



# Lakeside Plantation

## Community Development District

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Patrick Lavoy, Chairman

Mary Martin, Vice Chairperson

Bud Sabol, Assistant Secretary

Ronald Perry, Assistant Secretary

Ken Saul, Assistant Secretary

March 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  
 March 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. Pond Evaluation Costs Spreadsheet Pages 7-23
- V. Business Administration
  - A. Approval of Minutes of the February 19, 2025 Meeting Pages 26-44
  - B. Approval of Check Register
    - 1. February 2025 Pages 47-139
  - C. Balance Sheet & Income Statement Pages 141-151
  - D. Special Assessment Receipts Schedule Page 153
- VI. New Business Items
  - A. Acceptance of Annual Audit Report for Fiscal Year 2024 Pages 156-187
  - B. Liaison Reports (*Action Items List Review*)
    - 1. Supervisor Saul & Action Item List (Landscape)
    - 2. Supervisor Sabol & Action Item List (Aquatics)
      - a. Consideration of Proposal from Solitude for Erosion Repair Services - \$13,788 Pages 191-198
    - 3. Supervisor Lavoy & Action Item List (District Maintenance Items)
      - a. Harold Annual Review Pages 201-205
      - b. Consideration of Proposals for Sidewalk Grinding
        - I. John Williams - \$11,000 Pages 208
        - II. Alpha Foundations - \$27,209.41 Pages 210-218

- III. Onyx Asphalt USA, Inc. - \$21,600 Pages 220-221
    - 4. Supervisor Lavoy & Action Item List (Pool & Courts)
      - a. Consideration of Proposal from Aztec Plumbing & Drains to Install Underground Storm Drain - \$6,948 Pages 224-225
      - b. Discussion of Proposal from Monster Pools for Pool Maintenance Services Pages 227-228
    - 5. Supervisor Martin & Action Item List (Clubhouse & Facilities)
    - 6. Supervisor Perry & Action Items List (Streets)
- VII. General Audience Comments
- VIII. Staff Reports
  - A. Attorney
  - B. District Manager – Change May Board Meeting Date to May 13, 2025
  - C. Amenity Manager
    - 1. Report Pages 232-236
- IX. Supervisors Requests
- X. Organizational Matters
  - A. Acceptance of Resignation Letter from Supervisor Martin Page 239
  - B. Review of Resumes/Letters of Interest to Fill Seat #1
    - 1. Devon Poulos Pages 242-247
    - 2. Glenn Raymond Pages 249-250
  - C. Oath of Office for Newly Appointed Supervisor
  - D. Consideration of Resolution 2025-05 Election of Officers Page 252
- XI. Next Regularly Scheduled Board Meeting is **April 16, 2025, at 6:00 p.m.** at Lakeside Plantation Clubhouse
- XII. 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

## POND REMEDIATION APPROXIMATE COST: LAKESIDE PLANTATION CDD

### Cost Estimation within 1-3 years:

	Sod / Regrade	Rip/Rap
Pond 7		345 LF
Pond 10		700 LF
Pond 11		45 LF
Pond 12	50 LF	149 LF
Pond 13		178 LF
Pond 15		502 L
Total Linear Feet	50 LF	1919 LF
	x \$48 per LF	x \$200 per LF
<b>Total Cost</b>	<b>\$2,400</b>	<b>\$383,800</b>

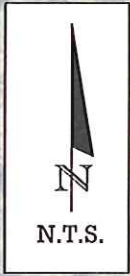
### Cost Estimation within 3-5 years:

	Sod / Regrade	Rip/Rap
Pond 4	120 LF	45 LF
Pond 5	505 LF	
Pond 6	137 LF	143 LF
Pond 9		58 LF
Pond 14	963 LF	200 LF
Pond 16		129 LF
Total Linear Feet	1725 LF	575 LF
	x \$48 per LF	x \$200 per LF
<b>Total Cost</b>	<b>82,800</b>	<b>\$115,000</b>

### Cost Estimation within 5 years +:

	Sod / Regrade	Rip/Rap
Pond 1	238 LF	250 LF
Pond 2		180 LF
Pond 3		972 LF
Pond 4	273 LF	
Pond 8	0 LF	0 LF
Total Linear Feet	511 LF	1402 LF
	x \$48 per LF	x \$200 per LF
<b>Total Cost</b>	<b>\$24,528</b>	<b>\$280,400</b>





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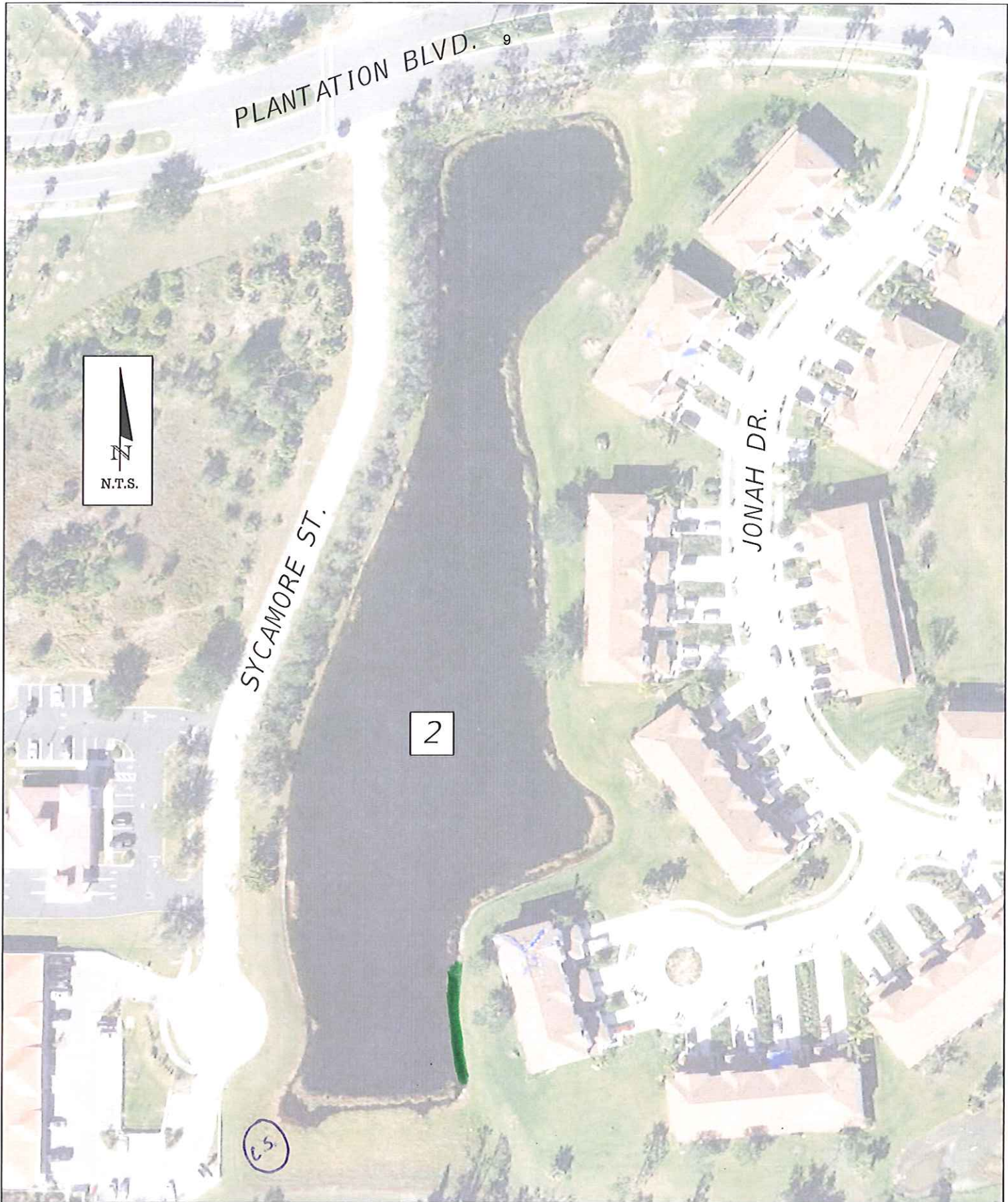
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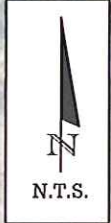
PLANTATION BLVD.

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 701 ENTERPRISE ROAD EAST, SUITE 410  
 SAFETY HARBOR, FL 34695  
 PHONE: (727) 726-7856 FAX: (727) 683-9848  
 CERTIFICATE OF AUTHORIZATION NO. 28576  
 E.O.R.: BRADLEY S. FORAN , P.E. NO. 52634

LAKESIDE PLANTATION  
 COMMUNITY DEVELOPMENT DISTRICT



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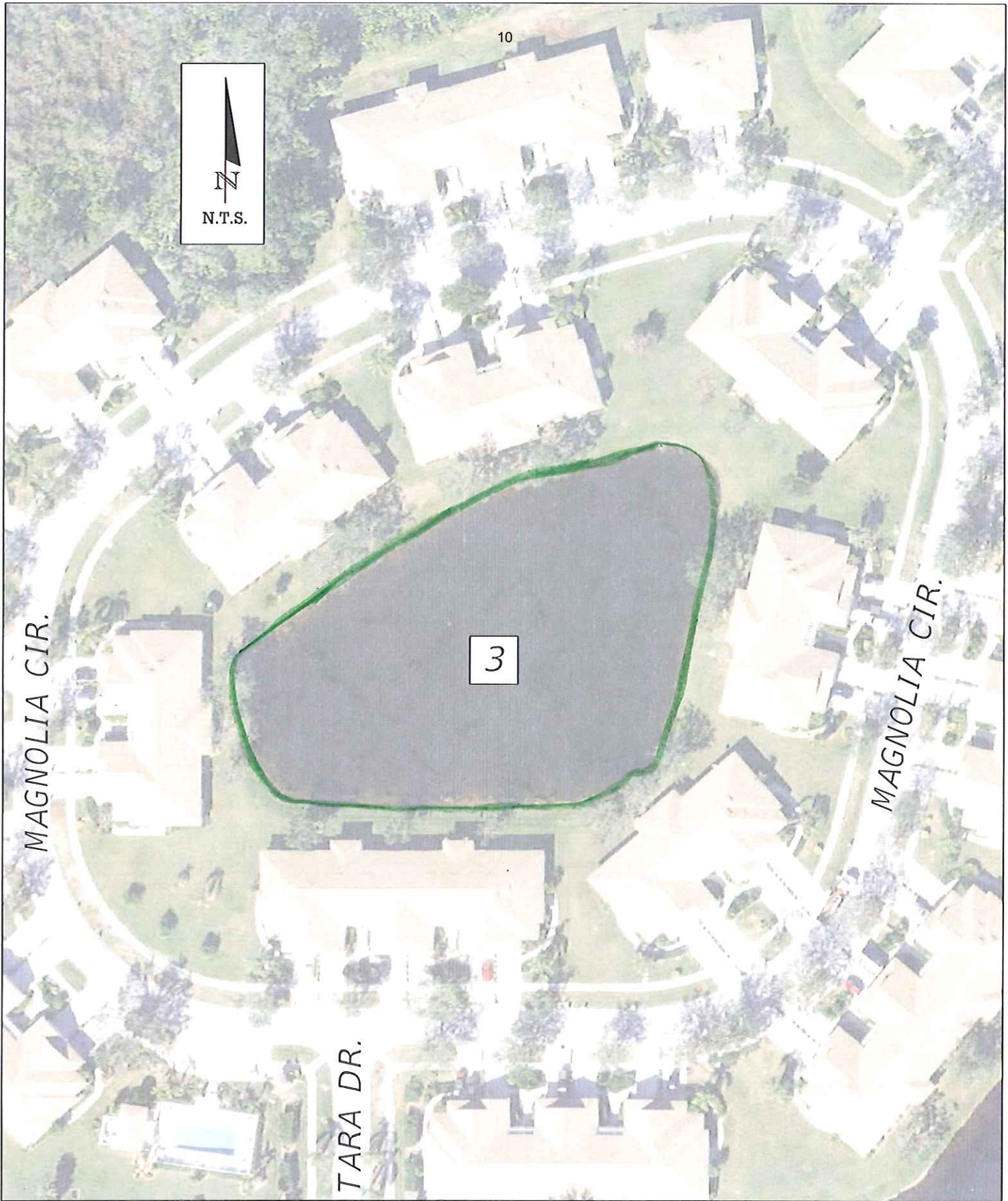
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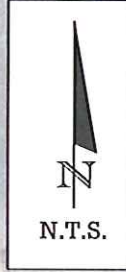
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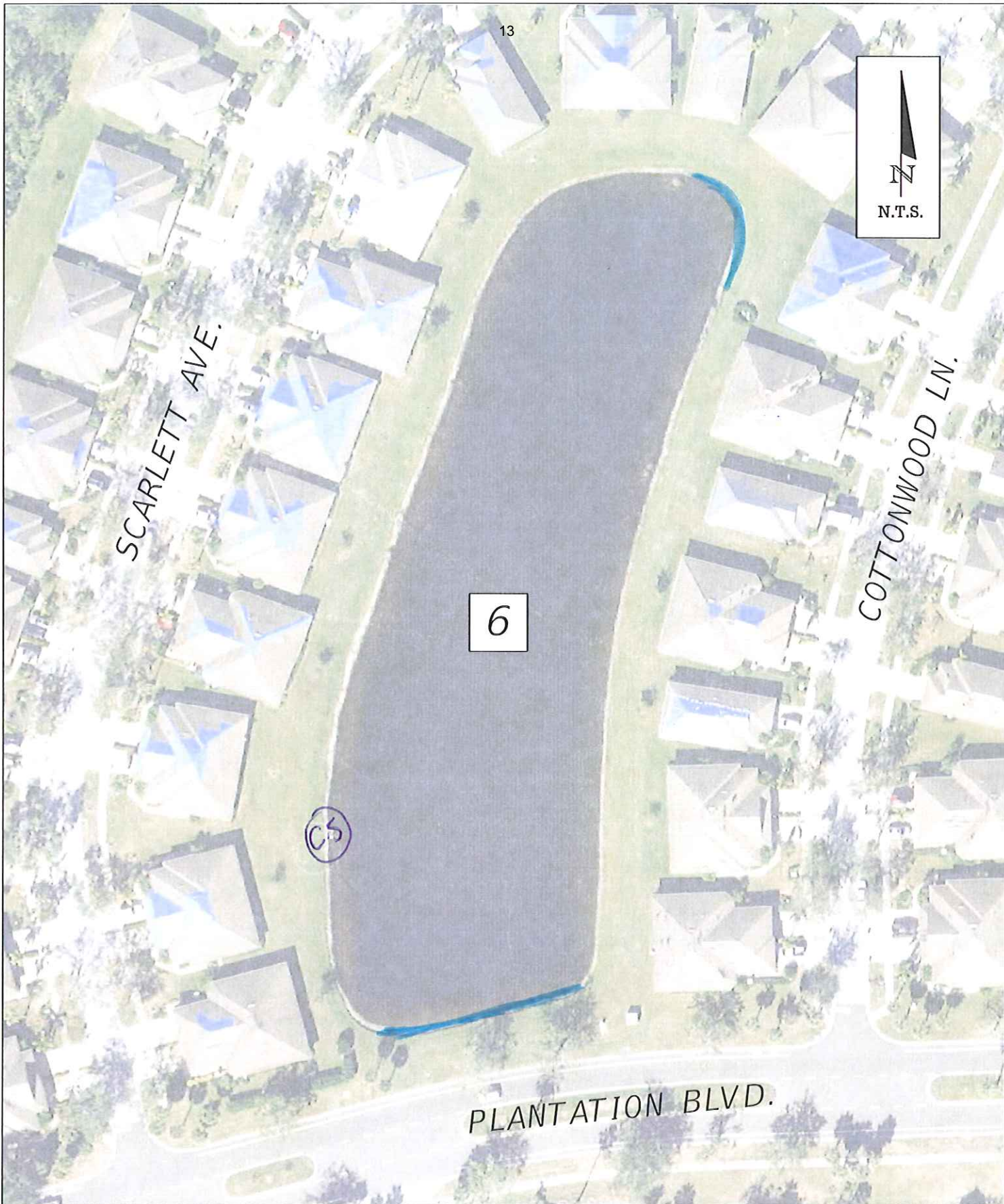
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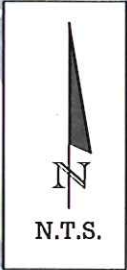
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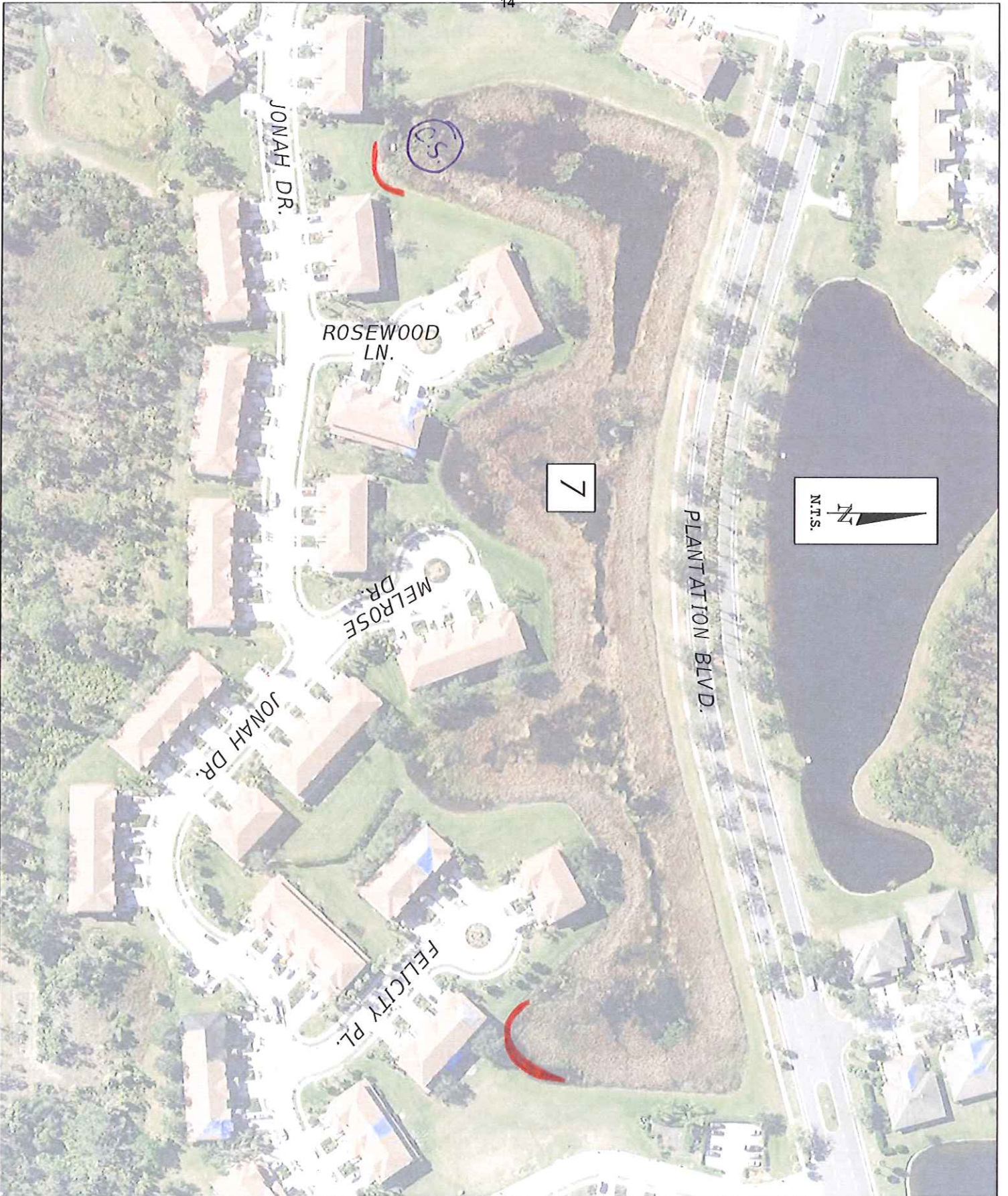
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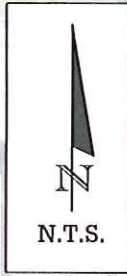
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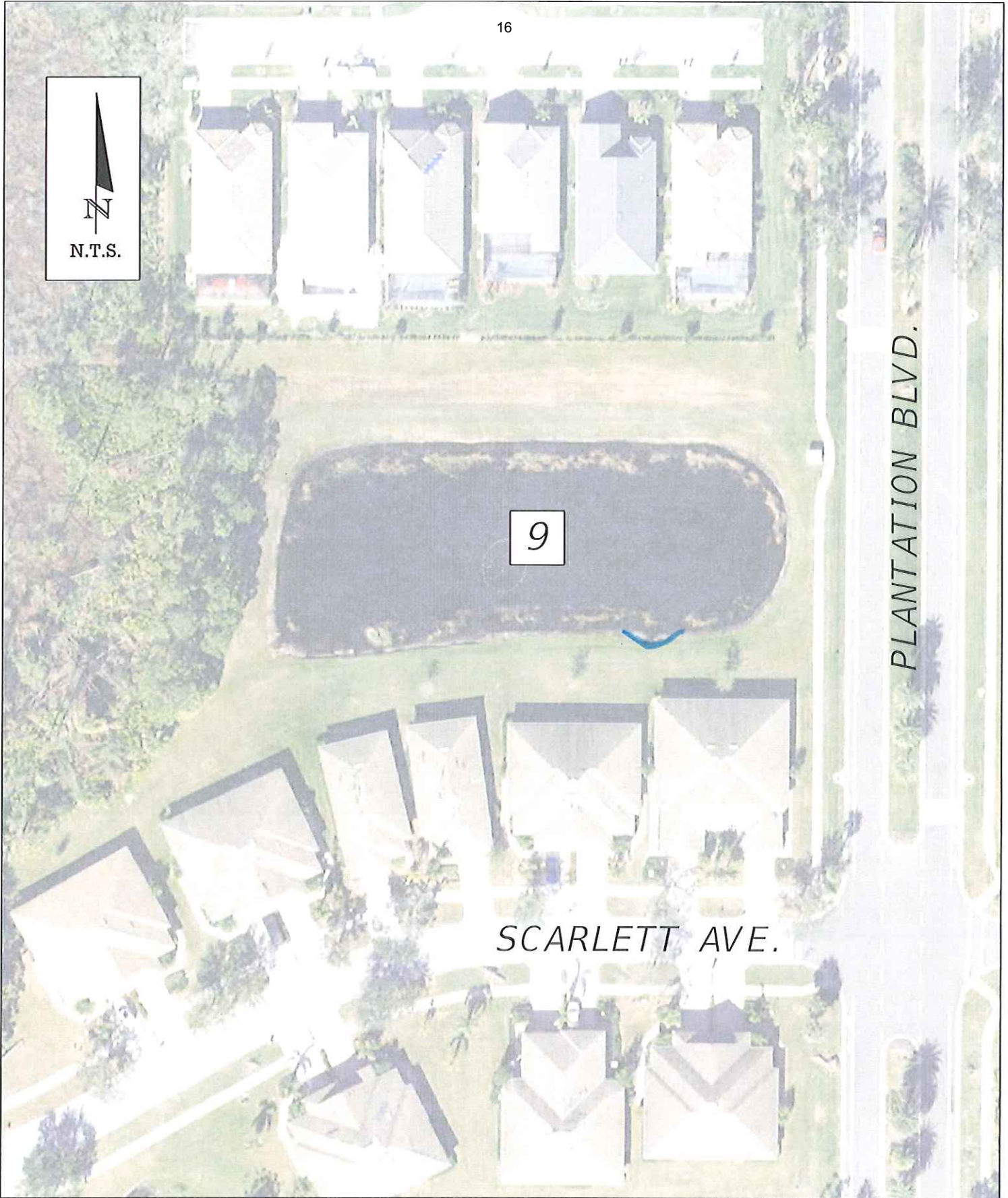
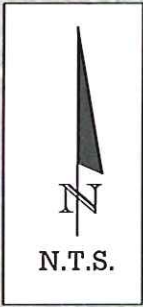
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 COMMUNITY DEVELOPMENT DISTRICT**

