\$14,500.00**

SAND FILTER OPTION
Pentair TR140 Sand Filter
\$3500 each (2) \$7000

Plumbing \$7500
TOTAL \$14500

Final Pricing will be dependent upon Engineered Plans.

(\$3000.00 Discount from Line Item 1. if chosen)

1

R DECK:Pool Safety Fence/Child **\$8,800.00**

OPTION
Install Pool Safety Fence to Deck
Includes:
2 GATES
Fencing
Holes Drilled
Labor

110 X 80 \$8800

C PLUMBING:Plumbing Repair Misc **\$1,500.00**

OPTION
Plumbing/PVC/Fittings
Bury Spa Heater Lines
\$1500

1

Subtotal:\$24,800.00

PAYMENT SCHEDULE **\$0.00**

DEPOSIT:

50% deposit

20% at start of project

25% once pool is circulating

5% at final completion/permit is closed

0

Misc. items customer is responsible for:

-Staging area on site at the property approx. 6-8 parking spots

-Irrigation

-Landscaping and Shrubs

-Replacement of Sod

-Electrical supply to the sub panel

-Excessive de watering

Subtotal	\$156,306.00
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Tax	\$0.00
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Total	\$156,306.00
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SIGNETPOOL

948 S. Packinghouse Rd
Sarasota FL, 34232
(941) 378-2478
mail@signetpool.com

(Effective Upon Acceptance)

**Lakeside Plantation
2800 Plantation Blvd
North Port, FL 34289**

3- DAY PER WEEK COMMERCIAL POOL SERVICE

- **Adjust water chemistry each visit.**
- **Clean skimmer and pump baskets.**
- **Clean filters as needed to maintain county required flow rates.**
- **Vacuum as needed approximately once per week.**
- **Brush once per week.**
- **Net surface of pool as needed.**
- **Scrub tiles as needed.**
- **Service includes testing of all chemicals necessary to maintain county required residual levels.**

Note: The necessary chemicals will be added to comply with Health Department Guidelines. This proposal includes complete service and all necessary chemicals. We can train & assist staff on off days and weekend testing.

Lakeside Plantation: Cost 3x/week service \$1500.00 per month

Quality service since 1980
Family Owned & Operated
Renovation * Repair * Maintenance
CPC 1458979



SIGNETPOOL

948 S. Packinghouse Rd
Sarasota FL, 34232
(941) 378-2478
mail@signetpool.com

Either party may cancel this agreement with thirty days' notice.

- Repairs are \$ **125.00** per hour plus parts – quote can be given for larger items.
- Emergency rate of \$ **175.00** per hour plus parts – *Service needed and delivered within 24 hours of request. After 5pm, weekends, holidays, etc.*
- Please note by signing this contract you are consenting to allow Signet Pool to complete any small, necessary repair to keep the pool operational up to, but not over **\$500.00**.
- The contract also guarantees that the undersigned will partner *exclusively* with Signet Pool for all pool repair needs.
- If your property uses a vendor payment system that requires a yearly registration fee, you will be invoiced each year for this charge.
- Increases according to inflation are instituted around the first of each year. Prior notice will be sent.

Additional Payments may occur due to the following reasons:

Any inclement weather conditions that cause debris, excess sand, or other foreign matter to be present in the pool or spa requiring any extra clean up or any request given by specific management personnel will be charged and billed an additional **\$125.00 per hour**

Acceptance of Service Proposal

The above price, specifications and conditions are satisfactory and are hereby accepted. Please sign and email/ fax back to give your authorization to perform all tasks stated above. Proposal valid for 60 days. Payments will be made as outlined above. We accept all major credit cards.

Please Sign for Approval:

Representative Signature

Date

Thank you for your business,

Jonathan S. Mosher

Jonathan Mosher, President

Quality service since 1980
Family Owned & Operated
Renovation * Repair * Maintenance
CPC 1458979

SECTION VIII

SECTION C

SECTION 1

Lakeside Plantation Community Development District

Amenity Management Report

02/19/2025



HAROLD MYERS

AMENITY MANAGER LAKESIDE PLANTATION
GMS, LLC



Lakeside Plantation
Community Development District

Amenity Management Report
February 19, 2025

To: The Board of Supervisors

From: Harold Myers, Amenity Manager Lakeside Plantation

RE: Lakeside Plantation CDD Amenity Management Report, January 19th, 2025

Amenities Events and Tennis Revenues and Expenses for January 1, 2025 to January 31, 2025 were \$2099.00 and expenses were \$943.75 netting a profit of \$1155.25.



Recent Updates to the Community

- The fencing in the shop area has been installed.
- No overnight parking signs have arrived and will be installed in the parking lot very soon.



Work in Progress

--Work continues at the front entrance and new Lakeside Plantation entrance signs ready to be installed. Pergola installation coming soon as well.

--Quotes are coming in for pool equipment replacement.

Staff Requests



Conclusion

For any questions or comments regarding the above information or any future maintenance requests or concerns, please email:

LakesidePlantationAmenityManager@gms-tampa.com

Respectfully,

Harold Myers
Amenity Manager