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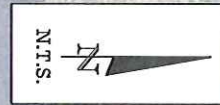
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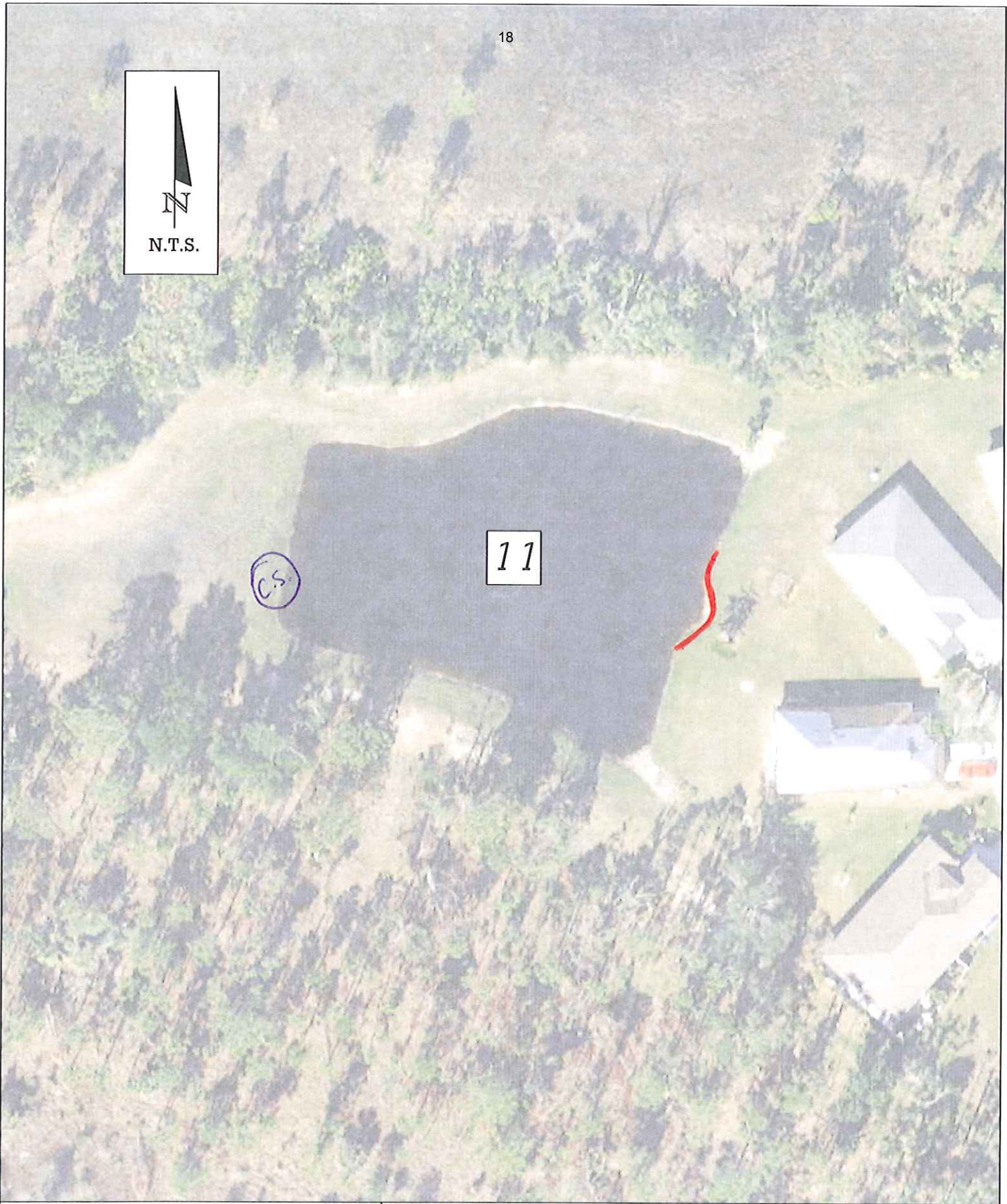
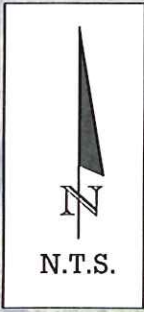
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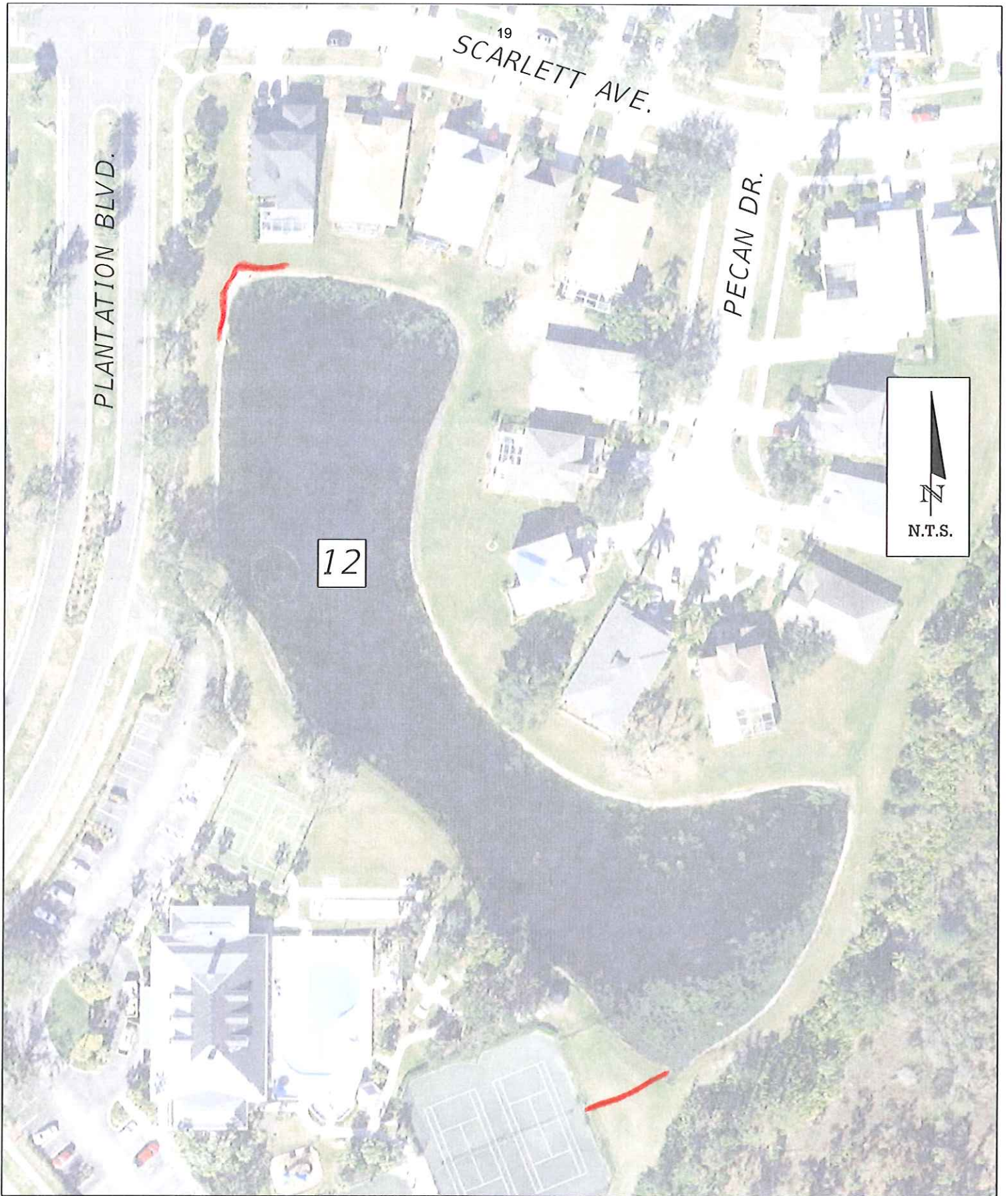
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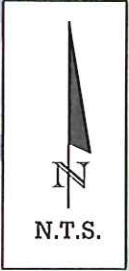


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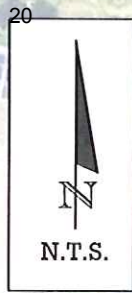
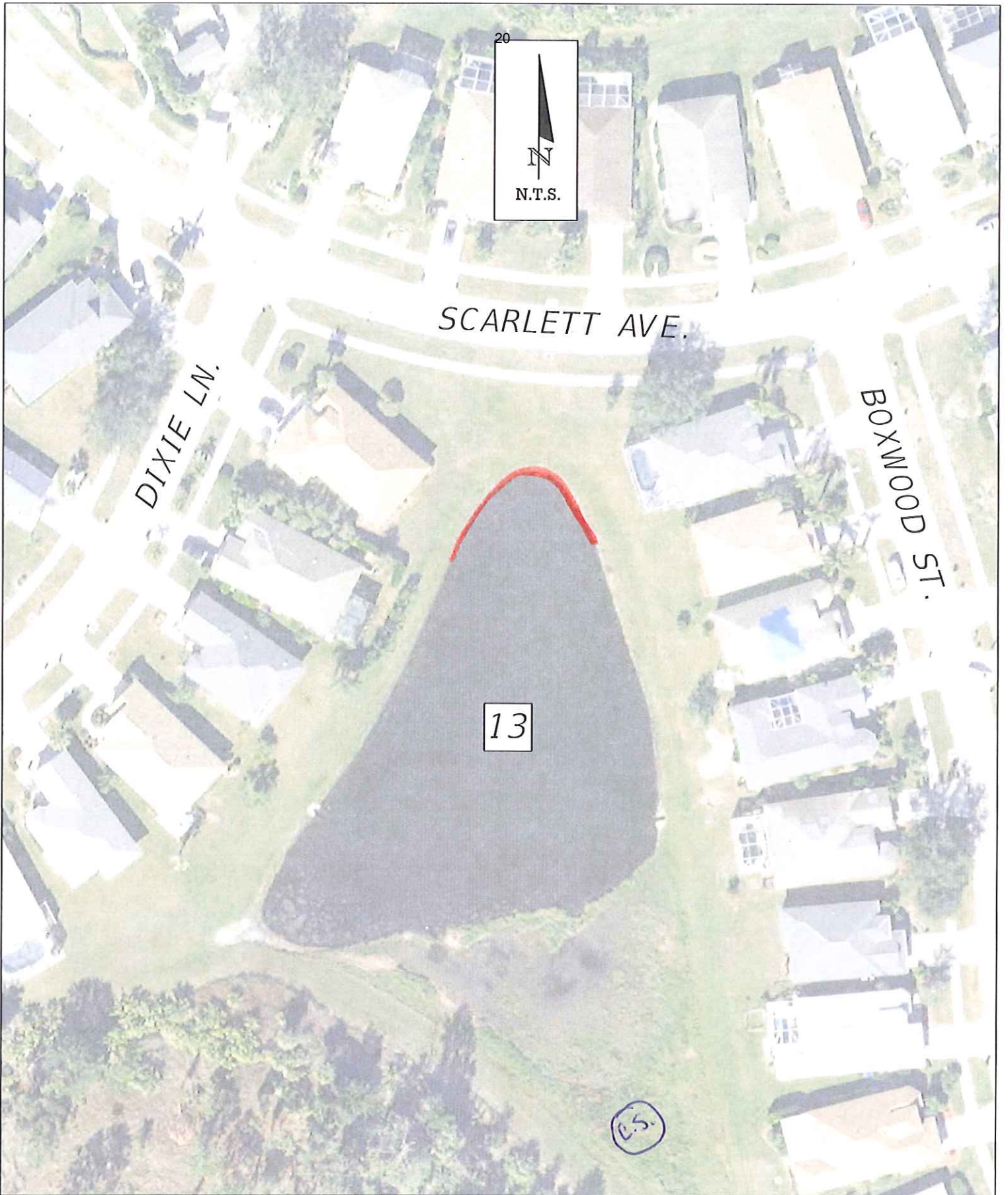
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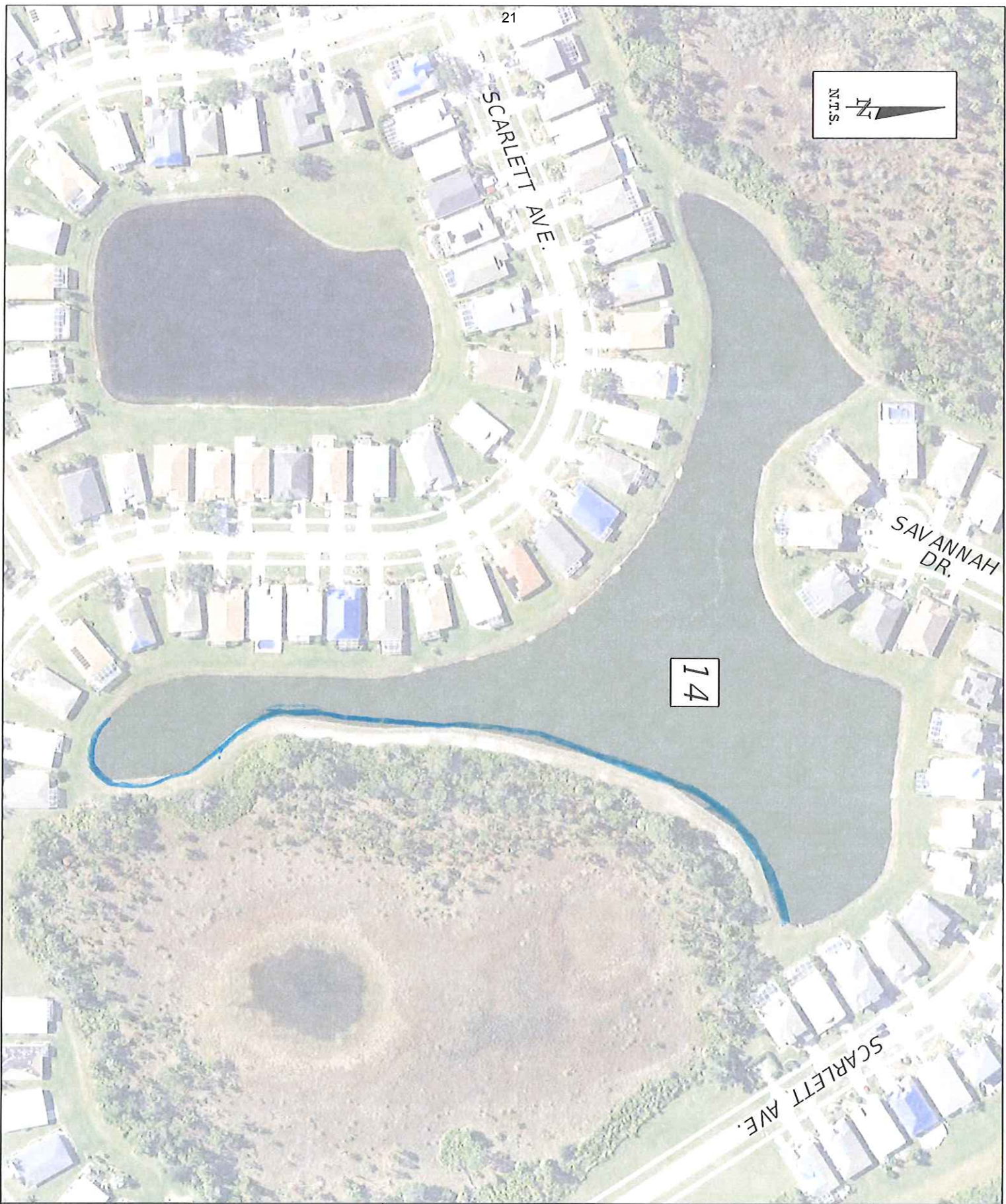
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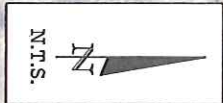
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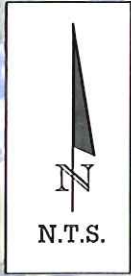
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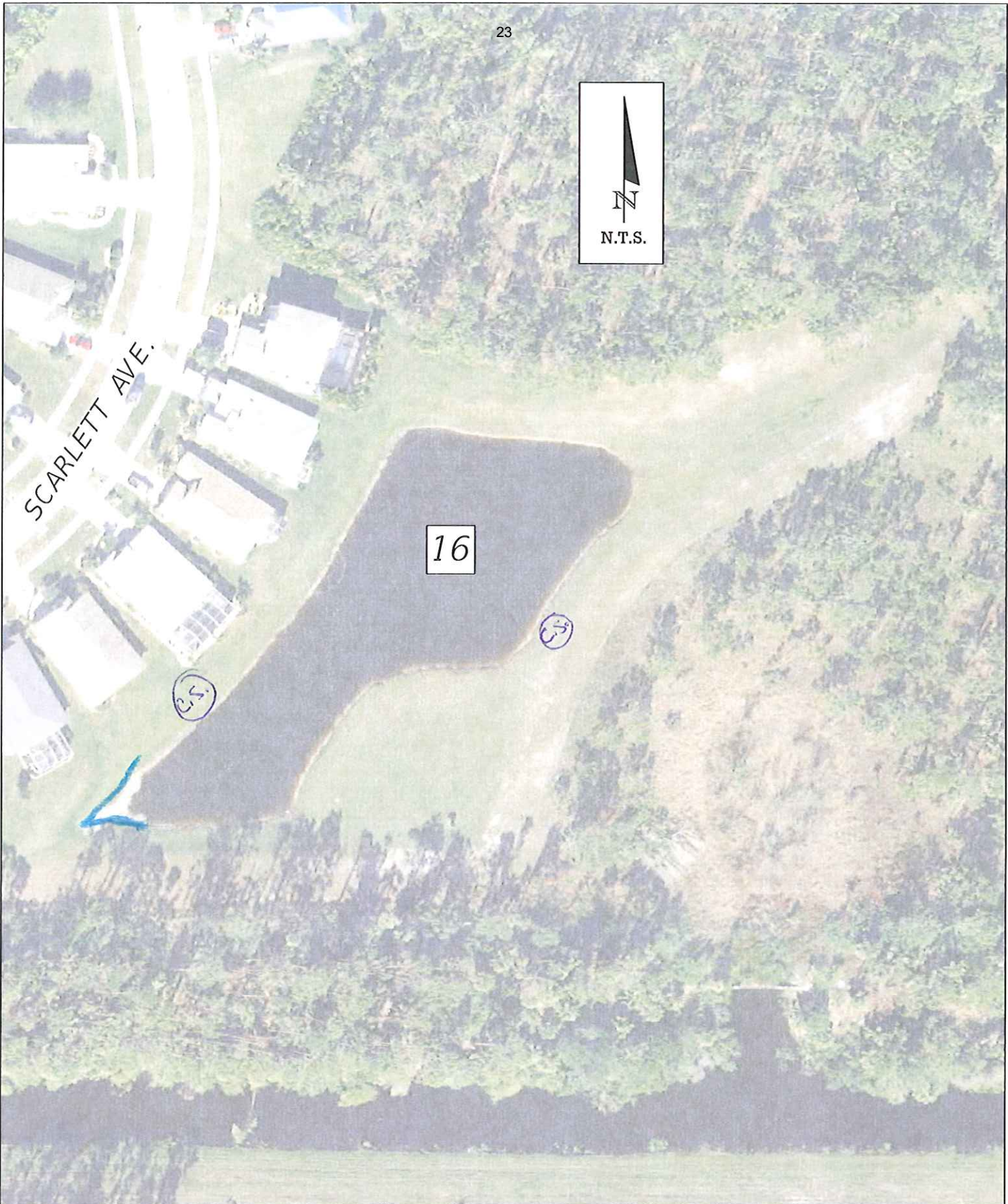
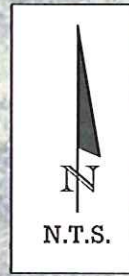
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LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT

# 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, **February 19, 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>by Zoom</i>	Kutak Rock, LLP
Brad Foran	District Engineer
Harold Myers	Clubhouse Office Manager
Sergio Rodriguez <i>by Zoom</i>	LMP
Jonathan Mosher	Signet Pool
Phil Soucy	Rock Star Pools & Waterfalls
Aztec Plumbing	
Residents	

*The following is a summary of the discussions and actions taken at the February 19, 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 general audience comments period. The following residents addressed the Board:

- Mr. Bob Edberg of The Villas requested assistance in cutting the preserves. When Ms. Chichelli was on the Board, she claimed that there were no funds and asked if the CDD would cut them if The Villas HOA funded \$140,000 and set aside \$15,000 to \$20,000 to trim the bushes and fix the curbs for the road.
- Ms. Kathy Preston of 1464 Dixie Lane lived in the community for 13 years, walked around the community four to five times per week and was familiar with the sidewalks. On December 8<sup>th</sup>, she tripped and fell on an uneven part of the sidewalk, as she walked down Scarlett Avenue and fractured her pelvis. If they did not repair the sidewalks, this would happen to someone else.
- Mr. Gary Ronald of 2608 Peach Circle questioned the number of Board Members, staff positions and Chapter of the Statute that the Board followed. Ms. Lansford confirmed that she served as the District Manager, there were five Board Members and the CDD followed Chapter 190 of the Florida Statutes. Mr. Ronald pointed out that last year, it seemed like everybody was working together and now one person had his own agenda and he wanted the Board to be aware of their positions as elected officials.

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

**FOURTH ORDER OF BUSINESS**

**District Engineer**

**A. Consideration of Milling & Resurfacing Proposal**

This item would be discussed later in the meeting, as Mr. Foran was not yet present.

**FIFTH ORDER OF BUSINESS**

**Business Administration**

**A. Approval of Minutes of the January 15, 2025 Meeting**

Ms. Lansford presented the minutes of the November 20, 2024 meeting. Ms. Martin pointed out on Pages 3, 5 and 6, “*Ms. Adams*” should be “*Ms. Lansford*” and on Page 5, “*Ms. Trucco*” should be “*Ms. Sandy.*” Mr. Perry indicated on Page 16, the discussion was about bracing the trees, not raising them. There were three Magnolias on the Boulevard, not two. He also stated that he did not think the trees could not be straightened due to the dryness, not the saturation of the ground. On Page 7, the statement, “*They could not wait until 2029, to complete the repair of the sidewalks that was started in 2024*” should be “*They could not wait until 2026, as ordered by Mr. LaVoy after the rainy season.*” On Page 23, “*finishing*” should be “*fishing.*”

On MOTION by Ms. Martin seconded by Mr. LaVoy with all in favor the Minutes of the January 15, 2025 Meeting were approved as amended.

**B Approval of Check Register**

**1. January 2025**

**C. Balance Sheet & Income Statement**

**D. Special Assessment Receipts Schedule**

Ms. Lansford presented the January Check Register, Unaudited Financial Statements for January 31, 2025 and Special Assessment Receipts Schedule, which were included in the agenda package. The District was 83% collected and residents were encouraged to take advantage of the 4% discount by paying early.

On MOTION by Mr. LaVoy seconded by Mr. Perry with all in favor the January 2025 Check Register was approved.

**SIXTH ORDER OF BUSINESS**

**New Business Items**

Ms. Lansford announced that Ms. Martin informed her via email, that she would be resigning from the Board next month and this would be her last meeting, as she was moving up north. Ms. Martin stated that it was her honor and privilege to serve on the Board, accomplishing what they were able to accomplish in the two and a half years. She was sad to be leaving, but was looking forward to reuniting with her family up north and would miss everyone. Mr. Perry questioned the process that they needed to be follow. Ms. Lansford indicated that the Board

would consider Ms. Martin's resignation at the next meeting, but there was no requirement for an appointment to Board to fill Ms. Martin's remaining term. Mr. Myers would send an email to the community to solicit resumes, which would be included on next month's agenda, when candidates could provide a five-minute presentation to the Board. To qualify, they must live within the CDD and be a registered voter of the State of Florida.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor soliciting resumes to fill the vacancy in Seat #1 was approved.

**A. Ratification of Reimbursement to Pat LaVoy – (\$36.00)**

Ms. Lansford presented a reimbursement request from Mr. LaVoy in the amount of \$36, for three forms that needed to be notarized.

On MOTION by Ms. Martin seconded by Mr. Sabol with Mr. Perry, Mr. Saul, Ms. Martin and Mr. Sabol in favor and Mr. LaVoy abstaining, approval of the reimbursement of \$36.00 for Mr. Pat LaVoy was ratified. (Motion Passed 4-1)

**B. Liaison Reports (*Action Items List Review*)**

**1. Supervisor Saul & Action Item List (Landscape)**

**a. Discussion of Changing Perennials**

Mr. Saul presented a proposal to change the perennials. A meeting was held a week or two ago on a Saturday, to come up with different ideas, such as native and Florida Friendly plants. The question was whether to proceed with changing the perennials at this time, as plantings would be installed before the next meeting. Ms. Lansford indicated that this would be a revision in the contract to change from annuals to perennials. Mr. Saul recalled that the annuals were planted the first week in December and they were scheduled to change them the first week of March. Therefore, if they were going to proceed with the perennials, they must cancel them the first week of March or wait until the first week of June and do everything all at once. Ms. Martin asked if Mr. Saul was referring to the plantings along the Boulevard and in front of the Clubhouse. Mr. Saul replied affirmatively, but added that they must do something up front, once the monuments were in place. He did not have an amount to present, as he wanted to ensure that the Board wanted to proceed. The CDD was currently paying \$1,150 per year to plant the

annuals and dig them up, four times per year, versus the perennials, which may cost more, but would be a one-time expense. Mr. Perry preferred to see the plantings, as well as a proposal. Mr. Saul agreed, as this would be the rainy season and the irrigation system may not be working. There was Board consensus for Mr. Saul to have LMP proceed with the annuals the first of March and provide a proposal at the next meeting to replace with perennials in June.

**b. Consideration of Proposal from LMP for Tree Removal at Clubhouse - \$1,575**

**c. Consideration of Proposal from Joshua Tree, Inc. – 2,895**

Mr. Saul reported that Items B and C were for a tree leaning by the tennis court, which was brought up at the last meeting. LMP proposed \$1,575 and Joshua Tree proposed \$2,895. There was also a proposal from LMP for the staking of a large tree near the parking lot and tennis courts, but Joshua Tree did not think that the tree could be staked. Mr. LaVoy was concerned that the tree was leaning and would damage the fence. Mr. Saul felt that a decision needed to be made at this meeting, but Joshua Tree wanted almost double the price that LMP wanted, to cut and stake the tree, but not remove the stump. There would be an additional cost of \$250 for stump grinding. Mr. Perry asked if an arborist looked at the tree. Mr. Rodriguez indicated that Mr. Chris Berry looked at it and determined that it could be staked or flush cut. LMP would use a heavier machine, due to the sheer mass of the tree. Mr. LaVoy pointed out that there was no place to put a stake around the parking lot side, as the backside of the roots were going right over the curb. Mr. Rodriguez indicated that different stake kits could be used for different trees. Mr. Saul questioned when the work would be completed. Mr. Rodriguez stated that the latest was March 7<sup>th</sup>. Mr. Perry was in favor of staking the tree, if LMP would guarantee that they would not kill the tree, as he did not want to remove a live tree. Mr. Rodriguez confirmed that out of all their tree stakings, not one tree died and offered to include it on their estimate. Mr. Sabol preferred to remove the tree, as the fence was in jeopardy of getting damaged.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the proposal from LMP for tree removal at the tennis courts in the amount of \$1,575 and an additional \$250 for stump grinding was approved.
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- d. **Consideration of Proposal from LMP for Tree Staking - \$1,760**
- e. **Consideration of Proposal from LMP for Removal & Installation of Magnolias, Mulch Installation, Irrigation Adjustments & Soil Installation - \$41,848**
- f. **Consideration of Proposal from LMP for Removal & Installation of Magnolias, Mulch Installation, Irrigation Adjustments & Soil Installation - \$15,448**
- g. **Consideration of Proposal from LMP for Tree Staking Near Parking Lot & Tennis Courts - \$1,575**

Mr. Saul pointed out that LMP provided a proposal for staking four big Magnolia trees on the Boulevard, in the amount of \$440 each, but if there were only three trees, the cost would be \$1,320. Mr. Perry recalled three Magnolias on the Boulevard and one remaining Magnolia out front, that survived Hurricane Ian. Mr. Rodriguez would remove one tree from the proposal. Mr. Perry noted that LMP would use the same machine as the prior proposal and asked if they would guarantee that they would not kill the tree. Mr. Rodriguez confirmed that they would make that guarantee on the Magnolias. Item E was for eight DD Blanchard Magnolias, soil, mulch and irrigation adjustments in the amount of \$41,848, but if they did not need eight trees, the amount could be adjusted. Mr. Perry questioned the difference between the \$41,848 and \$15,448 proposals. Mr. Rodriguez explained that it had to do with the type, size and shape of the tree, as one was for a 15 to 20 feet tall Blanchard Magnolia tree and the other was for an 8 to 10 feet tall Bracken Magnolia tree. Mr. Perry was not in favor of removing the three Magnolias on the Boulevard and replacing with new ones, after they had three hurricanes in two years and preferred to stake them. Mr. Sabol agreed, as it did not cost a great deal to stake the trees and LMP was guaranteeing their work.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the proposal from LMP for the staking of three Magnolia trees on the Boulevard in a not to exceed amount of \$1,320 was approved.
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Mr. Perry recalled at the last meeting, an action item to determine why the swale on Retention Pond 12, behind houses on Boxwood, had not been mowed. Mr. Saul reported that he contacted Mr. Rodriguez yesterday about the items discussed at the last meeting and was told that all of the items were addressed. They waiting to see if there were any further complaints.

Mr. Rodriguez reported that it was fairly normal for this time of year, for less mowing, due to the cold weather. According to the contract for the Bahia areas, there was only mowing around the ponds in the community, which would occur on February 24<sup>th</sup>, but they would address any areas at the Board's request. Mr. Perry asked if the swale area on Retention Pond 12, would be mowed. Mr. Rodriguez confirmed that it would be mowed on the 24<sup>th</sup>. Mr. Perry pointed out that they would need a bush hog, because it was neglected for years. Mr. Saul reported a large amount of ant hills/mounds, especially on sidewalks. One resident of 1750 Scarlett Avenue reported a large amount of ant colonies behind the preserves. There was a pumping station on city property, across from 1711 Scarlett Avenue, where someone sprayed something on the bushes and they were dead. Ms. Lansford indicated that they could not address it without the city's authorization. Mr. Saul pointed out that the bushes were outside of the fence, which was CDD property. Ms. Lansford requested the address. Mr. Sabol questioned the status of the overflow at 1596 Scarlett Avenue, which was supposed to be filled in and sodded. Mr. Myers recalled that Mr. Saul was supposed to speak to Mr. Rodriguez about it. Mr. Rodriguez would review it again, to ensure that they had the right material, as water was sitting in the area and it need to flow from one area to the other and would provide a proposal on areas that needed to be bush hogged.

## **2. Supervisor Sabol & Action Item List (Aquatics)**

Mr. Sabol reported that the District Engineer looked at the ponds, six months ago, when water levels were high and looked at it again three months ago, in order to complete his review and report on his findings. Mr. Perry did not want to discuss it, since Mr. Foran's report was not included in the agenda.

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

- a. Consideration of Proposal from MK Construction for Fence & Pool Building Repair**
- b. Consideration of Proposal from MK Construction for Installation of Front Entrance Monuments** *(to be provided under separate cover)*

These items were discussed later in the meeting.

- **Supervisor LaVoy & Action Item List (Pool & Courts) (Item 6.4.c)**
  - **Presentation & Consideration of Proposals from Signet Pool**

Mr. Jonathan Mosher, owner of Signet Pool, introduced himself. He was a commercial pool contractor and provided a proposal for the equipment renovation. They had been in business for 10 years, off of Fruitville Road. He proposed keeping the current filtration for the spa, but changing the DE filtration to a sand filtration system, which would last longer and keep the pool equipment quieter. There would also be new pumps and filters. Cabinetry would be replaced and there would be a change in the elevation, as they wanted to have a swale between the pool and the equipment. The pool would have its own collector tank, which would be moved closer to the pool and spa. The fence would be moved, to encompass more area and the additional collector tanks, would be set at the proper heights. The pool would be shut down during all of this work, as there would be a large excavator. As part of this contract, the proposal included a salt chlorine generator system, which was popular with swimmers, as it keeps the chlorine in the pool at the proper levels. Once they get all of the materials onsite and they started the project, it would take two months to complete. A question-and-answer session ensued. Mr. Perry asked if Mr. LaVoy noted reliability problems with some of the pool filtration and asked if he requested a quote to rip everything out and install all brand-new equipment. Mr. Mosher confirmed that Mr. LaRue requested a quote to replace the entire system. Mr. Sabol questioned how much the District was saving by changing to a salt pool. Mr. Mosher indicated that there were no savings, unless their pool service company was providing a discount for the salt. The benefit was the feel of the water and preventing chlorine sensitivity. Ms. Marin questioned whether there was a difference between the cost for maintaining the current chlorine system. Mr. Mosher pointed out that a salt chlorine generator would last five to ten years at a cost of \$5,000, versus a chlorine Stenner pump, which would have to be replaced every two to three years, at a cost of \$700 to \$800. Mr. LaRue questioned whether there would be any energy savings from using new pipes. Mr. Mosher indicated that the pumps would have a variable frequency drive (VFD), which provide significant energy savings, probably half of what they were currently spending. There would also be additional energy savings, changing from a single-phase pump to a three-phase pump. There being no further questions, Mr. Mosher left the meeting.

- **District Engineer - Consideration of Milling & Resurfacing Proposal** (*Item 4*)

Mr. Foran presented a proposal to perform a site visit and inspect all roads, curbs and gutters in Lakeside Plantation in the amount of \$3,500, which was included in the agenda package. Mr. LaRue was in favor of this proposal, as he wanted to have a District Engineer inspect the roads and provide an estimate on the milling and repaving, in order to plan their budgets for the next three to five years. Mr. Foran felt that it was important to have an evaluation of the existing conditions, to provide an estimate and recommendations on future costs for budgeting purposes. The roads were currently in good shape, although they may be slightly oxidized, but this happened to all roads over time. However, there were some aesthetic remediations, such as applying a seal coat, which would provide an aesthetic value, but it would not extend the life of the pavement. They could also provide a pavement plan on roads that needed to be milled and repaved or pushed out longer, so that the work could be completed in phases. Mr. LaRue preferred to have a ballpark figure for budgeting purposes.

Mr. Perry pointed out that he provided the following scope requirements to Mr. Foran: 1) Even though the Capital Reserve Study listed it by community, it was imperative that it be categorized and prioritized by street, as the volume of traffic on a cul-de-sac, was not like the main streets, 2) Requested that Scarlett Avenue be split in half with the section in the single-family homes, which had higher volume than the carriage homes, 3) Including the Clubhouse parking lot, 4) Not inspecting the sidewalks, as they were inspected in a prior report and 5) Focusing on heavily traffic roads with cracks. Mr. Foran felt that \$3,500 was a fair price and wanted to do what was in the best interest of the CDD. In his opinion, trucks were killing the roads, not cars, as over time, the weight forced the asphalt to crack. Mr. LaRue preferred to have a liaison work with Mr. Foran and selected Mr. Perry, as he was familiar with the neighborhood and served in the best interest of the Board.

On MOTION by Mr. Saul seconded by Mr. LaVoy with all in favor approving the milling and resurfacing proposal from Lighthouse Engineering in the amount of \$3,500 and appointing Mr. Saul as liaison was approved.

- **Supervisor Sabol & Action Item List (Aquatics)** (*Item 6B2*)

Mr. Sabol recalled that Mr. Foran last evaluated the ponds during the wet season, when water levels were high and returned three weeks ago in the dry season, to provide a true

evaluation, but questioned whether they should be proceeding with this project and if it was stable the way it was or if they needed to think about the upcoming year. Mr. Foran reported that his goal was to validate the information, to see if there was any additional degradation, due to the hurricanes, as there may be more damage to the facilities than they were expecting. However, there were no significant issues; although there was erosion in one particular spot and it grew, but needed further information from the Board. A handout was provided to the Board with potential solutions. There were slope stabilization issues and a proposal from Solitude was provided to the Board, to remedy some of the issues. Another potential solution was to install rip rap to stabilize the area, at a cost of \$200 per foot or bringing in some dirt and sod, if it was a localized area. Solitude's solution to the problem was to install 17 feet of dredge sox in between individual yards where there was erosion, as well as 755 feet of lake slope stabilization, at a cost of \$500 per foot. The third option was to restore the eroded areas with fill material and sod, at a cost of \$48 per linear foot, but this would need to be done on an ongoing basis. An apples-to-apples comparison was provided to the Board, along with the long-term maintenance costs. Mr. Foran's recommendation was for rip rap, as it provided a more uniform look, was easy to maintain, provided for a healthier pond and was aesthetically pleasing. Once the Board provided direction on how to proceed, he would come back with some estimates.

Ms. Martin recalled that the first pond at the entrance, had rip rap around it for 10 years, if not longer and looked fine, but voiced concern that Solitude was putting sod on top of the remedy and there was no irrigation. Mr. Foran confirmed that some of the ponds did not need any work and they were mainly looking at areas where there degradation. Mr. Perry pointed out there were eight locations where there was concentrated erosion, as a result of downspouts at adjacent houses, which Solitude recommended placing a drain box for \$14,000. Mr. Foran explained that it was mainly a yard drain, which was not a big deal. They worked fine and solved the problem, as it would collect the water from the downspouts and recommended installing them on a case-by-case basis. Mr. Sabol asked if Mr. Foran could provide prices for the drain boxes. Mr. Foran recommended doing the less expensive fix, installing yard drains in certain areas and would provide costs for the work, so that the Board could plan for it in the future. *There was Board consensus to proceed with the rip rap and authorize Mr. Sable to obtain a price from Solitude on the shoreline restoration repair for eight locations, as requested by Mr. Perry and provide to the Board at the next meeting.* Mr. Sabol asked if Solitude was doing a

good job for the \$14,500 per year that the District paid. Mr. Foran felt that Solitude was doing a good job of maintaining the pond. However, he was concerned when contractors come out and inform CDDs what they were doing to do, as his job, as District Engineer, was to inform them what to do. *Mr. Foran left the meeting.* Mr. Perry recalled at the last meeting, the Board authorized Mr. Sabol to seek proposals for new aquatic maintenance companies; however, Mr. Sabol did not obtain them. Regarding Retention Pond #18, Mr. Sabol was not aware of it and would request that Solitude look at it.

- **Supervisor LaVoy & Action Item List (Pool & Courts) (Item 6.4.a)**
  - **Presentation & Consideration of Proposal from Rock Star Pools & Waterfalls, Inc. for Installation of New Pool Equipment**

Mr. Phil Soucy, a representative of Rock Star Pools & Waterfalls, introduced himself. They operated in the State of Florida for 22 years and their corporate office was in Naples. They built pools such as St. Regis in Longboat Key and specialized in equipment, as far as new construction and re-models. He proposed removing the coffin, cutting the pipes, installing new equipment, raising all of the inside equipment, 12 inches off of the ground, cutting the pipes, ensuring that all of the plumbing was exposed and relocating the collector tank closer to the fence. Some equipment was still operational and would be for a secondary use. Many general contractors were choosing Rock Start Pools on a regular basis. A division of Rock Star Pools, Monster Pools, started servicing communities last year, such as a five-star Marriott community and after the installation, they would ensure that the equipment was calibrated properly to manufacturer specifications. When there was an issue with repairs, as long as the items were in stock, they could be made in two to three days and therefore, their downtimes were minimal. The goal of Monster Pools was to keep things running, so that the pool remained open. They would do everything in-house and not sub anything out.

A question-and-answer session ensued. Mr. LaRue asked if Rock Star Pools had their own employees. Mr. Soucy indicated that all of their employees were employed by Rock Star Pools. Mr. Saul questioned the downtime. Mr. Soucy pointed out that it depends on the time to get the equipment built, which was unknown. Many times, after the order was placed, the workload could change or fluctuate, but there were plenty of people onsite and the job would be completed promptly, in two to four weeks. Since he was only good as his last word, when Mr. Soucy received the timeframe, he would stand by it. Mr. Perry asked what Mr. LaVoy requested.

Mr. Soucy indicated that the request was to replace all of the equipment. Mr. LaRue asked if there were VFDs on the equipment, if the system was a Hayward 6.0 saline system and if there would be filter grids. Mr. Soucy confirmed that the motor could be adjusted and would vary based on the life of the motor. He had a great relationship with the manufacturer of the Hayward 6.0 saline system, as well as the junction box. DE filter grids were a better filtration system, as long as they were maintained properly, but they must be rinsed and cleaned and draining the collector tank takes time. However, Monster pools did not have 15 to 20 routes per day and he would ensure that when time was allocated, it would be at least an hour every time that they were going to be onsite. There being no further questions, Mr. Soucy left the meeting.

Discussion ensued regarding the two proposals. Mr. Perry felt that it was hasty to make a decision at this meeting and recommended tabling it to the March meeting. Ms. Lansford opened the floor to audience comments. A Resident questioned the difference between replacing the equipment and installing new equipment. Mr. LaRue indicated that the current equipment was 25 years old and was PVC, which was outdated. A Resident asked if the pumps were changed in the last few years. Mr. LaRue confirmed that they were replaced when they failed. There being no further comments, Ms. Lansford closed the floor to audience comments. Ms. Martin preferred to do some research, as she was not familiar with pool equipment. Mr. LaVoy interviewed 14 companies and the only ones that proposed proposals, were these two companies. Out of the two, he was impressed with Rock Star Pools, as they were in business for 22 years and had a large crew. They proposed \$116,100, versus the proposal from Signet Pool, which was \$130,000; \$118,906 for the equipment and \$12,600 for the fence. There was no difference in the product. They needed to move ahead, as there were failures everywhere, because the equipment was at the end of its useful life. Mr. Sabol preferred Signet Pool, as they explained everything in detail and were more reasonable. After reviewing all of the information from today's meeting and doing some research, Ms. Martin felt that they needed to proceed and favored the proposal from Rock Star Pools.

Ms. Martin MOVED to approve the proposal from Rock Star Pools & Waterfalls, Inc. for the installation of new pool equipment in the amount of \$116,100 and Mr. LaVoy seconded the motion.
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Mr. Perry preferred to wait until the March meeting to make a decision and felt that Mr. LaVoy was addressing the affect and going to causes. Regarding how old the components were; the five-horsepower recirculating pump motor was installed in November of 2024, the one and a half horsepower vacuum pump motor was installed in September of 2024, the chemical controllers were installed in October of 2023 and the hot tub jet pump was installed in December of 2024. Last year, a company wanted to turn it into a salt coordinator system, but it was not approved by the Board and now Mr. LaVoy was trying to get it approved again, at a cost of \$8,000. He asked if Mr. LaVoy recalled him providing the repair data, showing that as far as 2018, there were eight pool recirculation pump and motor failures, which were the number one cause of pool closures, but Mr. LaVoy declined to answer. The recirculation pump was the most critical component of the pore filtration system. If they were not recirculating the water, they were not getting chemical addition, resulting in no water heating and the pool getting shut down. He questioned whether Mr. LaVoy did anything with the information that he provided to him via email on April 18, 2024, outlining the finding of two resident volunteers, he and Mr. Gary Ronald. Ms. Lansford requested that Mr. Perry stay on track and consider the motion on the table. Mr. Perry pointed out that the Board was approving a proposal for \$118,000, with no consideration and the understanding of who was representing the Board. Mr. Gary Ronald of 2608 Peach Circle requested that this matter be discussed, as residents would be paying \$118,000.

Ms. Lansford did not wish to go back and forth on this matter and asked if Mr. Perry wished to discuss Rock Star Pools & Waterfalls. Mr. Perry pointed out that he and Mr. Ronald had decades of industrial maintenance experience and asked if Mr. LaVoy could say the same, as their professional opinion was that the failure of that pump and motor, the most critical piece of equipment, was the result of bearing failure, due to vibration and the filtration pumps and motors not being anchored to the floor. A scope of work was provided to Mr. LaVoy, to provide to vendors, but Mr. LaVoy did not take any action. Last Summer, there were multiple failures of this same recirculation pump motor, which shorted out due to water intrusion. There was failure in June and another one later in the Summer. The drain issue dated back to 2023. This Summer, it became obvious that the floor drain was no longer functional, but Mr. LaVoy did not take any action. Now Mr. LaVoy was coming before the Board with an expensive plan to install pedestals so it did not flood again. The solution was to fix the drain, not to raise everything up. In addition,

the pool would be out of service for at least one month. Mr. Perry felt that Mr. LaVoy likely withheld this information from the Board and residents, ignoring the facts for some time. It would be less expensive and cause less downtime, to implement sound engineering practices, by employing the expertise of the District Engineer to devise a remedy for the drainage and anchoring the equipment. Therefore, Mr. Perry requested that Board consider the information that he provided, addressing the causes of the pump motor failures, not the effects. Mr. Saul asked if the drain repair was included in the Rock Star Pools proposal. Mr. LaRue confirmed that it in was another proposal.

Mr. Sabol pointed out that the pool had not worked right for the last eight or nine years and for several years, when he was Chairman, different people looked at it, but it was rejected, which Mr. Perry was aware of. Therefore, he was in favor of everything that Mr. LaVoy and Ms. Martin stated and was in favor of voting on the motion tonight, as the parts were out in the elements and eroding. Mr. Perry pointed out that no one discussed where this money was coming from. Ms. Lansford indicated that there was \$428,491 in reserves and \$485,000 scheduled to be transferred in February and if nothing else was spent out of reserves, there would be a balance of \$799,000. In addition, there was a beginning reserve fund balance in the Capital Reserve Fund of \$1.1 million. Mr. Perry noted there were still outstanding bills. Ms. Lansford confirmed that the final pergola invoice of \$30,539.07, was paid on January 22, 2025. Mr. Saul was in favor of the motion, as there would be no further upkeep on the pool equipment or further expenses, unless there was a power surge or lightning strike.

On VOICE VOTE with Mr. Saul, Mr. Sabol, Ms. Martin and Mr. LaVoy in favor and Mr. Perry dissenting, the proposal from Rock Star Pools & Waterfalls, Inc. for the installation of new pool equipment in the amount of \$130,000 was approved. (Motion Passed 4-1)

- **Supervisor LaVoy & Action Item List (District Maintenance Items) (Item 6.3)**
  - **Consideration of Proposal from MK Construction for Fence & Pool Building Repair (Item 6.3.a)**

Mr. LaVoy reported that the aluminum railings around the Clubhouse were starting to show their age and Mr. Mirosław Kawula of MK Construction Group, provided a proposal in the amount of \$8,128.06., to provide more years of fencing and repair the gazebo. Tax was included,

which would be removed. They would remove the wood fascia, all the way around the structure, install new pressure treated fascia, apply a new PVC crown, texture it in, paint the new crown and clean up the site. Mr. Perry pointed out that Mr. LaVoy provided one quote for the pergolas, one for the fountain demo and now this quote, as it was a disservice to the Board of Supervisors and to residents, as there was no way to know whether they were getting a good value for residents dollars. Additionally, the last three quotes were from MK Construction and questioned why and if they performed work in Mr. LaVoy's home. Mr. Perry was not accusing Mr. LaVoy of anything, but the facts did not look good and requested that Mr. LaVoy obtain a second proposal from another company for this project and from this point forward, obtain at least two proposals for every future project, unless there were extenuating circumstances. Mr. Sabol recalled when he was Chair for eight or nine years, obtaining proposals was difficult and felt that Mr. LaVoy did a wonderful job. Mr. LaVoy felt that they needed to address the fence, as it was falling down, but if Mr. Perry wanted to obtain a proposal, he was on his own. Mr. Perry pointed out that Mr. LaVoy appointed himself as the de facto Facilities Maintenance Manager and did not want to hear that he could not do it. Mr. LaVoy confirmed that he exhausted many contractors, of which he and Mr. Myers spoke to, felt that this was a good proposal and that the work should be completed by the next hurricane.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with Mr. LaVoy, Mr. Saul, Ms. Martin and Mr. Sabol in favor and Mr. Perry dissenting, the proposal with MK Construction Group for fence and pool building repair in the amount of \$8,128.06 was approved. (Motion Passed 4-1)

- **Consideration of Proposal from MK Construction for Installation of Front Entrance Monuments** *(to be provided under separate cover)* *(Item 6.3.b)*

Mr. Perry recalled that the District paid Best Sign Monuments \$57,878 for the monuments. Mr. LaVoy pointed out that they credited the District \$8,000. The City of North Port demanded that the District have the monuments installed by the Georgia company that installed them, but when he tried to obtain the permit, he was informed that he needed a Florida contractor to install them. He still did not have the permit, because they requested stamped engineering drawings, which were provided to the City. It was not an easy task and they were trying to get it

done. Mr. Perry asked if a proposal was provided by MK Construction Group. Mr. LaVoy confirmed that he had not received it. Mr. Perry pointed out that Mr. LaVoy had two months to provide the proposal. *This item was deferred.*

- **Supervisor LaVoy & Action Item List (Pool & Courts) (Item 6.4.a)**
  - **Presentation & Consideration of Proposal from Aztec Plumbing**

Mr. LaVoy reported that he requested a proposal from Aztec Plumbing, to see if it was worthwhile to repair the existing drains or replace them. According to their estimate, it was better to run a new 2-inch line out towards the large drain at the tennis court for \$6,630, when the pool was constructed. It was dated July 15, 2024, but after speaking to Aztec, it was still valid. Mr. Perry asked if they would cut a hole in the enclosure and install a 2-inch pipe. Mr. LaVoy stated they would install the line, dig below it and set up a box, so the pool people could hook up their drains to it. Mr. Perry pointed out according to their proposal, a 2-inch inlet would be drilled through a protective covering for the pool equipment and questioned where the pipe would go, as the pipe would sit on the floor of the enclosure, hoping that it would drain the Summer rains away from the equipment. Instead of having Aztec design it, Mr. Perry preferred that the District Engineer provide their expertise. No Board action was taken.

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

Ms. Martin had no report.

## **SEVENTH ORDER OF BUSINESS**

### **General Audience Comments**

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

- Ms. Louise White of 1596 Scarlett Avenue asked if LMP would fill in the large hole in fall of the drainage. Mr. Saul confirmed that they would. Ms. White pointed out if they could make the saline system work, it would benefit everyone, as she was a licensed Cosmetologist and chlorine was dangerous, as it breaks off hair, dries out skin and burns the eyes and nose. It would feel different, but salt was a good softener and would help with all of these issues.
- Mr. Don Peacock of 2494 Magnolia Circle had not able to attend the CDD for several months and recalled in the March or April timeframe, he discussed about

having some priorities and an understanding of where their money was going. He still did not understand how much money the District had and the priorities for spending those funds. It should be spent on the sidewalks, as they were tripping hazards, which was evidenced by the comments of Ms. Kathy Preston, earlier in the meeting, because the CDD could be sued, if someone was seriously hurt. In addition, they were talking about replacing equipment, instead of repairing it.

- Mr. Gary Ronald of 2608 Peach Circle pointed out that the pool and spa were the number one amenity that the CDD had, but there was no reason to spend over \$100,000 on new equipment when the current equipment was working properly. The reason it failed was due to the drainage system and the equipment not being secured properly. If they were to use the same equipment and re-establish the drainage system, they would save \$50,000. In addition, they needed to obtain more than one bid.
- Ms. Diane Raymond of 1509 Scarlett Avenue applauded the Board for repairing the pool once and for all, as the pool was down last Summer, when it was extremely hot. She understood that it was a great deal of money, but the same amount of money was put into the tennis courts. The majority of people wanted to come out and socialize. There were two good presentations tonight, but it should not be tabled. She did not want to spend \$100,000, but it should be repaired once and for all. In addition, money should be spent on speed bumps, as it was not a large expense and the speeding worsened. A school bus was even speeding down Scarlett Avenue.
- Ms. Diane Ronald of 2608 Peach Circle suggested that residents in the community help to fix the gazebo, instead of paying \$8,184 to replace fascia, all the way around the structure, install new pressure treated fascia and obtain more than one bid. It should be a community process, rather than the Board Members bickering back and forth. The Clubhouse needed to be fixed, but it was not a priority and the Board should be focusing on priority spending.
- Mr. Bob Edberg of The Villas reiterated his request for cutting the preserves. City Hall recommended cutting 20 to 25 feet from the preserve, to prevent a fire from occurring, which happened with his neighbor. He was told to cut it and throw it

into the woods, but that defeated the entire purpose. In addition, Mr. Edberg questioned what they were going to do with the old equipment once it was replaced, as it was throwing away good merchandise.

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

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

There being none, the next item followed.

#### **B. District Manager**

##### **1. Consideration of FY25 Insurance Schedule Adding Gym Equipment**

Ms. Lansford provided the Fiscal Year 2025 Insurance Schedule, which included the gym equipment. Mr. Perry questioned what it would be insured for. Ms. Lansford confirmed it was insured for \$50,000 and that the next meeting was scheduled for March 19, 2025 at the Clubhouse.

#### **C. Amenities Manager**

##### **1. Report**

Mr. Myers presented the Amenity Management Report, which was included in the agenda package. The Activities Director at Cypress Falls, had a wedding reception at the Clubhouse on Saturday and pictures were taken, which would be included on their Facebook page. Ms. Lansford clarified that there was no official CDD Facebook page. Mr. Myers confirmed that there was a Lakeside Plantation Facebook page and that no advertisement was placed for renting the Amenity Center, but there were numerous bookings, with two on Monday and one yesterday. This was from word of mouth. No Overnight Parking signs were installed in the parking lot, so that a tow company could tow violators. Ms. Martin noticed that a new alligator sign was not installed across Lake Wilson. Mr. Myers would investigate.

## **NINTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Mr. LaVoy reinforced that staff at the facility were just doing their job, when they asked people to move their drink containers away from the edge of the pool or having their children removed from the hot tub. Staff was only enforcing the rules from the Florida Department of

Health and requested residents' cooperation. Mr. Perry had many issues to address, which he would discuss at the March meeting, but there were issues with the website, which he would email to Ms. Lansford.

**TENTH ORDER OF BUSINESS**

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

This item was discussed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Martin seconded by Mr. Sabol with all in favor the meeting was adjourned at 8:43 p.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair

# SECTION B

# SECTION 1

## Lakeside Plantation Community Development District

### Summary of Invoices February 1, 2025 to February 28, 2025

<i>Date</i>	<i>Check No.'s</i>	<i>Amount</i>
<i><u>General Fund</u></i>		
2/5/25	3680-3693	\$ 40,377.95
2/18/25	3694-3702	\$ 8,619.62
2/27/25	3703-3713	\$ 26,678.26
		\$ 75,675.83
<i><u>Capital Reserve Fund</u></i>		
2/27/25	167	\$ 58,050.00
		\$ 58,050.00
<i><u>Automatic Drafts</u></i>		
Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$ 817.30
	2200 Plantation Blvd - Fountain	\$ 169.19
	2200 Plantation Blvd - Pool	\$ 1,556.84
North Port Utilities	2200 Plantation Blvd - Clubhouse	\$ 162.32
	2200 Plantation Blvd - Fountain	\$ 30.51
	2200 Plantation Blvd - Pool	\$ 163.20
	2200 Plantation Blvd - Garbage Collection	\$ 217.17
Comcast	2200 Plantation Blvd - Clubhouse	\$ 173.40
ADT	2200 Plantation Blvd - Clubhouse	\$ 501.30
Marlin Business Bank	Copier Contract Payment	\$ 104.86
BMI	License Renewal	\$ 324.32
		\$ 4,220.41
<b>Total</b>		<b>\$ 79,896</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/05/25	00451	1/16/25	LPLANTAT	202501	330	53800	48102		VINYL FINAL PAYMENT	*	130.00		
									ALL AMERICAN FENCE & GATE, INC.			130.00	003680
2/05/25	00200	1/15/25	01152025	202501	310	51300	11000		BOS MEETING 1/15/25	*	200.00		
									ALAN SABOL			200.00	003681
2/05/25	00014	12/31/24	1229680	202412	330	53800	48101		WATER DEC24	*	92.00		
		12/31/24	1233499	202412	330	53800	48101		BOTTLED WATER DEC24	*	5.00		
		1/29/25	1238878	202501	330	53800	48101		WATER JAN25	*	119.50		
		1/31/25	1244539	202501	330	53800	48101		BOTTLED WATER JAN25	*	5.00		
									CULLIGAN OF NOKOMIS			221.50	003682
2/05/25	00458	1/03/25	15764255	202501	330	53800	48400		INSTALL GATE SYSTEM	*	750.00		
									IRIS GROUP HOLDINGS LLC			750.00	003683
2/05/25	00436	1/08/25	01082025	202501	330	53800	48600		OFFICE INTERNET JAN25	*	367.12		
									FRONTIER			367.12	003684
2/05/25	00417	1/29/25	22	202501	330	53800	12000		AMENITY PAYROLL - JAN25	*	33,545.33		
									GOVERNMENTAL MANAGEMENT SERVICES			33,545.33	003685
2/05/25	00258	2/04/25	26819	202502	310	51300	32200		AUDIT FYE 09/30/2024	*	2,500.00		
									GRAU AND ASSOCIATES			2,500.00	003686
2/05/25	00456	2/03/25	02032025	202502	330	53800	48000		PRIZES FOR CHILI CONTEST	*	115.00		
									HAROLD MYERS			115.00	003687
2/05/25	00453	1/15/25	01152025	202501	310	51300	11000		BOS MEETING 1/15/25	*	200.00		
									KENNETH SAUL			200.00	003688
2/05/25	00348	1/15/25	01152025	202501	310	51300	11000		BOS MEETING 1/15/25	*	200.00		
									MARY MARTIN			200.00	003689

LKSD LAKESIDE PLANT HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/05/25	00401	1/15/25	01152025	202501	310	51300	11000		BOS MEETING 1/15/25 PATRICK LAVOY	*	200.00	200.00	003690
2/05/25	00326	1/15/25	01152025	202501	310	51300	11000		BOS MEETING 1/15/25 RONALD PERRY	*	200.00	200.00	003691
2/05/25	00457	11/24/24	429	202411	330	53800	48102		WINDOW CLEANING NOV24 SEASTAR CLEANING FLORIDA LLC	*	450.00	450.00	003692
2/05/25	00272	2/01/25	PSI14135	202502	320	53800	46000		LAKE MAINTENANCE FEB25 SOLITUDE LAKE MANAGEMENT LLC	*	1,299.00	1,299.00	003693
2/18/25	00459	12/11/24	12112024	202412	330	53800	48102		WATER DAMAGE REPAIR BRADLEY S JADRICH	*	298.91	298.91	003694
2/18/25	00460	2/05/25	02052025	202502	300	36900	10000		KEYFOB DEPOSIT RETURN CAROL MCCARRON	*	50.00	50.00	003695
2/18/25	00245	2/10/25	26950	202502	310	51300	45000		POLICY CHANGE FY25 EGIS INSURANCE ADVISORS	*	268.00	268.00	003696
2/18/25	00417	2/03/25	23	202502	310	51300	34000		MANAGEMENT FEES- FEB 25	*	4,541.67		
		2/03/25	23	202502	310	51300	35100		INFO TECH - FEB 25	*	115.92		
		2/03/25	23	202502	310	51300	35200		WEBSITE ADMIN - FEB 25	*	74.17		
		2/03/25	23	202502	310	51300	31300		DISSEM AGENT - FEB 25	*	83.33		
		2/03/25	23	202502	310	51300	42000		POSTAGE	*	350.40		
									GOVERNMENTAL MANAGEMENT SERVICES			5,165.49	003697
2/18/25	00456	2/10/25	02102025	202502	330	53800	48000		REIMB PRIZES FOR GAME SHW HAROLD MYERS	*	60.73	60.73	003698
2/18/25	00061	1/22/25	M1183976	202501	330	53800	51100		POOL SERVICE JAN25 HOWARD'S POOL WORLD, INC.	*	1,900.00	1,900.00	003699

LKSD LAKESIDE PLANT HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/18/25	00208	1/13/25	01132025	202501	300	36900	10000		REIMB HAMBURGER PATTIES MARLENE WALTERS	*	94.95	94.95	003700
2/18/25	00041	2/01/25	312985	202502	330	53800	48400		FIRE & SECURITY MONITOR SECURITY ALARM CORP.	*	561.54	561.54	003701
2/18/25	00431	1/01/25	47325	202501	310	51300	35200		COMMUNITYXS EMAIL JAN25	*	110.00		
		2/01/25	47387	202502	310	51300	35200		COMMUNITYXS EMAIL FEB25 VENTURESIN INC	*	110.00	220.00	003702
2/27/25	00200	2/19/25	02192025	202502	310	51300	11000		BOS MEETING 2/19/25 ALAN SABOL	*	200.00	200.00	003703
2/27/25	00397	2/13/25	AR127924	202502	330	53800	48200		PRINTER LEASE FEB25 DEX IMAGING	*	118.95	118.95	003704
2/27/25	00417	2/26/25	24	202502	330	53800	12000		AMENITY PAYROLL - FEB 25 GOVERNMENTAL MANAGEMENT SERVICES	*	22,516.16	22,516.16	003705
2/27/25	00061	2/19/25	M1207730	202502	330	53800	51100		POOL SERVICE FEB25 HOWARD'S POOL WORLD, INC.	*	1,900.00	1,900.00	003706
2/27/25	00444	2/26/25	02262025	202502	300	36900	10100		FIT TO CORE FEB JACQUELYN BALDELLI	*	378.75	378.75	003707
2/27/25	00444	2/04/25	02042025	202501	300	36900	10100		FIT TO CORE 1/1 - 1/31 JACQUELYN BALDELLI	*	412.50	412.50	003708
2/27/25	00453	2/19/25	02192025	202502	310	51300	11000		BOS MEETING 2/19/25 KENNETH SAUL	*	200.00	200.00	003709
2/27/25	00348	2/19/25	02192025	202502	310	51300	11000		BOS MEETING 2/19/25 MARY MARTIN	*	200.00	200.00	003710

LKSD LAKESIDE PLANT HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/27/25	00401	2/19/25	02192025	202502	310	51300	11000		BOS MEETING 2/19/25 PATRICK LAVOY	*	200.00	200.00	003711
2/27/25	00326	2/19/25	02192025	202502	310	51300	11000		BOS MEETING 2/19/25 RONALD PERRY	*	200.00	200.00	003712
2/27/25	00052	2/25/25	79815	202502	330	53800	52000		TENNIE TWO STEP WELCH TENNIS COURTS, INC.	*	351.90	351.90	003713
TOTAL FOR BANK A											75,675.83		
TOTAL FOR REGISTER											75,675.83		

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

**Invoice**  
**LPlantation- Final**



<b>BILL TO</b> Lakeside Plantation CDD	<b>SHIP TO</b> Lakeside Plantation CDD 2200 Plantation Blvd North Port, florida, FL 34289 US	<b>DATE</b> 01/16/2025	<b>PLEASE PAY</b> \$130.00
---	--	---------------------------	-------------------------------

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
	Vinyl	Wheel for Gate	2	65.00	130.00
<b>PAYMENT</b>					<b>1,835.50</b>
<b>TOTAL DUE</b>					<b>\$130.00</b>

THANK YOU.

0013305380048102  
 Vinyl Final Payment

## Attendance Confirmation for BOARD OF SUPERVISORS

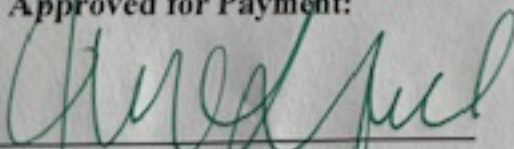
District Name: Lakeside Plantation CDD

Board Meeting Date: January 15, 2025

	Name	In Attendance Please $\checkmark$	Fee Involved Yes / No
1	Mary Martin	$\times$	Yes (\$200)
2	Bud Sabol	$\times$	Yes (\$200)
3	Patrick Lavoy	$\times$	Yes (\$200)
4	Ken Saul	$\times$	Yes (\$200)
5	Ronald Perry	$\times$	Yes (\$200)

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

Approved for Payment:

  
District Manager Signature

1/15/25  
Date

**\*\*RETURN SIGNED DOCUMENT TO Hannah Henry\*\***



better water. pure and simple.™

P.O. BOX 61648  
 FORT MYERS , FL 33906  
 941-485-7526

Invoice #	1229680
Date:	12/31/2024
Customer:	1017805
Purchase Order	

Delivery Address

LAKESIDE PLANTATION  
 219 E LIVINGSTON STREET  
 ORLANDO, FL 32801

LAKESIDE PLANTATION  
 2200 PLANTATION BLVD  
 NORTH PORT, FL 34289

Terms N30

941-423-5500

Code	Item	Qty	Price	Total
2413	5 GAL DRINKING WATER	11.000	7.75	85.25
4201	DELIVERY FEE	1.000	6.75	6.75

SubTotal Sales:	92.00
Sales Tax:	0.00
<b>Invoice Total:</b>	<b>92.00</b>

**Thank you for your business**  
**Pay your bill online using our secure payment page at [www.culligansarasota.com](http://www.culligansarasota.com)**

0013305380048101  
 Water Dec24



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P.O. BOX 61648  
FORT MYERS, FL 33906  
941-485-7526

Invoice #	1233499
Date:	12/31/2024
Customer:	1017805
Purchase Order	

Delivery Address

LAKESIDE PLANTATION  
219 E LIVINGSTON STREET  
ORLANDO, FL 32801

LAKESIDE PLANTATION  
2200 PLANTATION BLVD  
NORTH PORT, FL 34289

Terms N30

941-423-5500

Code	Item	Qty	Price	Total
3005	6 BOTTLE RACK	1.000	5.00	5.00

1/1/2025 To 1/31/2025

SubTotal Sales:	5.00
Sales Tax:	0.00
<b>Invoice Total:</b>	<b>5.00</b>

**Thank you for your business**  
**Pay your bill online using our secure payment page at [www.culligansarasota.com](http://www.culligansarasota.com)**

0013305380048101  
Bottled Water Dec24



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P.O. BOX 61648  
FORT MYERS, FL 33906  
941-485-7526

Invoice #	1238878
Date:	01/29/2025
Customer:	1017805
Purchase Order	

Delivery Address

LAKESIDE PLANTATION  
219 E LIVINGSTON STREET  
ORLANDO, FL 32801

LAKESIDE PLANTATION  
2200 PLANTATION BLVD  
NORTH PORT, FL 34289

Terms N30

941-423-5500

Code	Item	Qty	Price	Total
2413	5 GAL DRINKING WATER	13.000	7.75	100.75
2704	BOTTLE DEPOSIT	2.000	6.00	12.00
4201	DELIVERY FEE	1.000	6.75	6.75

SubTotal Sales:	119.50
Sales Tax:	0.00
<b>Invoice Total:</b>	<b>119.50</b>

**Thank you for your business**  
**Pay your bill online using our secure payment page at [www.culligansarasota.com](http://www.culligansarasota.com)**

0013305380048101  
Water Jan25



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P.O. BOX 61648  
FORT MYERS, FL 33906  
941-485-7526

Invoice #	1244539
Date:	01/31/2025
Customer:	1017805
Purchase Order	

Delivery Address

LAKESIDE PLANTATION  
219 E LIVINGSTON STREET  
ORLANDO, FL 32801

LAKESIDE PLANTATION  
2200 PLANTATION BLVD  
NORTH PORT, FL 34289

Terms N30

941-423-5500

Code	Item	Qty	Price	Total
3005	6 BOTTLE RACK	1.000	5.00	5.00

2/1/2025 To 2/28/2025

SubTotal Sales:	5.00
Sales Tax:	0.00
<b>Invoice Total:</b>	<b>5.00</b>

**Thank you for your business**  
**Pay your bill online using our secure payment page at [www.culligansarasota.com](http://www.culligansarasota.com)**

0013305380048101  
Bottled Water Jan25

1oz - #10 - J385124 - 76 - 101

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



**REMIT PAYMENT TO ▼**

EVERON, LLC  
PO BOX 872987  
KANSAS CITY MO 64187-2987



0013305380048400

## Invoice 157642557

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due	
70180815	1/3/2025	1/28/2025		\$750.00	
Item Description Id	Contract Amount	Completed To Date	Retainage	Less Previous Billings	Total This Invoice Less Retainage
1 Material	\$669.00	\$669.00	\$0.00		\$669.00
2 Others	\$81.00	\$81.00	\$0.00		\$81.00
<b>Total</b>	<b>\$750.00</b>	<b>\$750.00</b>	<b>\$0.00</b>		<b>\$750.00</b>
<b>Sub Total</b>					<b>\$750.00</b>
Sales Tax					\$0.00
Retainage Held					\$0.00
Payment					\$0.00
<b>Amount due this Invoice</b>					<b>\$750.00</b>

**Invoice Comments/Scope:** Installation for Access Control & Gates System from proposal #892018354

Job Name	Site Location	Job #	Terms
100 FOBS	LAKESIDE PLANTATION CDD, 2800 PLANTATION RD NORTH PORT FL 34289	300351204	Net 25 Days

**Contract Summary**

Original amount	Approved changes	Revised Amount	Invoiced amount	Remaining amount	Billed percent	Retainage balance	Deposit amount
\$750.00	\$0.00	\$750.00	\$750.00	\$0.00	100.00%	\$0.00	\$0.00

Thank you for choosing Everon

**Questions?**

Call Toll-Free: 844-5-EVERON

Email: ComCare@everonsolutions.com

everonsolutions.com





33053800 48600  
Clubhouse  
Internet *AD*

Your Monthly Invoice

Account Summary

<b>New Charges Due Date</b>	<b>2/03/25</b>
Billing Date	1/08/25
Account Number	941-423-5500-040824-5
PIN	0367
Previous Balance	397.02
Payments Received Thru 12/27/24	-398.00
Thank you for your payment!	
Balance Forward	-98
New Charges	368.10
<b>Total Amount Due</b>	<b>\$367.12</b>



office Internet jan25

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 800-801-6652

MyFrontier app



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

6790 0007 NO RP 08 01082025 NNNNNNYN 01 000719 0004

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



PAYMENT STUB

<b>Total Amount Due</b>	<b>\$367.12</b>
New Charges Due Date	2/03/25
Account Number	941-423-5500-040824-5
<b>Amount Enclosed</b>	<b>\$</b> _____

Mail Payment To:

FRONTIER  
PO BOX 740407  
CINCINNATI, OH 45274-0407



980008941423550004082400000000000000000367125



Date of Bill
Account Number

1/08/25
941-423-5500-040824-5

CURRENT BILLING SUMMARY

Local Service from 01/08/25 to 02/07/25

Table with columns: Qty Description, 941/423-5500.0, Charge. Includes sections for Basic Charges, Non Basic Charges, and Toll/Other.

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities.

Beginning January 1, 2025, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 35.8% to 36.3% of the taxable interstate and international portions of your phone bill.

Beginning with your next bill, your Business Fiber Internet 1 Gig charge will increase by \$10.00 per month, per line. Questions? Please contact customer service.

\*\* ACCOUNT ACTIVITY \*\*

Table with columns: Qty Description, Order Number, Effective Dates, Charge. Lists reconnection fees for broadband and bus services.

Detail of VoIP Charges

Toll charged to 941/423-5500

Table with columns: Ref #, Date, Time, Min, \*Type, Place and Number Called, Charge. Lists individual VoIP call records.



Date of Bill  
Account Number

1/08/25  
941-423-5500-040824-5

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
79	DEC 26	2:07P	.6	DD	CAPE HAZE FL (941) 830-4108	.00
80	DEC 26	2:55P	4.2	DD	ORLANDO FL (407) 841-5524	.00
81	DEC 26	3:03P	1.2	DD	TAMPACEN FL (813) 344-4844	.00
82	DEC 26	3:04P	1.3	DD	TAMPACEN FL (813) 344-4844	.00
83	DEC 27	5:43A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
84	DEC 27	11:28A	1.0	DD	PTCHARLOTT FL (941) 628-9387	.00
85	DEC 27	3:47P	3.2	DD	ROCHESTER NY (585) 329-9735	.00
86	DEC 28	5:43A	.4	DD	PTCHARLOTT FL (941) 625-4027	.00
87	DEC 28	5:44A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
88	DEC 28	5:45A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
89	DEC 29	5:44A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
90	DEC 30	5:44A	.4	DD	PTCHARLOTT FL (941) 625-4027	.00
91	DEC 30	5:44A	.4	DD	PTCHARLOTT FL (941) 625-4027	.00
92	DEC 30	5:45A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
93	DEC 30	11:21A	.4	DD	JERSEYCITY NJ (201) 920-0268	.00
94	DEC 30	11:24A	.6	DD	MT CLEMENS MI (586) 291-6362	.00
95	DEC 30	11:25A	.4	DD	NAPLES FL (239) 241-1160	.00
96	DEC 30	11:26A	.5	DD	NATICK MA (508) 397-1195	.00
97	DEC 30	11:27A	.4	DD	SPOKANE WA (509) 499-6487	.00
98	DEC 30	11:31A	.5	DD	PROVIDENCE RI (401) 871-3492	.00
99	DEC 30	11:33A	.5	DD	FORT MYERS FL (239) 466-8352	.00
100	DEC 30	11:34A	.6	DD	FERGUS FLS MN (218) 731-7241	.00
101	DEC 30	11:38A	.3	DD	GREENFIELD MA (413) 522-2165	.00
102	DEC 30	4:15P	.3	DD	AKRON OH (330) 803-8143	.00
103	DEC 30	5:10P	.3	DD	ALBANY NY (518) 423-9160	.00
104	DEC 31	5:44A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
105	DEC 31	9:52A	1.0	DD	TAMPACEN FL (813) 344-4844	.00
106	DEC 31	10:59A	3.2	DD	PTCHARLOTT FL (941) 740-0091	.00
107	JAN 01	5:44A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
108	JAN 02	5:44A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
109	JAN 03	5:44A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
110	JAN 03	9:38A	.3	DD	PTCHARLOTT FL (941) 380-7888	.00
111	JAN 03	1:29P	.3	DD	AKRON OH (330) 803-8143	.00
112	JAN 03	1:39P	3.7	DD	EASTON MD (443) 786-2829	.00
113	JAN 03	4:16P	.3	DD	EASTON MD (443) 786-2829	.00
114	JAN 03	4:21P	.3	DD	EASTON MD (443) 786-2829	.00
115	JAN 03	7:37P	.6	DD	PTCHARLOTT FL (941) 740-2043	.00
116	JAN 04	5:44A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
117	JAN 05	5:44A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
118	JAN 06	5:44A	.4	DD	PTCHARLOTT FL (941) 625-4027	.00
119	JAN 06	4:02P	.5	DD	SOUTH BEND IN (574) 360-0000	.00
120	JAN 06	4:41P	1.5	DD	ANTIGONISH NS (902) 318-7161	.08
121	JAN 06	5:02P	1.7	DD	ROCHESTER NY (585) 503-3879	.00
122	JAN 06	5:05P	.3	DD	NEWTON NJ (973) 222-7657	.00
123	JAN 06	5:15P	.3	DD	ROCHESTER NY (585) 503-3879	.00
124	JAN 07	5:44A	.3	DD	PTCHARLOTT FL (941) 625-4027	.00
125	JAN 07	8:13A	3.6	DD	RICHMOND IN (765) 277-0573	.00
126	JAN 07	8:22A	.3	DD	BUFFALO NY (716) 983-1481	.00
127	JAN 07	1:40P	.3	DD	KALAMAZOO MI (269) 377-1504	.00
941/423-5500						Subtotal .08

Detail of VoIP Charges

Toll charged to 941/423-5501

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
128	JAN 03	10:17A	1.5	DD	ATLANTA GA (404) 334-4449	.00
941/423-5501						Subtotal .00

Legend Call Types:

DD - Day

Governmental Management Services- Tampa, LLC

# Invoice

1001 Bradford Way  
TN 37763

Date	Invoice #
1/29/2025	22

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

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			1/31/2025			

Quantity	Item Code	Description	Price Each	Amount
	Facility Manageme...	Lakeside Amenity Payroll- Jan 25  0013305380012000 Amenity Payroll - Jan25	33,545.33	33,545.33

			<b>Total</b>	\$33,545.33
--	--	--	--------------	-------------

**Grau and Associates**

1001 W. Yamato Road, Suite 301  
 Boca Raton, FL 33431  
 www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Lakeside Plantation Community Development District*  
 4530 Eagle Falls Place  
 Tampa, FL 33619

Invoice No. 26819  
 Date 02/04/2025

---

<b>SERVICE</b>	<b>AMOUNT</b>
Audit FYE 09/30/2024	\$ <u>2,500.00</u>
Current Amount Due	\$ <u><u>2,500.00</u></u>

0013105130032200  
 Audit FYE 09/30/2024

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,500.00	0.00	0.00	0.00	0.00	2,500.00

Payment due upon receipt.

### Check Request

---

<b>District</b>	<u>Lakeside Plantation CDD</u>	<b>Date</b>	<u>2/3/25</u>
<b>Payable to</b>	<u>Harold Myers</u>		
<b>Amount Requested</b>	<u>\$ 115.00</u>	<b>Account Number</b>	
<b>Requested By</b>	<u>Harold Myers</u>		
<b>Description of Need</b>	<u>Declined company credit card used personal</u>		
<b>Approved By</b>	<u>[Signature]</u>	<b>Signature</b>	<u>[Signature]</u> 040
<b>Received By</b>		<b>Signature</b>	

---

0013305380048000  
Prizes for chili contest



BRINKERVCDL 50.00  
CARD # 6058120068142616816

BRINKERVCDL 40.00  
CARD # 6058120064488000053

BRINKERVCDL 25.00  
CARD # 6058120066370318428

Gift cards for  
Chili contest winners  
Declined my company  
credit card - had to use  
personal. *HMy*

You could win a \$1000 GiftCard!  
Visit [survey.walmart.com#7VN9197TOY8](http://survey.walmart.com#7VN9197TOY8)  
For more details, see back of receipt.



WM Supercenter  
941-625-2399 Mgr. SCOTT  
19100 MURDOCK CIR  
PORT CHARLOTTE FL 33948  
ST# 00721 OP# 000651 TE# 12 TR# 00329

# ITEMS SOLD 3

TC# 8969 8664 4778 8076 7670 3



BRINKER VGC 799366194330	0.00 0
BRINKERVCDL 644778379730	50.00 0
BRINKER VGC 799366194330	0.00 0
BRINKERVCDL 644778379730	40.00 0
BRINKER VGC 799366194330	0.00 0
BRINKERVCDL 644778379730	25.00 0

SUBTOTAL	115.00
TOTAL	115.00

DEBIT TEND	115.00
CHANGE DUE	0.00

DECLINED TRANSACTION  
ACCOUNT #- 0709 I 0  
YOUR CARD WAS PARTIALLY APPROVED BY  
YOUR BANK FOR A LESSER AMOUNT. FOR  
DETAILS CONTACT YOUR CARD PROVIDER  
TERMINAL # 55484847  
02/01/25 14:02:50

DECLINED TRANSACTION  
ACCOUNT #- 0709 I 0  
YOUR CARD WAS PARTIALLY APPROVED BY



Lakeside Plantation CDD  
2200 Plantation Boulevard  
North Port, FL 34289

☎ (443) 786-2829

✉ manager@lakesideplantationcdd.com

0013305380048102

## INVOICE

Services	amount
Window Cleaning - Inside & Outside	\$450.00
Professional Inside and Outside Window Cleaning Service	

Subtotal	\$450.00
Total Tax	\$0.00
CC Service Fee (2.99%)	\$0.00
<b>Job Total</b>	<b>\$450.00</b>
<b>Amount Due</b>	<b>\$450.00</b>

Thank You For Your Business!

See our [Terms & Conditions](#)

INVOICE	#429
SERVICE DATE	Nov 23, 2024
PAYMENT TERMS	Upon receipt
DUE DATE	Nov 24, 2024
AMOUNT DUE	<b>\$450.00</b>

### CONTACT US

240 Collins Ave  
Miami Beach, FL 33139

☎ (305) 523-9053

✉ info@seastarcleaning.com



# 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: PSI141351  
 Invoice Date: 2/1/2025

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 2/1/2025  
 Due Date 3/3/2025  
 Terms Net 30

Customer ID L2077  
 P.O. Number  
 P.O. Date 2/1/2025  
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance February Billing 2/1/2025 - 2/28/2025 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 Feb25				

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**

December 11, 2024

From: Brad Jadrich  
 1819 Scarlett Ave.  
 North Port, FL 34289  
 Cell Phone: (585) 491-5811

To: Lakeside Plantation Community Center

**Subject: Invoice of Water Damage Repair to Community Center Library Bookcase**

**A. Purchased Materials:**

- 1) Primed finger joint board, 1.25" thick x 6" width x 12' length, Home Depot - **\$28.98**
- 2) DAP latex white caulk, 5.5 oz tube, Home Depot - **\$4.48**
- 3) Paint brush, 1 1/2" wide, Home Depot - **\$7.97**
- 4) Semi-gloss white paint, 1 quart, Sherwin Williams - **\$27.64**

**Total Purchased Materials plus 7% Tax: \$69.07 + \$4.84 = \$73.91**

**B. Labor:**

- 1) Purchase and deliver materials - **1.0 hours**
- 2) Cut finger joint board to 7' length, rip entire width from 6" to 4", then sand - **1.25 hours**
- 3) Remove quarter round and 7' length of water damaged finger joint board - **0.25 hours**
- 4) Sand bottom of left most fluted trim strip for uniform thickness - **0.25 hours**
- 5) Install new finger joint board and replace quarter round strip - **0.50 hours**
- 6) Caulk all finished joints and nail holes along entire base of bookshelf - **0.25 hours**
- 7) Paint entire lower base of bookshelf - **1.0 hours**

**Total Labor: 4.5 hours x \$50/hour = \$225**

**Grand Total for Repair: \$73.91 + \$225 = \$298.91**

0013305380048102

### Check Request

<b>District</b>	LAKESIDE PLANTATION CDD	<b>Date</b>	2/5/25
<b>Payable to</b>	CAROL MCCARRON	<b>Account Number</b>	
<b>Amount Requested</b>	50.00		
<b>Requested By</b>	HAROLD MYERS		
<b>Description of Need</b>	Key fob Deposit Return from 2022. Stopped playing tennis here and wants fob deposit back.		
<b>Approved By</b>		<b>Signature</b>	
<b>Received By</b>		<b>Signature</b>	

\* There was no deposit in safe for Carol McCarron  
 I spoke with Pat and he told me  
 to do a check request to refund Mrs. McCarron.

Thanks  
 Harold



001-300-36900-10000

CAROL MCCARRON  
 2810 Arroyo Ln Dr.  
 North Port, FL 34289

617-640-8603

# INVOICE



<b>Customer</b>	Lakeside Plantation Community Development District
<b>Acct #</b>	670
<b>Date</b>	02/10/2025
<b>Customer Service</b>	Brendan Callen
<b>Page</b>	1 of 1

Lakeside Plantation Community Development District  
 c/o Governmental Management Services  
 4530 Eagle Falls PI  
 Tampa, FL 33619

Payment Information	
<b>Invoice Summary</b>	\$ 268.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#26950
1001241144	

Thank You

Please detach and return with payment



Customer: Lakeside Plantation Community Development District

Invoice	Effective	Transaction	Description	Amount
26950	02/10/2025	Policy change	Policy #1001241144 10/01/2024-10/01/2025 Florida Insurance Alliance Package - Policy change Due Date: 2/10/2025  0013105130045000 Policy Change Fy25	268.00

<b>Total</b>
\$ 268.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

<b>Remit Payment To: Egis Insurance Advisors</b> P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939 sclimer@egisadvisors.com	<b>Date</b>
		02/10/2025

Governmental Management Services- Tampa, LLC

# Invoice

1001 Bradford Way  
TN 37763

Date	Invoice #
2/3/2025	23

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

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			2/3/2025			

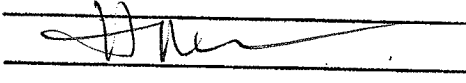
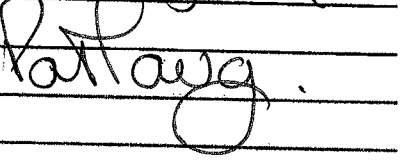
Quantity	Item Code	Description	Price Each	Amount
	Management Fees	Management Fees- Feb 25	4,541.67	4,541.67
	Information Techno...	Information Tech- Feb 25	115.92	115.92
	Website Maintenanc...	Website Maintenance- Feb 25	74.17	74.17
	Dissemination Agent	Dissemination Agent- Feb 25	83.33	83.33
	Reimbursed Expense	Postage	350.40	350.40
		0013105130034000		
		0013105130035100		
		0013105130035200		
		0013105130031300		
		0013105130042000		

			<b>Total</b>	\$5,165.49
--	--	--	--------------	------------

Activities Code  
001-330-53800-480 00

### Check Request

---

<b>District</b>	Lakeside Plantation CDD	<b>Date</b>	2/10/25
<b>Payable to</b>	Harold Myers		
<b>Amount Requested</b>	* 60.73	<b>Account Number</b>	
<b>Requested By</b>	H Myers		
<b>Description of Need</b>	Prizes for Mr. Game Show majority Roles		
<b>Approved By</b>		<b>Signature</b>	
<b>Received By</b>		<b>Signature</b>	

---



Majority Rules

You could win a \$1000 GiftCard!  
 Visit [survey.walmart.com#7VN9G07T3C7](http://survey.walmart.com#7VN9G07T3C7)  
 For more details, see back of receipt.

**Walmart** \*

WM Supercenter  
 941-625-2399 Mgr. SCOTT  
 19100 MURDOCK CIR  
 PORT CHARLOTTE FL 33948  
 ST# 00721 OP# 008802 TE# 06 TR# 02653

# ITEMS SOLD 16  
 TC# 1992 0519 4042 5107 9447



REESEHEART	768395558910 F	9.97 X
REESEHEART	768395558910 F	9.97 X
KISS HEART	768395558920	9.97 X
KISS HEART	768395558920	9.97 X
VALENTINE	041761105950 F	1.24 X
VALENTINE	041761105950 F	1.24 X
VALENTINE	041761105950 F	1.24 X
VALENTINE	041761105950 F	1.24 X
KIT KAT CANE	034000937490 F	2.00 X
REESE S	034000937600 F	2.00 X
HSY KISS CNE	034000937590 F	2.00 X
HSY KISS CNE	034000937590 F	2.00 X
GIFT BAG	840276302590	0.98 X
GIFT BAG	840276301310	0.98 X
GIFT BAG	840276301300	0.98 X
GIFT BAG	840276301340	0.98 X

	SUBTOTAL	56.76
TAX1	7.0000 %	3.97
	TOTAL	60.73

	DEBIT TEND	60.73
	CHANGE DUE	0.00

# 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  
 Governmental Management Services  
 4530 Eagle Falls Pl  
 Tampa, FL 33619

## Invoice

Date

1/22/2025

Work Done At:	Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34880	M1183976	NET 10	2/1/2025	DAVID
Quantity	Description	Serviced	Amount	
1	JANUARY 2025 MONTHLY POOL SERVICE  0013305380051100 Pool Service Jan25	1/22/2025	1,900.00	
			<b>Total</b>	\$1,900.00
			Payments/Credits	<b>\$0.00</b>
			Total Account Balance	\$1,853.95

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

Marlene Walters 1432  
Dixie Lane North Port FL  
34289

001-300-36900-10000

### Check Request

---

<b>District</b>	<u>Lakeside Plantation cdd</u>	<b>Date</b>	<u>1-13-25</u>
<b>Payable to</b>	<u>Marlene Walters</u>		
<b>Amount Requested</b>	<u>94.95</u>	<b>Account Number</b>	
<b>Requested By</b>	<u>Harold Myers</u>		
<b>Description of Need</b>	<u>Marlene purchased hamburger patties for Annual tennis cookout.</u>		
<b>Approved By</b>	<u>[Signature]</u>	<b>Signature</b>	
<b>Received By</b>		<b>Signature</b>	

---



*Martinez*



19150 QUESADA AVE  
PORT CHARLOTTE, FL  
Club Mgr. Ronald Scott

Club:223 Reg:86 Trans:1951  
Cashier:806 02/12/25 03:10pm  
\*\*\*\*\*  
\*\*\* MEMBERSHIP ID. \*\*\*\*\*6886 \*\*\*  
\*\*\* MEMBERSHIP EXPIRES ON 01/26 \*\*\*  
\*\*\*\*\*  
7462402544 BF PATTY 94.95 N  
5 @ 18.99  
\*\*\* SUBTOTAL 94.95  
\*\*\* TOTAL 94.95

\*\*\*\*\*9645 ENTRY: C  
Purchase 00 APPROVED  
AUTH 041274  
TERMINAL NUMBER 78073022386  
02/12/25 03:11pm 223 86 1951 806  
CAPITAL ONE  
AID: A0000000041010

MasterCard 94.95  
CHANGE 0.00

**TOTAL ITEMS= 5**

**As a BJ's Member I JUST SAVED: \$18.99**  
BJ's Member Savings 18.99  
Coupons Redeemed 0.00  
Rewards Redeemed 0.00  
**Current BJ's Gas Savings**  
FuelSaver earned thru 02/11/25 0.00/gal  
FuelSaver earned in this trx: 0.00/gal  
Visit BJs.com/Gas for more details

Security Alarm Corporation  
 Corporate Headquarters  
 17776 Toledo Blade Boulevard  
 Port Charlotte, FL 33948  
 Tel. (941) 625-9700  
 Fax. (941) 625-9804  
 accounting@securityalarmcorp.com

77



**Invoice Number**  
 Sale Date  
 Due Date

**312985**  
 2/1/2025  
 2/11/2025

Please call our office to discuss how to pay your invoice by ACH or Credit Card, also you can now receive your invoice by email for your convenience.

Lakeside Plantation CDD  
 Care Of: GMS  
 219 E Livingston St  
 Orlando, FL 32801

Description	Qty	Price	Net	Tax	Total
Monitoring-Commercial-Security-Basi For: Lakeside Plantation at 2200 Plantation Blvd. North Port, FL 34289 Period Covered: 02/01/2025 to 04/30/2025 inclusive.	3	\$22.50	\$67.50	\$0.00	\$67.50
Service-Comm-Fire Inspection Fire Inspection billed in advance month before inspection due. For: Lakeside Plantation-F at 2200 Plantation Blvd. North Port, FL 34286 Period Covered: 02/01/2025 to 01/31/2026 inclusive.	12	\$33.67	\$404.04	\$0.00	\$404.04
Monitoring-Commercial-Fire-Basic For: Lakeside Plantation-F at 2200 Plantation Blvd. North Port, FL 34286 Period Covered: 02/01/2025 to 04/30/2025 inclusive.	3	\$30.00	\$90.00	\$0.00	\$90.00
<b>TOTALS</b>			<b>\$561.54</b>	<b>\$0.00</b>	<b>\$561.54</b>

0013305380048400  
 fire & Security monitor

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

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



**Customer :** Lakeside Plantation CDD

<b>Acct. Bal.</b>		<b>\$561.54</b>	<b>Amount Remitted</b>	<input type="text"/>	<b>Invoice Number</b>	312985
<b>Payment Method</b>	Check <input type="checkbox"/>	<b>Check Number</b>	<input type="text"/>	<b>Date Remitted</b>	<input type="text"/>	<input type="text"/>
	Charge* <input type="checkbox"/>	<b>Card Number</b>	<input type="text"/>	<b>Billing Zipcode</b>	<input type="text"/>	
		<b>Name On Card</b>	<input type="text"/>	<b>Exp Date</b>	<input type="text"/>	
<b>Signature</b>				<b>Card ID</b>	<input type="text"/>	

\*Please Note : If paying by charge card, we can only accept payment by : American Express, Discover, Mastercard, VisaAmerican Express, Discover, Mastercard,

Please remit to : SAC - Corporate Headquarters, 17776 Toledo Blade Boulevard, Port Charlotte, FL 33948

Inv # 312985

VenturesIn.com, Inc.

P.O. Box 272855  
Tampa FL 33688-2855



**Invoice**

Date	Invoice #
1/1/2025	47325

**Bill To:**

Lakeside Plantation CDD  
C/O GMS-Tampa FL, LLC  
4530 Eagle Falls Place  
Tampa, FL 33619

For additional information, or for questions about your bill, call (813) 205-0054, or email danderson@venturesin.com.

Please visit us on the web at [www.venturesin.com](http://www.venturesin.com)

Due Date	P.O. No.	Terms	Project
1/1/2025		Due on receipt	

Description	Qty	Rate	Amount
CommunityXS Application Hosting	1	40.00	40.00
Microsoft 365 Business Professional	2	35.00	70.00
0013105130035200 CommunityXS email jan25			

<b>Subtotal</b>	\$110.00
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$110.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	<b>\$110.00</b>

**Payment Instructions**

Do not send cash. Please reference the invoice number on your check or money order and make payable to: VenturesIn.com, Inc.

**Late Fee Policy**

A late fee of 5% per month will be assessed on the unpaid total balance due when more than 30 days past due.

VenturesIn.com, Inc.

P.O. Box 272855  
Tampa FL 33688-2855



**Invoice**

Date	Invoice #
2/1/2025	47387

**Bill To:**

Lakeside Plantation CDD  
C/O GMS-Tampa FL, LLC  
4530 Eagle Falls Place  
Tampa, FL 33619

For additional information, or for questions about your bill, call (813) 205-0054, or email danderson@venturesin.com.

**Please visit us on the web at [www.venturesin.com](http://www.venturesin.com)**

Due Date	P.O. No.	Terms	Project
2/1/2025		Due on receipt	

Description	Qty	Rate	Amount
CommunityXS Application Hosting	1	40.00	40.00
Microsoft 365 Business Professional	2	35.00	70.00
0013105130035200 CommunityXS email feb25			

<b>Subtotal</b>	\$110.00
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$110.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	<b>\$110.00</b>

**Payment Instructions**

Do not send cash. Please reference the invoice number on your check or money order and make payable to: VenturesIn.com, Inc.

**Late Fee Policy**

A late fee of 5% per month will be assessed on the unpaid total balance due when more than 30 days past due.





**CONTRACT INVOICE**

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

**Invoice Number:** AR12792411  
**Invoice Date:** 2/13/2025

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

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

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LAKESTIDEPLANTAT-GBS	30 Days	3/15/2025	\$118.95	<b>\$118.95</b>
<b>Invoice Remarks</b>				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28413-RD-GBS-01		\$118.95		9/21/2022	
<b>Contract Remarks</b>					

**Summary:**

Contract base rate charge for the 2/21/2025 to 3/20/2025 billing period	\$20.00
Contract overage charge for the 1/21/2025 to 2/20/2025 overage period	\$96.95**
Remote Diagnostic	\$2.00
**See overage details below	<b>\$118.95</b>

0013305380048200  
 Printer Lease FEB25

**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	22,484	23,541	1,057	0	1,057	0.010000	\$10.57
Color	COLOR	13,374	14,608	1,234	0	1,234	0.070000	\$86.38
								<b>\$96.95</b>

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 \$122.52 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	\$118.95
Tax:	\$0.00
Invoice Total	\$118.95
<b>Balance Due:</b>	<b>\$118.95</b>



Governmental Management Services- Tampa, LLC

# Invoice

1001 Bradford Way  
TN 37763

Date	Invoice #
2/26/2025	24

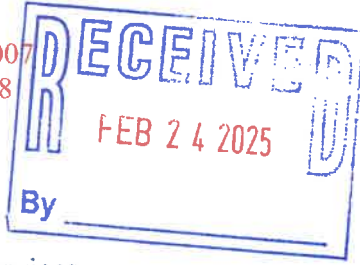
Bill To
Lakeside Plantation CDD C/O GMS- Tampa, LLC

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			2/26/2025			
Quantity	Item Code	Description			Price Each	Amount
	Facility Manageme...	Lakeside Amenity Payroll- Feb 25			22,516.16	22,516.16
		0013305380012000				
					<b>Total</b>	\$22,516.16

# 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  
 Governmental Management Services  
 4530 Eagle Falls Pl  
 Tampa, FL 33619

## Invoice

Date


2/19/2025

Work Done At:	Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH BOLT, FL 34280	M1207730	NET 10	3/1/2025	DAVID
Quantity	Description	Serviced	Amount	
1	FEBRUARY 2025 MONTHLY POOL SERVICE  PLEASE NOTE YOU HAVE A PAST DUE BALANCE  0013305380051100 Pool service feb25	2/19/2025	1,900.00	
			<b>Total</b>	\$1,900.00
			Payments/Credits	\$0.00
			Total Account Balance	\$3,753.95

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

0013003690010100  
Fit to core Feb

### Check Request


<b>District</b>	Lakeside Plantation CDD	<b>Date</b>	2/26/25
<b>Payable to</b>	Jacquelin Baldell		
<b>Amount Requested</b>	378.75	<b>Account Number</b>	
<b>Requested By</b>	Harold Myers		
<b>Description of Need</b>	FIT TO CORE		
<b>Approved By</b>		<b>Signature</b>	
<b>Received By</b>		<b>Signature</b>	

Total \$ 545.00  
or 25% 166.25

Total check Request # 378.75

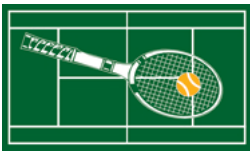


### Check Request

District	Lakeside Plantation Cdd	Date	2-4-2025
Payable to	Jacquelyn Baldell	Account Number	
Amount Requested	412.50		
Requested By	Harold Myers		
Description of Need	FIT TO SORE Line Dancers.		
Approved By		Signature	
Received By		Signature	

550.00 Total Sales Jan 1 - Jan 31  
 25% 137.50 OR Commission to GMS  
412.50





# Invoice

Welch Tennis Courts, Inc.  
 Welch Sport Surfaces  
 P.O. Box 7770  
 Sun City, FL 33586  
 Phone: 813-641-7787

0013305380052000  
 Tennie Two Step

Date	Invoice #
2/25/2025	79815

Bill To
Governmental Management Services, Attn: ... Lakeside Plantation 4530 Eagle Falls Place Tampa FL 33619 United States

Ship To
Frank in Maintenance Lakeside Plantation 2200 Plantation Blvd. North Port FL 34289

Terms	PO #	Due Date
Net 30	Frank	3/27/2025
Sales Rep	Ship Via	Ship Date
Shannon Wilder	FedEx Ground	2/25/2025

**Notes**

Quantity	Units	Description	Options	Unit Price	Amount
1	ea	Tennie Two Step (W/ Foot Brush)	Model: Foot Brush	306.00	306.00

Thank you for your business.	<b>Subtotal</b>	306.00
	<b>Shipping Cost (FedEx Ground)</b>	45.90
	<b>Total</b>	\$351.90

ALL PAST DUE ACCOUNTS ARE SUBJECT TO AN ANNUAL INTEREST CHARGE OF 1-1/2% PER MONTH THIS REPRESENTS AN ANNUAL INTEREST RATE OF 18%. MATERIALS AND EQUIPMENT SHALL REMAIN THE PROPERTY OF WELCH TENNIS COURTS, INC. UNTIL PAID IN FULL. ALL RETURNS ARE SUBJECT TO A RESTOCKING FEE.

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/27/25	00070	2/27/25 2592	202502 600-53800-48103	POOL UPDATE DEPOSIT	*	58,050.00	
							58,050.00 000167
-----							
						TOTAL FOR BANK C	58,050.00
						TOTAL FOR REGISTER	58,050.00

**INVOICE**

**Rock Star Pools & Waterfalls, Inc.**  
 3534 Plover Ave  
 Unit 101  
 Naples, FL 34117

info@rockstarpools.com  
 +1 (239) 659-0940



**Bill to**  
 Lakeside Plantation

**Ship to**  
 Lakeside Plantation

**Invoice details**

Sales Rep: dcr@rockstarpools.com

Invoice no.: 2592  
 Terms: Net 30  
 Invoice date: 02/27/2025  
 Due date: 03/29/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Commercial Project</b>	Deposit - Per Payment Schedule on Contract	1	\$58,050.00	\$58,050.00
<b>Total</b>						<b>\$58,050.00</b>

0316005380048103



**Electric Bill Statement**

**For:** Dec 23, 2024 to Jan 24, 2025 (32 days)

**Statement Date:** Jan 24, 2025

**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**

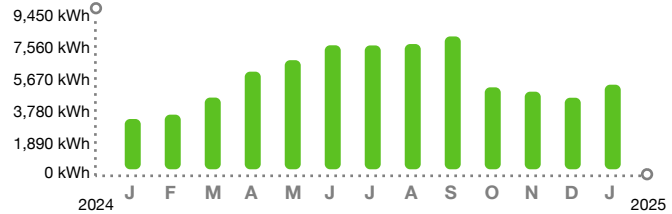
**\$817.30**

TOTAL AMOUNT YOU OWE

**Feb 14, 2025**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	663.65
Payments received	-663.65
Balance before new charges	0.00
<hr/>	
Total new charges	817.30
<b>Total amount you owe</b>	<b>\$817.30</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after April 15, 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 February 04, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

New rates are in effect, including a temporary hurricane surcharge. Another rate change for new solar plants takes effect Feb. 1. 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

\$817.30

TOTAL AMOUNT YOU OWE

Feb 14, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number: 90  
 LAKESIDE PLANTATION 57421-67439  
 COMM DEVELOPMENT  
 DIST

### BILL DETAILS

Amount of your last bill	663.65
Payment received - Thank you	-663.65
Balance before new charges	\$0.00

#### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$30.21
Non-fuel: (\$0.033720 per kWh)	\$183.77
Fuel: (\$0.027560 per kWh)	\$150.20
Demand: (\$13.33 per KW)	\$386.57
Electric service amount	750.75
Gross receipts tax (State tax)	19.27
Franchise fee (Reqd local fee)	46.59
Taxes and charges	65.86
Regulatory fee (State fee)	0.69
Total new charges	\$817.30
<b>Total amount you owe</b>	<b>\$817.30</b>

**FPL automatic bill pay - DO NOT PAY**

### METER SUMMARY

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

Usage Type	Current	- Previous	x Const	= Usage
kWh used	02090	01545	10	5450
Demand KW	2.91		10.00	29

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 24, 2025	Dec 23, 2024	Jan 24, 2024
kWh Used	5450	4610	3240
Service days	32	31	33
kWh/day	170	148	98
Amount	\$817.30	\$663.65	\$569.38

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

[Download now >](#)

### Start fresh with savings

Begin the year strong with our Business Energy Manager. Track your usage and find ways to save money.

[Discover now >](#)

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:** Dec 23, 2024 to Jan 24, 2025 (32 days)

**Statement Date:** Jan 24, 2025

**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**

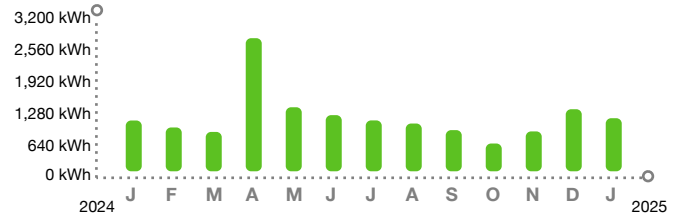
**\$169.19**

TOTAL AMOUNT YOU OWE

**Feb 14, 2025**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	178.89
Payments received	-178.89
Balance before new charges	0.00
-----	
Total new charges	169.19
<b>Total amount you owe</b>	<b>\$169.19</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

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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 \*

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**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](http://FPL.com/PayBill) for ways to pay.

04126-05586  
ACCOUNT NUMBER

\$169.19  
TOTAL AMOUNT YOU OWE

Feb 14, 2025  
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY  
AMOUNT ENCLOSED



**Customer Name:** LAKESIDE PLANTATION  
COMMUNITY  
DEVELOPMENT DIST

**Account Number:** 92  
04126-05586

**BILL DETAILS**

Amount of your last bill	178.89
Payment received - Thank you	-178.89
Balance before new charges	\$0.00

**New Charges**

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.78
Non-fuel: <small>( \$0.095620 per kWh)</small>	\$110.73
Fuel: <small>( \$0.027560 per kWh)</small>	\$31.91
Electric service amount	155.42
Gross receipts tax (State tax)	3.99
Franchise fee (Reqd local fee)	9.64
Taxes and charges	13.63
Regulatory fee (State fee)	0.14
<b>Total new charges</b>	<b>\$169.19</b>
<b>Total amount you owe</b>	<b>\$169.19</b>

**FPL automatic bill pay - DO NOT PAY**

**METER SUMMARY**

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

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	08982		07824		1158

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Jan 24, 2025	Dec 23, 2024	Jan 24, 2024
kWh Used	1158	1354	1108
Service days	32	31	33
kWh/day	36	43	33
Amount	\$169.19	\$178.89	\$164.79

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**Electric Bill Statement**

**For:** Dec 23, 2024 to Jan 24, 2025 (32 days)

**Statement Date:** Jan 24, 2025

**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**

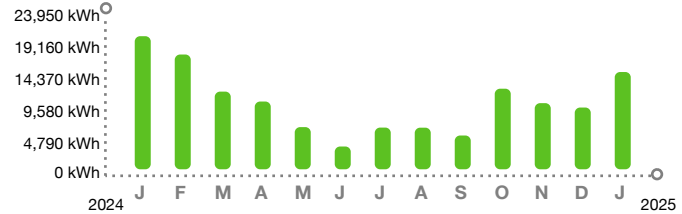
**\$1,556.84**

TOTAL AMOUNT YOU OWE

**Feb 14, 2025**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	1,136.17
Payments received	-1,136.17
Balance before new charges	0.00
<hr/>	
Total new charges	1,556.84
<b>Total amount you owe</b>	<b>\$1,556.84</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

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Hearing/Speech Impaired: 711 (Relay Service)



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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

\$1,556.84

TOTAL AMOUNT YOU OWE

Feb 14, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number: 94  
 LAKESIDE PLANTATION 84595-15071  
 COMM DEVELOPMENT  
 DIST

**BILL DETAILS**

Amount of your last bill	1,136.17
Payment received - Thank you	-1,136.17
Balance before new charges	\$0.00

**New Charges**

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$30.21
Non-fuel: (\$0.033720 per kWh)	\$535.57
Fuel: (\$0.027560 per kWh)	\$437.74
Demand: (\$13.33 per KW)	\$426.56
Electric service amount	1,430.08
Gross receipts tax (State tax)	36.70
Franchise fee (Reqd local fee)	88.74
Taxes and charges	125.44
Regulatory fee (State fee)	1.32
Total new charges	\$1,556.84
<b>Total amount you owe</b>	<b>\$1,556.84</b>

**FPL automatic bill pay - DO NOT PAY**

**METER SUMMARY**

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

Usage Type	Current	-	Previous	=	Usage
kWh used	65855		49972		15883
Demand KW	32.19				32

**ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Jan 24, 2025	Dec 23, 2024	Jan 24, 2024
kWh Used	15883	10083	21732
Service days	32	31	33
kWh/day	496	325	658
Amount	\$1,556.84	\$1,136.17	\$2,171.16

**KEEP IN MIND**

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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	01/25/2025	02/15/2025

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

\*\*\* OFF CYCLE AUTO PAY \*\*\*

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	01/25/2025	02/15/2025

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

Rate Class: COMMERCIAL

Last payment amount/date: \$162.32 01/21/2025

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
12/17/2024 - 01/17/2025	31.0	54830746	1.0000	TGAL	424.00	424.00	0.00
<b>Previous year Usage</b>						01/24	43.00

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



**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	01/25/2025	02/15/2025

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

00004312300015465800000030513

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	01/25/2025	02/15/2025

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

Rate Class: COMMERCIAL

Last payment amount/date: \$30.51 01/21/2025

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
12/17/2024 - 01/17/2025	31.0	36607560	1.0000	TGAL	1695.00	1695.00	0.00
<b>Previous year Usage</b>						01/24	33.00

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



# 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	01/25/2025	02/15/2025

Total Current Charges	\$163.20
Balance Forward	\$0.00
Total Amount Due	\$163.20



LAKESIDE PLANTATION COMM DEV  
 4530 EAGLE FALLS PL  
 TAMPA FL 33619

00004312300015465600000163204

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	01/25/2025	02/15/2025

Last Bill Amount	\$186.68
Payments	-\$186.68
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$186.68 01/21/2025

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
12/17/2024 - 01/17/2025	31.0	80005382	1.0000	TGAL	5752.00	5746.00	6.00
<b>Previous year Usage</b>						01/24	24.00

Service	Consumption	Charge	Total
WA Base facility chg		\$124.98	
WA Usage block 1	6.00	\$35.22	
WA Paper Bill Fee	0.00	\$3.00	
<b>TOTAL WATER</b>			<b>\$163.20</b>
Total Current Charges			\$163.20
Balance Forward			\$0.00
Total Amount Due			\$163.20



# Hello Lakeside Plantation,

Thanks for choosing Comcast Business.

## Your bill at a glance

For 2800 PLANTATION BLVD, NORTH PORT, FL, 34289-9472

Previous balance		\$173.40
EFT Payment - thank you	Jan 13	-\$173.40
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$150.10
One-time charges	Page 3	\$3.95
Taxes, fees and other charges	Page 3	\$19.35
<b>New charges</b>		<b>\$173.40</b>

**Amount due \$173.40**

### ! Thanks for paying by Automatic Payment

Your automatic payment on Feb 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](https://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 **Feb 12, 2025**

**Please pay \$173.40**

**Electronic payment will be applied Feb 12, 2025**

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211


853510055062439400173401

## Your bill explained

- 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.

Regular monthly charges		\$150.10
<b>Comcast Business</b>		<b>\$150.10</b>
<b>TV services</b>		<b>\$150.10</b>
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](https://business.comcast.com/myaccount) for more details

One-time charges		\$3.95
<b>Other charges</b>		<b>\$3.95</b>
Paper Statement Fee	Jan 21	\$3.95

Taxes, fees and other charges		\$19.35
<b>Other charges</b>		<b>\$0.12</b>
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

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.

**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](https://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/](https://xfinity.com/programmingchanges/) or by calling 866-216-8634.



101

# Invoice 157827978

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	1/20/2025	2/14/2025		\$501.30

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Services Provided (02/19/25-03/18/25) <i>Includes: Extended Service Protection, Secure Access, Video Services</i>			\$501.30
<b>Sub Total</b>			<b>\$501.30</b>

**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	157827978
Account Number	70180815
Invoice Date	1/20/2025
Payment Due Date	2/14/2025
Amount Due	\$501.30

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

**Remittance Section**

**INVOICE**

Address Service Requested

**Customer Account Number:** 1833219  
**Invoice Number:** 21615451  
**Invoice Date:** 01/14/2025  
**Invoice Due Date:** 02/05/2025  
**Total Due:** **\$104.86**

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

**Amount Paid:** \$ \_\_\_\_\_

Use enclosed envelope and make check payable to:

**MARLIN LEASING CORP**  
 PO BOX 13604  
 PHILADELPHIA PA 19101-3604

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



00001002161545180000001048699

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](http://leaseservices.com)!**

*\*some restrictions apply and processing fee incurred*

CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE	LAST PAYMENT RECEIVED			
1833219	01/14/2025	21615451	02/05/2025	01/05/2025 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
	<b>BALANCE DUE:</b>	<b>104.86</b>					<b>104.86</b>

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





Pay Now

Licensed Premise: Lakeside Plantation Cmnty Dev Dist, 2200 Plantation Blvd, North Port, Florida, 34289, (941) 423-5500  
Licensee: Lakeside Plantation Cmnty Dev Dist, Account# 1880525

---

## BMI Payment Receipt

Date: 02/04/2025  
Account Number: 1880525  
Account Name: Lakeside Plantation Cmnty Dev  
Address: 2200 Plantation Blvd  
North Port, Florida 34289

**Total Payment Amount: \$324.32**

### Payment Information

Date of Payment: 02/04/2025 11:30:48 AM  
Transaction ID: 109921130481367  
Payment Method: eCheck

When you provide a check as payment, you authorize us either to use the information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use the information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day you make your payment, and you will not receive your check back from your financial institution.

### Thank you for your payment.

Please keep this receipt for your records.

[Print Receipt](#) [Pay Another Invoice](#) [Finish](#)

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10 Music Square East  
Nashville, TN 37203-4399

Invoice & Remittance Advice	
Account Number:	1880525
Billing Number:	57421862
Billing Date:	02-FEB-2025
Total Amount Due:	USD 324.32
Amount Enclosed:	

Pay online at [www.bmi.com/paynow](http://www.bmi.com/paynow) using the account number and billing number above

Hannah Henry  
Lakeside Plantation Cmnty Dev Dist  
135 W. Central Blvd  
Suite 320  
Orlando FL 32801

Mail payment to:  
BMI  
PO Box 630893  
Cincinnati OH 45263-0893

Contact us: (800) 925-8451  
[customerrelations@bmi.com](mailto:customerrelations@bmi.com)

01880525574218620000003243212

Please return the above portion with your payment

**PLEASE NOTE: CORRESPONDENCE WRITTEN ON THIS NOTICE OR SENT TO THIS ADDRESS WILL NOT BE RECOGNIZED BY BMI**

Billing Number	Beginning Balance	Billed and Adjusted	Payments	Ending Balance
57421862	\$319.72	\$4.60	\$0.00	\$324.32

Date	Type	Transaction #	Description	Amount (in USD)
<b>Account# 1880525</b>				
<b>Lakeside Plantation Cmnty Dev Dist</b>				
<b>2200 Plantation Blvd North Port FL 34289</b>				
01-FEB-2025	DM	1003372229	Late Payment Charge 07/01/2024 - 06/30/2025	\$4.60

Note that a portion of your balance is past due. Please remit your payment promptly.  
Visit [www.bmi.com/licensingcommunity](http://www.bmi.com/licensingcommunity) to manage your account, update your billing frequency or download this invoice.

Your annual fee reflects the CPI-adjusted rate according to the terms of your BMI music license.

Connect with additional savings for your business at: [www.bmi.com/fedex](http://www.bmi.com/fedex).

**DEBIT CARD RECONCILIATION**

Feb-25

<b>Amount</b>	<b>Vendor</b>	<b>GL Code</b>	
\$ 390.00	Mr Game Show	001-330-53800-48000	
\$ 47.00	City of North Port	001-320-53800-46500	*Missing Receipt 2/3/25
\$ 27.99	Amazon	001-330-53800-48000	
\$ 37.75	Amazon	001-330-53800-48000	
\$ 37.21	Walmart	001-330-53800-48000	
\$ 85.86	Amazon	001-330-53800-48900	
\$ 43.59	Amazon	001-330-53800-48101	
\$ 5.66	Amazon	001-330-53800-48200	
\$ 54.53	Hobby Lobby	001-330-53800-48000	
\$ 400.00	Viking Electric	001-320-53800-46300	
\$ 24.18	Amazon	001-330-53800-48101	*Missing Receipt 2/6/25
\$ 356.65	Smart Signs	001-330-53800-48400	
\$ 78.19	Amazon	001-330-53800-48000	
\$ 46.75	Amazon	001-330-53800-48101	*Missing Receipt 2/10/25
\$ 25.97	Amazon	001-330-53800-48101	
\$ 34.19	Amazon	001-330-53800-51000	
\$ 29.99	Amazon	001-330-53800-48101	
\$ 88.00	Constant Contact	001-330-53800-48100	
\$ 26.69	Amazon	001-330-53800-48900	
\$ 27.53	Amazon	001-330-53800-48000	
\$ 62.69	Amazon	001-330-53800-48000	
\$ 5.25	Dollar General	001-330-53800-48101	
\$ 45.98	Amazon	001-330-53800-51000	
\$ 45.95	Amazon	001-330-53800-48900	
\$ 119.99	Amazon	001-330-53800-48101	*Missing Receipt 2/18/25
\$ 29.40	Amazon	001-330-53800-48000	
\$ 13.54	Spotify	001-330-53800-48100	*Missing Receipt 2/19/25
\$ 6.99	Amazon	001-330-53800-48200	
\$ 73.48	Amazon	001-330-53800-48900	
\$ 37.38	Amazon	001-330-53800-48101	
\$ 39.58	Amazon	001-330-53800-48101	
\$ 16.91	USPS	001-330-53800-48200	
\$ 25.88	Amazon	001-330-53800-48101	
\$ 88.43	BJs	001-330-53800-48000	
\$ 34.62	Walmart	001-330-53800-48000	
\$ 28.58	Amazon	001-330-53800-48101	
\$ 22.86	Amazon	001-330-53800-48101	
\$ 235.27	Sams Club	001-330-53800-48900	
\$ 29.39	Walmart	001-330-53800-48000	
\$ 63.86	Amazon	001-330-53800-52000	
\$ 6.54	Amazon	001-330-53800-48200	
\$ 35.00	Amazon	001-330-53800-48101	
\$ 9.99	Amazon	001-330-53800-48000	
\$ 64.89	Amazon	001-330-53800-48101	*Missing Receipt 2/28/25
\$ (34.99)	Amazon	001-330-53800-48101	
\$ (65.28)	Amazon	001-330-53800-48101	
\$ (25.97)	Amazon	001-330-53800-48101	
<u>\$ 2,883.94</u>			

# Invoice from Mr GameShow LLC

[Download PDF](#)



**Mr GameShow LLC**  
 12512 Meribel St  
 Venice, FL 34293  
 UNITED STATES  
 MrGameShowHost@gmail.com  
 +1 860-819-6782

Invoice #1445  
 Issued: Jan 30, 2025  
 Due: Feb 7, 2025

Last updated on January 31,  
 2025 at 4:57:36 AM PST

Amount due: **\$0.00**

Original invoice total **\$390.00**

Total amount paid **\$390.00**

## \$390.00

PAID

**Bill to:**  
 Harold Myers  
 Lakeside Plantation  
 lakesideplantationamenitymanager@  
 gms-tampa.com

**Ship to:**  
 Harold Myers  
 Lakeside Plantation

*paid cc -*

### Payment activity

Payment - **\$390.00**  
 1/31/25

### Items

Feb 7 Majority Rules **\$390.00**  
**\$390.00**

Subtotal **\$390.00**  
 Shipping **\$0.00**  
 Total **\$390.00**

Don't recognize this invoice?

#### Report this invoice

If you don't recognize this invoice, report it. PayPal would never use an invoice or a money request to ask you for your account credentials.

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*Credit card  
 Event Activities  
 330.53800 - 48000*



amazon.com

Details for Order #113-1946562-9717007

Order Placed: January 31, 2025

Amazon.com order number: 113-1946562-9717007

Order Total: \$27.99

Not Yet Shipped	
<p><b>Items Ordered</b></p> <p>1 of: 7Penn Buffet Food Warmers for Parties, 12 Pack - 6 Hour Chafing Dish Fuel Cans Catering Food Warmers Buffet Heating Food Warmer Party Canned Heat Burner with Bonus Lid Openers Sold by: Marketplace Pros (<a href="#">seller profile</a>) Business Price Condition: New</p>	<p><b>Price</b></p> <p>\$27.99</p> <p><i>foil pans for event Beer - Ch.I.</i></p>
<p><b>Shipping Address:</b> Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p> <p><b>Shipping Speed:</b> FREE Prime Delivery</p>	
Payment information	
<p><b>Payment Method:</b> Visa   Last digits: 0709</p> <p><b>Billing address</b> Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p>	<p>Item(s) Subtotal: \$27.99 Shipping &amp; Handling: \$0.00 — Total before tax: \$27.99 <b>Estimated Tax:</b> \$0.00 — <b>Grand Total: \$27.99</b></p>

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

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*330-53800-48000  
clubhouse activities*



amazon.com

Details for Order #113-6852279-5075422

Order Placed: January 31, 2025

Amazon.com order number: 113-6852279-5075422

Order Total: \$37.75

Not Yet Shipped	
<b>Items Ordered</b> 1 of: Aluminum Pans 9x13 Disposable Foil (30 Pack) - Half Size Steam Table Deep Pans - Tin Pans Great for Cooking, Heating, St <i>oring, Prepping Food</i> Sold by: StockYourHome (seller profile) Business Price Condition: New	<b>Price</b> \$22.76
<i>Foil pans for event Beer - Chili</i>	
1 of: Ymkf Sqqr 12-PCS Aluminum Foil Pans, Durable Deep Tin Pans Baking Foil Trays, Heavy Duty Disposable Baking Pans, Large C <i>capacity Foil Pans for Baking, Roasting and Grilling for Buffet &amp; Food Prepping</i> Sold by: Ymkf Sqqr (seller profile) Condition: New	\$14.99
<b>Shipping Address:</b> Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
<b>Shipping Speed:</b> Delivery in fewer trips to your address	
Payment information	
<b>Payment Method:</b> Visa   Last digits: 0709	Item(s) Subtotal: \$37.75 Shipping & Handling: \$0.00
<b>Billing address</b> Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$37.75 <b>Estimated Tax:</b> \$0.00 _____ <b>Grand Total: \$37.75</b>

To view the status of your order, return to [Order Summary](#).
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*330-53800-48000  
clubhouse activities*

330-53800-48000  
Clubhouse activities

109

Chili Cook-off 2/18

You could win a \$1000 GiftCard!  
Visit survey.walmart.com#7VN96H7T64W  
For more details, see back of receipt.

Walmart

WM Supercenter  
941-626-2399 Mer: SCOTT  
19100 MURDOCK CIR  
PORT CHARLOTTE FL 33948  
ST# 00721 OP# 000568 TE# 73 TR# 04378  
# ITEMS SOLD 3  
TC# 4654 3655 0961 7133 5066



6 FULL STEAM 074938490026 6.94 X  
60L 2PK BLK 008272140672 13.92 X  
60L 2PK BLK 008272140672 13.92 X  
SUBTOTAL 34.78  
TAX 1 7.000 % 2.43  
TOTAL 37.21  
VISA TEND 37.21

US DEBIT  
\*\*\*\* \* 0709 I 0

APPROVAL # 038400  
REF # 1042000314  
TRANS ID - 305033662326566  
VALIDATION - 626L  
PAYMENT SERVICE - E  
AID A000000980840  
AAC 06279AEEB52A6012  
TERMINAL # 65156487  
\*NO SIGNATURE REQUIRED

02/02/25 10:37:13  
CHANGE DUE 0.00  
\*\*\*CUSTOMER COPY\*\*\*



Get free delivery  
from this store  
with Walmart+

Scan for 30-day free trial.

02/02/25 10:37:13

330-53800-48000  
Activities  
Majority Rules

109

You could win a \$1000 GiftCard!  
Visit survey.walmart.com#7VN9G07T3C7  
For more details, see back of receipt.

Walmart

WM Supercenter  
941-626-2399 Mer: SCOTT  
19100 MURDOCK CIR  
PORT CHARLOTTE FL 33948  
ST# 00721 OP# 008802 TE# 06 TR# 02653

# ITEMS SOLD 16  
TC# 1992 0519 4042 5107 9447



REESEHEART 768395558910 F 9.97 X  
REESEHEART 768395558910 F 9.97 X  
KISS HEART 768395558920 9.97 X  
KISS HEART 768395558920 9.97 X  
VALENTINE 041761106960 F 1.24 X  
VALENTINE 041761106960 F 1.24 X  
VALENTINE 041761106960 F 1.24 X  
VALENTINE 041761106960 F 1.24 X  
KIT KAT CANE 034000937490 F 2.00 X  
REESE S 034000937600 F 2.00 X  
HSY KISS CNE 034000937690 F 2.00 X  
HSY KISS CNE 034000937690 F 2.00 X  
GIFT BAG 840276302690 0.98 X  
GIFT BAG 840276301310 0.98 X  
GIFT BAG 840276301300 0.98 X  
GIFT BAG 840276301340 0.98 X

SUBTOTAL 56.76  
TAX1 7.0000 % 3.97  
TOTAL 60.73

DEBIT TEND 60.73  
CHANGE DUE 0.00

02-05-25



Details for Order #113-1487886-3649856

**Order Placed:** February 3, 2025

**Amazon.com order number:** 113-1487886-3649856

**Order Total:** \$85.86

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
1 of: Pacific Blue Ultra 8" High-Capacity Recycled Paper Towel Rolls by GP PRO (Georgia-Pacific), Brown, 26495, 1,150 Lin ear Feet Per Roll, 6 Rolls Per Case Sold by: MyOfficeInnovations/Staples, Inc. (seller profile) Business Price Condition: New	\$85.86
330-53800-48900 Paper towels - Janitorial Supplies	
<b>Shipping Address:</b>	
Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
<b>Shipping Speed:</b>	
Two-Day Shipping	

Payment information	
<b>Payment Method:</b>	Item(s) Subtotal: \$85.86
Visa   Last digits: 0709	Shipping & Handling: \$0.00
<b>Billing address</b>	Total before tax: \$85.86
Lakeside Plantation Clubhouse	Estimated Tax: \$0.00
2800 PLANTATION BLVD	Grand Total: \$85.86
NORTH PORT, FL 34289-9472	
United States	

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

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amazon.com

Details for Order #113-4121061-6937837

Order Placed: February 3, 2025

Amazon.com order number: 113-4121061-6937837

Order Total: \$49.25

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
1 Of: Pacific Blue Ultra 8" High-Capacity Automated Touchless Paper Towel Dispenser by GP PRO (Georgia-Pacific); Black; 5 9590; 12.9" W x 9" D x 16" H; 1 Dispenser Sold by: Amazon.com Condition: New	\$43.59
<i>330-53800-48101            papertowel disp - General supplies</i>	
1 Of: Sharpie Permanent Markers Variety Pack, Featuring Ultra-Fine, Chisel Tip, And Fine Tip Marker Set, Writing And Poster Ma rkers, Black, 6 Count Sold by: Amazon ( <a href="#">seller profile</a> ) Condition: New	\$5.66
<i>320-53800-48200            Sharpie Markers - Office supplies</i>	
<b>Shipping Address:</b>	
Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
<b>Shipping Speed:</b>	
FREE Prime Delivery	

Payment information	
<b>Payment Method:</b>	Item(s) Subtotal: \$49.25
Visa   Last digits: 0709  <b>Billing address</b> Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Shipping & Handling: \$0.00  Total before tax: \$49.25 Estimated Tax: \$0.00  <b>Grand Total: \$49.25</b>

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

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*Break Above fireplace*  
**HOBBY LOBBY**

*de*  
Super Savings, Super Selection!

18559 Tamiami Trail  
North Port, FL 34287  
Hobby Lobby Store #513 (941) 426-8400

S-513 R-6 T-3799 JENNIFER K	SALE	
104100000	Valentine	3.59
	Promo 40% Off (5.99-2.40)	
106500000	Floral	23.99
	40 % Off (39.99-16.00)	
106500000	Floral	14.99
106500000	Floral	8.39
	40 % Off (13.99-5.60)	
SUBTOTAL		50.96
TAX TOTAL		3.57
<b>TOTAL</b>		<b>54.53</b>

VISA 54.53  
 ACCOUNT #: \*\*\*\*\*1635  
 AUTH#: 080399  
 ACCT: VISA INSERTED  
 US DEBIT  
 - CARD # \*\*\*\*\*1635 EXP \*\*/\*\*  
 REF # AUTH # RESP 00  
 141902031042 080399 ISO 00  
 AID: A0000000980840  
 TSI: 6800 ARC: CUR:0640  
 TVR: 8000088000  
 APP: US DEBIT  
 IAD: 06011203A09000

No Signature  
CHANGE DUE 0.00

Number of Items Purchased: 4

Total savings: 24.00

Thank You. Please come again.  
Become a fan on Facebook.  
Sign up today for our Hobby Lobby App

Visit our website at [www.hobbylobby.com](http://www.hobbylobby.com)



0513006037990203257

2/3/25 02:17 PM

*Saint Valentine Activities*  
*330-53800-48000*



**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.: 1281  
Terms: Due on receipt  
Invoice date: 02/01/2025. *paid 02/04/25*  
Due date: 02/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	01/16/2025	<b>Services</b>	Service Call  Provide and install replacement bulbs at marked locations for common lighting on Plantation post lights  Ordered extras; left extras with Maintenance	1	\$400.00	\$400.00
2.			WARRANTY: Changeout pool lighting time clock.			\$0.00
					<b>Total</b>	<b>\$400.00</b>

Please issue a check made out to Viking Electric.

**Overdue** 02/01/2025

*CC.  
320-53800-43100  
Electric - post light replacement.*



# My Account

Welcome, Harold! - (ntrates@vestapropertyservices.com) Logout

Catalog of Ordered Items

Ordered Items

Orders

MPS-896688 (Feb 05, 2025)

**All Orders**

Tax Exempt Certificates

Settings

Account Details

Manage Address Book

Change Password

My Designs

Saved Designs

Product Reviews

Review Your Purchases

Reviews Written By You

## All Orders

### Order # MPS-896688

Search Order

< Back

Shipping address

Harold Myers  
Lakeside Plantation CDD  
2200 PLANTATION BLVD  
NORTH PORT, FL 34269 9472  
United States  
Phone: 941 423 5500

Tax Exempt Certificate (Approved)

Order Summary

Items (2) :	\$315.70
Shipping	\$40.95
<b>Order Total:</b>	<b>\$356.65</b>



**No Overnight Parking, Violators Will Be Towed Away At Vehicle Owner's Expense**  
Size: 14" x 10"  
Part #: K-8805  
**\$15.9500/Sign**

Buy It Again

Your item has been shipped on 05 February 2025 ( Tracking detail: 1Z59F27F0337473743 )

Track Package

Write a product review



**U-Channel Sign Post Kit - 5' tall, Standard (2-1/4" Wide)**  
Size: 60" x 2.25"  
Part #: K-153-SMK  
**\$29.1500/Post**

Buy It Again

Your item has been shipped on 05 February 2025 ( Tracking detail: 1Z59F27F0337473743 )

Track Package

Write a product review

*February 12*  
*No overnight parking signs*  
*PER PAT -*  
*330-53800-48400*  
*Clubhouse - security*



Details for Order #113-0471808-2656246

Print this page for your records.

Order Placed: February 5, 2025

Amazon.com order number: 113-0471808-2656246

Order Total: \$78.19

Not Yet Shipped

Items Ordered

1 of: VidaFete Round Tablecloth 108inch 10pack Polyester Table Cloth, Stain Wrinkle Resistant Polyester Dining Table Cover for Kitchen \$78.19

Dinning Party Wedding Rectangular Tabletop Buffet Decoration(White)

Sold by: VidaFete (seller profile)

Supplied by: Other

Condition: New

Handwritten note: tablecloth/Activities 330-53800-48000

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

Billing address

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

Summary table with columns: Item(s) Subtotal, Shipping & Handling, Total before tax, Estimated tax to be collected, Grand Total. Values: \$78.19, \$0.00, \$78.19, \$0.00, \$78.19.

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

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PPE for Work
Request for quote



amazon.com

Details for Order #113-0243118-0052239

Order Placed: February 10, 2025  
 Amazon.com order number: 113-0243118-0052239  
 Order Total: \$25.97

Steamer  
 for table clothes  
 330-53800-48101  
 general supplies

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
1 of: BEAUTURAL Steamer for Clothes, Portable Handheld Garment Fabric Wrinkles Remover, 30-Second Fast Heat-up, Auto-Off, Large Detachable Water Tank Sold by: EverSonic (seller profile) Business Price Condition: New	\$25.97
<b>Shipping Address:</b> Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
<b>Shipping Speed:</b> FREE Prime Delivery	

Payment information	
<b>Payment Method:</b> Visa   Last digits: 0709	Item(s) Subtotal: \$25.97 Shipping & Handling: \$0.00
<b>Billing address</b> Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	— Total before tax: \$25.97 Estimated Tax: \$0.00 — <b>Grand Total: \$25.97</b>

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



Details for Order #113-6139843-0047412

Timer for Hot Tub  
33 @ 53800 51000

Order Placed: February 10, 2025  
Amazon.com order number: 113-6139843-0047412  
Order Total: \$34.19

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
1 of: NSI TORK C515M Spring-Wound In-Wall Twist Timer with Commercial Style Metal Plate and 15-Minute Length for Automatic Shutoff of Motors or Lights, #12AWG, Metal-brushed Aluminum Sold by: Amazon (seller profile) Business Price Condition: New	\$34.19
<b>Shipping Address:</b> Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
<b>Shipping Speed:</b> FREE Prime Delivery	

Payment information	
<b>Payment Method:</b> Visa   Last digits: 0709	Item(s) Subtotal: \$34.19
	Shipping & Handling: \$0.00
<b>Billing address</b> Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$34.19
	Estimated Tax: \$0.00
	<b>Grand Total: \$34.19</b>

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



Details for Order #113-6038590-4685002  
Print this page for your records.

**Order Placed:** February 10, 2025  
**Amazon.com order number:** 113-6038590-4685002  
**Order Total:** \$29.99

**Not Yet Shipped**

**Items Ordered**

1 of: *Generic Coffee Creamer Singles Mini Moo's Half & Half Creamer Singles, 192 Count*  
Sold by: Blue Point (seller profile)  
Supplied by: Other  
Condition: New

**Price**  
\$29.99

*Coffee Creamers*  
*330-53800-48101*  
*General Supplies*

**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

**Billing address**

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

Item(s) Subtotal:	\$29.99
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$29.99
Estimated tax to be collected:	\$0.00
-----	
<b>Grand Total:</b>	<b>\$29.99</b>

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 Outlook

---

**Constant Contact Payment Receipt for Harold Myers III**

---

From Constant Contact Billing <notification@constantcontact.com>

Date Tue 2/11/2025 4:57 AM

To Lakeside Plantation <clubhouse@lakesideplantationcdd.com>



Constant Contact Billing

**Payment Receipt for February 11, 2025**

Thank you for your recent payment. Your payment receipt is found below.

Attention: Harold Myers III  
Lakeside Plantation CDD  
4530 Eagle Falls  
Tampa, FL 33619  
US  
4437862829

C.C.  
310-51300-42600  
Public Communications

**User Name:** dms\_lakeside  
**Today's Date:** February 11, 2025

**Payment Date:** February 11, 2025  
**Payment Method:** VI (last 4 digits: 0709)  
**Amount:** \$88.00

Thank you for your payment!

Amounts shown may reflect sales tax which is applicable in certain areas.

You can view payment receipts at any time in the Billing tab of your account.

*Important Notice: To help maintain Constant Contact's strong sending reputation, we have implemented a monthly email send allowance and overage fee if the allowance is exceeded. This charge will be reflected on your next invoice, if you exceed the allowance. While most of our customers won't be impacted, [click here](#) to learn more.*

We appreciate your business.  
Best Regards,  
Constant Contact Billing  
1601 Trapelo Road, Suite 329 - Waltham, MA 02451

Questions? Please give us a call!  
US / Canada Toll Free: (855) 229-5506

amazon.com

Details for Order #113-4724609-7034657

330-53800-48900  
 Janitorial Supplies  
 Shop Pass  
 to wipe  
 chairs  
 John

Order Placed: February 11, 2025  
 Amazon.com order number: 113-4724609-7034657  
 Order Total: \$26.69

## Not Yet Shipped

Items Ordered	Price
1 of: Looperry White Terry Cloth Rags (60 Pack Bulk) Commercial Grade 13x13 Lint Free Dish Cloth Multipurpose Cleaning Rags for r Housekeeping, Car Wash. Absorbent & Reusable Bar Map Towels for Kitchen Cotton Sold by: Looperry ( <a href="#">seller profile</a> ) Business Price Condition: New	\$26.69
<b>Shipping Address:</b> Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
<b>Shipping Speed:</b> FREE Prime Delivery	

## Payment information

<b>Payment Method:</b> Visa   Last digits: 0709	Item(s) Subtotal: \$26.69
	Shipping & Handling: \$0.00
	—
<b>Billing address</b> Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$26.69
	Estimated Tax: \$0.00
	—
	<b>Grand Total: \$26.69</b>

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



Details for Order #113-6406595-6134654

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**Order Placed:** February 11, 2025  
**Amazon.com order number:** 113-6406595-6134654  
**Order Total:** \$27.53

**Not Yet Shipped**

**Items Ordered**

1 of: *United Novelty 6 on 10 up Bingo Paper Cards- 50 Books- 500 Sheets- 10*

Sold by: martysbingo (seller profile) | Product question? Ask Seller

Supplied by: Other

Business Price

Condition: New

Price  
\$27.53

*Bingo Cards*  
*330 - 53800 - 48000*  
*Clubhouse activities*

**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:	\$27.53
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$27.53
Estimated tax to be collected:	\$0.00
-----	
<b>Grand Total:</b>	<b>\$27.53</b>

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Details for Order #113-8291535-1747423

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**Order Placed:** February 11, 2025  
**Amazon.com order number:** 113-8291535-1747423  
**Order Total:** \$62.69

**Not Yet Shipped**

**Items Ordered**

1 of: *VitalCozy 4 Pieces Tennis Towel Funny Tennis Towel Embroidered Tennis Towel with 4 Clip Tennis Court Accessory Tennis Gifts for Men Women (Vibrant Style)* **Price** \$19.99

Sold by: Luammi (seller profile)  
Supplied by: Other

Condition: New

2 of: *Hiawbon 24 Pieces Mini Tennis Racket Keychain with Tennis Ball Tennis Racket and Ball Keyrings Sports Key Ring Party Favors for Birthday Sports Theme Party Athletes Souvenir* **Price** \$21.35

Sold by: Hiawbon (seller profile)  
Supplied by: Other

**Business Price**

Condition: New

*Gifts for  
Tennis  
Picnic  
330-53800-48000  
clubhouse activities*

**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:	\$62.69
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$62.69
Estimated tax to be collected:	\$0.00
-----	
<b>Grand Total:</b>	<b>\$62.69</b>

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DOLLAR GENERAL STORE #24023  
1000 EXECUTIVE AVE,  
NORTH PORT, FL 34289  
(941) 200-0064  
SALE TRANSACTION

COFFEEHATE DRIB C 60000301621 \$5.25  
Balance to pay \$5.25  
Visa \$5.25

US DEBIT \*\*\*\*\*0709  
Type: Chip Read Auth Code: 036470  
AID: A0000000980840 PAN Seq:  
TVR: 8000088000 TSI: 6C00  
IAD: 06011203A00000 TID: \*\*\*6000  
MID: \*\*\*\*\*27013 \$5.25  
TOTAL PURCHASE

*Coffee Creamer  
for clubhouse*

*330-53800-48101  
General supplies*

Save Time. Save Money.  
Every Day! At Dollar General

STORE TILL TRANS. DATE  
24023 1 99820 02-13-26 9:16 AM

Your cashier was: FRANCES



99902240230010998202



Details for Order #113-3189333-6292228

Order Placed: February 13, 2025

Amazon.com order number: 113-3189333-6292228

Order Total: \$45.98

Not Yet Shipped	
<b>Items Ordered</b> 2 of: Taylor R0870-I Swimming Pool Test Kit Replacement DPD Powder 10 Grams (2 Pack) Sold by: SDR Supply (seller profile) Condition: New	<div style="text-align: right;"> <b>Price</b>            \$22.99         </div> <div style="text-align: center; margin-top: 10px;"> <i>Pool test powder</i>    <i>330-53800-51000</i> </div>
<b>Shipping Address:</b> Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
<b>Shipping Speed:</b> FREE Prime Delivery	

Payment Information	
<b>Payment Method:</b> Visa   Last digits: 0709	Item(s) Subtotal: \$45.98 Shipping & Handling: \$0.00
<b>Billing address</b> Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$45.98 Estimated Tax: \$0.00  <b>Grand Total: \$45.98</b>

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



amazon.com

Details for Order #113-8654225-1679436

Order Placed: February 14, 2025

Amazon.com order number: 113-8654225-1679436

Order Total: \$45.95

Not Yet Shipped	
<b>Items Ordered</b> 1 of: (6 Gallons) Ultra Germicidal Liquid Bleach - For Laundry, Disinfecting, Sanitizing, Deodorizing, Mold & Mildew Stain Remover - 1 Gallon Jugs Sold by: Gone To Texas (seller profile) Business Price Condition: New	<b>Price</b> \$45.95
<i>MAINTENANCE</i> <i>330-53800-48900</i> <i>Jambonal Supplies</i>	
<b>Shipping Address:</b> Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
<b>Shipping Speed:</b> Arranged Freight Delivery	

Payment information	
<b>Payment Method:</b> Visa   Last digits: 0709	Item(s) Subtotal: \$45.95 Shipping & Handling: \$0.00
<b>Billing address</b> Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$45.95 Estimated Tax: \$0.00
	<b>Grand Total: \$45.95</b>

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Order #  
**114-1264835-3517816**

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**Chex Mix Traditional, 40 oz. (pack o...**

Wireless Phone Accessory

Sold by KC Goods and Supplies

Condition: New

Qty : 1

\$29.40

Order Total:

**\$29.40**

The payment details of your transaction can be found on the order invoice.

**Order Confirmation**

Your guaranteed delivery date is:

**Thursday, February 20**

Your order will be sent to:

**Lakeside Plantation Clubhouse**

**NORTH PORT, FL**

**United States**

Your shipping speed:

prime **Amazon Day Delivery**

Order #  
**114-7600505-3316235**

[View or manage order](#)

*330-53800-48000  
Snacks - Clubhouse activities*



amazon.com

Details for Order #113-1812527-2006638

Order Placed: February 18, 2025

Amazon.com order number: 113-1812527-2006638

Order Total: \$80.47

Not Yet Shipped	
<p><b>Items Ordered</b></p> <p>1 of: Hanging File Folder Tabs, 120 Pcs File Folder Tabs and 200 Pcs Inserts, File Tabs for Hanging Folders, Plastic Hanging Folder Tabs, Clear Hanging File Tabs for File Folders            Sold by: Realay US (seller profile)            Condition: New</p> <p>320-53800-48200            folder tabs - Office supplies</p> <p>1 of: Reli. 40 to 45 Gallon Trash Bags Heavy Duty   250 Trash Bags   Super Sizeable, Black, Garbage for Serious Cleanup            Sold by: Reli. (seller profile)            Business Price            Condition: New</p> <p>330-53800-48900            trash bags - Janitorial supplies</p> <p>1 of: Amazon Basics Flextra Tall Kitchen Drawstring Trash Bags, 13 Gallon, 120 Count            Sold by: Amazon (seller profile)            Business Price            Condition: New</p>	<p><b>Price</b></p> <p>\$6.99</p> <p>\$54.99</p> <p>\$18.49</p>
<p><b>Shipping Address:</b>            Lakeside Plantation Clubhouse            2800 PLANTATION BLVD            NORTH PORT, FL 34289-9472            United States</p> <p><b>Shipping Speed:</b>            FREE Prime Delivery</p>	
Payment Information	
<p><b>Payment Method:</b>            Visa   Last digits: 0709</p> <p><b>Billing address</b>            Lakeside Plantation Clubhouse            2800 PLANTATION BLVD            NORTH PORT, FL 34289-9472            United States</p>	<p>Item(s) Subtotal: \$80.47</p> <p>Shipping &amp; Handling: \$0.00</p> <p>—</p> <p>Total before tax: \$80.47</p> <p>Estimated Tax: \$0.00</p> <p>—</p> <p><b>Grand Total: \$80.47</b></p>

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Utopia Kitchen Spandex Tablecloth 2...

Kitchen

Sold by Utopia Deals

Condition: New

Qty : 2

\$18.69

330-53800 - 48101  
tablecloths & general supplies

Order Total:

**\$37.38**

The payment details of your transaction can be found on the order invoice.

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local sales tax, depending upon the seller's business policies and the location of their  
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Details for Order #113-6174791-9631425

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Order Placed: February 18, 2025  
Amazon.com order number: 113-6174791-9631425  
Order Total: \$39.58

Not Yet Shipped

Items Ordered

2 of: FIRMERST 15 Amp 10 Feet 3 Prong Extension Cord 14 Gauge 1875W Black, 2 Pack

Sold by: Firmerst (seller profile)

Supplied by: Other

Business Price

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Price  
\$19.79

*Extension cords  
for fitness  
equipment  
per Ron  
14 gauge  
330-53800-48101  
General Supplies*

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:	\$39.58
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$39.58
Estimated tax to be collected:	\$0.00
-----	
<b>Grand Total:</b>	<b>\$39.58</b>

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MURDOCK  
19190 COCHRAN BLVD FRNT  
PORT CHARLOTTE, FL 33948-9998  
(800)275-8777

02/19/2025 09:26 AM

Product	Qty	Unit Price	Price
---------	-----	------------	-------

First-Class Mail® Large Envelope Orlando, FL 32803 Weight: 0 lb 3.60 oz Estimated Delivery Date: Sat 02/22/2025	1		\$2.31
--	---	--	--------

SaveManateesBk/20	1	\$14.60	\$14.60
-------------------	---	---------	---------

Grand Total: \$16.91

Credit Card Remit \$16.91

Card Name: VISA  
Account #: XXXXXXXXXXXX0709  
Approval #: 085310  
Transaction #: 457  
AID: A0000000980840 Chip  
AL: US DEBIT  
PIN: Not Required

Postage stamps  
mail notary packet  
330-53800-48200  
office supplies

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<https://informedelivery.usps.com>

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Refunds for guaranteed services only.  
Thank you for your business.

Tell us about your experience.  
Go to: <https://postalexperience.com/Pos>  
or scan this code with your mobile device.



or call 1-800-410-7420.

UFN: 117817-0482  
Receipt #: 340-53350131-2-11326687-2  
Clerk: 15



amazon.com

Details for Order #113-2568345-4977837

Order Placed: February 20, 2025

Amazon.com order number: 113-2568345-4977837

Order Total: \$25.88

Not Yet Shipped	
<b>Items Ordered</b> 2 of: <i>Maxwell House Breakfast Blend Mild Roast Ground Coffee, 38.8 oz Canister</i> Sold by: Amazon ( <a href="#">seller profile</a> ) Business Price Condition: New	<b>Price</b> \$12.94
<b>Shipping Address:</b> Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
<i>Coffee Clubhouse            330-53800-48101            general supplies</i>	
<b>Shipping Speed:</b> FREE Prime Delivery	
Payment information	
<b>Payment Method:</b> Visa   Last digits: 0709	Item(s) Subtotal: \$25.88 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$25.88 <b>Estimated Tax:</b> \$0.00 ----- <b>Grand Total: \$25.88</b>

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19150 QUESADA AVE  
PORT CHARLOTTE, FL  
Club Mgr. Ronald Scott

Club: 223 Reg: 86 Trans: 3101  
Cashier: 806 02/20/25 01:01pm

\*\*\*\*\*  
\*\*\* MEMBERSHIP ID: \*\*\*\*\*6281 \*\*\*  
\*\*\* MEMBERSHIP EXPIRES ON 02/26 \*\*\*  
\*\*\*\*\*

7403030300	RICOTTA	15.98 N
2 @ 7.99		
2192997	ECPN-RICOTTA	1.50-N
5783602079	ROMATOMATO.	5.99-N
88867013102	WF MARINARA	7.49 N
88867009257	WFCHEESETRAY	25.98 T
2 @ 12.99		
88867010422	WFSFSHELLS4	29.98 N
2 @ 14.99		
88867004602	WF LEMONS	2.69 N
**** SUBTOTAL		86.61
FL 7% Tax		1.82
**** TOTAL		88.43

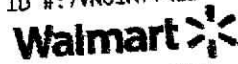
\*\*\*\*\*0709 ENTRY: C  
Purchase 00 APPROVED  
AUTH 006230  
TERMINAL NUMBER 78073022386  
02/20/25 01:03pm 223 86 3101 806  
US DEBIT  
AID: A0000000980840

Visa 88.43  
CHANGE 0.00

TOTAL ITEMS= 9

*Wine & Cheese in a  
Ricotta Way.*

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Thank you! ID #: 7VNC1M7T41L



WM Supercenter  
941-625-2399 Mgr. SCOTT  
19100 MURDOCK CIR  
PORT CHARLOTTE FL 33948  
ST# 00721 OP# 009044 TE# 44 TR# 03315

# ITEMS SOLD 11  
TC# 0849 6804 7428 0661 2723



EGGS 12CT	078742127070 F	5.97 0
KBLR CONE	027800072480 F	3.14 0
KBLR CONE	027800072480 F	3.14 0
GV UNSLT BTR	078742374270 F	3.96 0
GV FLOUR	078742003980 F	1.32 0
CRM CHSE 2PK	078742032780 F	3.67 0
GV MS WHOLE	078742126010 F	2.76 0
BASIL	818042022170 F	1.78 N
TH MINE MRSL	028000986120 F	4.28 N
GV SUGAR CAN	078742434030 F	2.12 N
CROSTINI	299677000000 F	2.48 0

SUBTOTAL 34.62  
TOTAL 34.62  
VISA TEND 34.62  
CHANGE DUE 0.00

US DEBIT- 0709 I 0 APPR#099840  
34.62 TOTAL PURCHASE  
REF # 505103119342  
TRANS ID - 585051671060936  
VALIDATION - S2LF  
PAYMENT SERVICE - E  
AID A0000000980840  
TERMINAL # 22287040  
\*No Signature Required  
02/20/25 13:38:24



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*330-53800-48000  
Activities*



amazon.com

Details for Order #113-4322161-8854632

Order Placed: February 20, 2025

Amazon.com order number: 113-4322161-8854632

Order Total: \$28.58

Not Yet Shipped		
<p><b>Items Ordered</b></p> <p>1 of: <i>Folgers Classic Decaf Medium Roast Ground Coffee, 30.5 Ounces</i></p> <p>Sold by: Blue Point (<a href="#">seller profile</a>)</p> <p>Condition: New</p>	<p><b>Price</b></p> <p>\$29.98</p>	
<p><b>Shipping Address:</b>            Lakeside Plantation Clubhouse            2800 PLANTATION BLVD            NORTH PORT, FL 34289-9472            United States</p> <p><b>Shipping Speed:</b>            Standard Shipping</p>		<p><i>Coffee Clubhouse</i>  <i>Decaf</i>  <i>330-53800-48101</i>  <i>General supplies</i></p>
Payment Information		
<p><b>Payment Method:</b>            Visa   Last digits: 0709</p> <p><b>Billing address</b>            Lakeside Plantation Clubhouse            2800 PLANTATION BLVD            NORTH PORT, FL 34289-9472            United States</p>	<p>Item(s) Subtotal: \$29.98</p> <p>Shipping &amp; Handling: \$0.00</p> <p>Promotion applied: -\$1.40</p> <p>—</p> <p>Total before tax: \$28.58</p> <p><b>Estimated Tax:</b> \$0.00</p> <p>—</p> <p><b>Grand Total: \$28.58</b></p>	

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

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amazon.com

Details for Order #113-6008115-5757836

Order Placed: February 20, 2025

Amazon.com order number: 113-6008115-5757836

Order Total: \$22.86

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
1 of: Amazon Basics 2-Ply Flex-Sheets Paper Towels, 12 Basics Rolls = 32 Regular Rolls, Everyday Value with 150 Sheets per Roll	\$22.86
Sold by: Amazon.com Condition: New	
<b>Shipping Address:</b> Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
<i>Paper towels kitchen            Clubhouse            330-53800-48101            general supplies</i>	
<b>Shipping Speed:</b> Standard Shipping	
Payment information	
<b>Payment Method:</b> Visa   Last digits: 0709	Item(s) Subtotal: \$22.86
	Shipping & Handling: \$0.00
	—
<b>Billing address</b> Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$22.86
	<b>Estimated Tax:</b> \$0.00
	—
	<b>Grand Total: \$22.86</b>

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Menu  Reorder Savings Nathan Cart

Your club Port Charlotte, FL

More Offers Sam's Cash Sam's Club Credit Member's Mark Help Center Pharmacy More



You're all set!

You placed order 10268088587, NATHAN



Check [lpclubhousestaff@gmail.com](mailto:lpclubhousestaff@gmail.com) for your order confirmation and order updates

\$235.27 (2 items)

[Review your order](#)

[Print order](#)

*fitness Room Wipes  
330-53800-48900  
Janitorial Supplies*

Shipping items (2)

Harold Myers  
2800 Plantation Blvd, North Port, FL 34289

Shipment 1 of 1



Arrives by Thu, Feb 27



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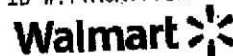
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Donuts For  
Activities Meetings

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WM Supercenter  
941-625-2399 Mgr. SCOTT  
19100 MURDOCK CIR  
PORT CHARLOTTE FL 33948  
ST# 00721 OP# 009050 TE# 50 TR# 01237

# ITEMS SOLD 5  
TC# 0277 7847 5949 4378 5530



BAKERS DOZEN	299496000000 F	6.97 0
DONUTS	200004000000 F	4.24 0
6CT DONUT	299668000000 F	4.24 0
DONUTS	200100000000 F	6.97 0
DONUTS	200100000000 F	6.97 0

SUBTOTAL	29.39
TOTAL	29.39
VISA TEND	29.39
CHANGE DUE	0.00

US DEBIT- 0709 I 0 APPR#020583  
 29.39 TOTAL PURCHASE  
 REF # U013b1006591  
 TRANS ID - 465056481094287  
 VALIDATION - 5CV2  
 PAYMENT SERVICE - E  
 AID A0000000980840  
 TERMINAL # 51737111  
 \*No Signature Required  
 02/25/25 08:21:48



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Details for Order #113-7421394-4536253

Print this page for your records.

Order Placed: February 25, 2025  
Amazon.com order number: 113-7421394-4536253  
Order Total: \$63.86

**Not Yet Shipped**

**Items Ordered**

**Price**

1 of: 120-Pack Push Pins for Bulletin Board, Thumb Tacks with Clear Plastic Tip and Steel Tip, Portable and Durable Wall Tacks Suitable for Cork Board, Office and Daily Life \$3.88

Sold by: Yveette (seller profile)  
Supplied by: Other

Condition: New

1 of: Mifuro 26"x20" Enclosed Bulletin Board, Lockable Weather-Resistant Aluminum Cork Noticeboard for School & Office, Silver Frame w/Cork \$59.98

Sold by: Felqiao Store (seller profile)  
Supplied by: Other

**Business Price**

Condition: New

Bulletin Board  
Tennis Courts  
330-53800-52000  
Tennis C. maintenance

**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

Item(s) Subtotal:	\$63.86
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$63.86
Estimated tax to be collected:	\$0.00
-----	
<b>Grand Total:</b>	<b>\$63.86</b>

**Billing address**

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

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- Today's Deals
- Buy Again
- PPE for Work
- Request for quote



Details for Order #113-6195124-9688217

Order Placed: February 25, 2025  
 Amazon.com order number: 113-6195124-9688217  
 Order Total: \$51.53

Not Yet Shipped	
Items Ordered	Price
1 of: HQCME 9 Pack Lined Sticky Notes 4X6 in Post, 9 Pastel Colors Large Ruled Post Sticky Colorful Super Sticking Power <i>Memo</i> Pads Strong Adhesive, Sticky Notes with Lines Office, Home, 35 Sheets/pad Sold by: HQCME ( <a href="#">seller profile</a> ) Condition: New	\$6.54
1 of: Nestle Coffee mate Coffee Creamer, Original, Liquid Creamer Singles, Non Dairy, No Refrigeration, 0.375 fl oz Tubs (Pack of 360) Sold by: Amazon ( <a href="#">seller profile</a> ) Business Price Condition: New	\$35.00
1 of: Q-BAKER Spring Summer Flowers Cookie Cutters - Rose, Sunflower, Tulip, Daisy Flower, Butterfly, Stainless Steel Holiday Cookie Cutter Shapes for Baking Gift Sold by: Q-BAKER Cookie Cutters ( <a href="#">seller profile</a> ) Condition: New	\$9.99

*office pads*  
 330-53800-48200  
*office supplies*  
  
*clubhouse creamer*  
 330-53800-48101  
*general supplies*  
  
*wine/cheese*  
 330-53800-48000 *Activities*

**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	
<b>Payment Method:</b> Visa   Last digits: 0709	Item(s) Subtotal: \$51.53 Shipping & Handling: \$0.00
<b>Billing address</b> Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$51.53 Estimated Tax: \$0.00
	<b>Grand Total: \$51.53</b>

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



# SECTION C

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

***Unaudited Financial Reporting***  
***February 28, 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**  
**February 28, 2025**

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 47,153	\$ -	\$ -	\$ 47,153
Debit Card Account	2,534	-	-	2,534
Money Market Account	289,625	-	-	289,625
Capital Reserve Account	-	610,554	-	610,554
Due from General Fund	-	-	30,050	30,050
Prepaid Expenses	25,812	-	-	25,812
Deposits	14,736	-	-	14,736
<b>Investments:</b>				
State Board of Administration Series 1999	268,975	257,388	-	526,363
Reserve	-	-	85,428	85,428
Revenue	-	-	139,158	139,158
Prepayment	-	-	2,157	2,157
<b>Total Assets</b>	<b>\$ 658,691</b>	<b>\$ 867,942</b>	<b>\$ 256,793</b>	<b>\$ 1,783,426</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 1,189	\$ -	\$ -	\$ 1,189
Due to Debt Service	30,050	-	-	30,050
<b>Total Liabilities</b>	<b>\$ 31,239</b>	<b>\$ 9,856</b>	<b>\$ -</b>	<b>\$ 41,095</b>
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ 25,812	\$ -	\$ -	\$ 25,812
Deposits	14,736	-	-	14,736
Restricted for:				
Debt Service - Series 1999	-	-	256,793	256,793
Assigned for:				
Capital Reserves	-	858,086	-	858,086
Unassigned	586,905	-	-	586,905
<b>Total Fund Balances</b>	<b>\$ 627,453</b>	<b>\$ 858,086</b>	<b>\$ 256,793</b>	<b>\$ 1,742,332</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 658,691</b>	<b>\$ 867,942</b>	<b>\$ 256,793</b>	<b>\$ 1,783,426</b>

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**Lakeside Plantation**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<b>Revenues:</b>				
Assessments- Tax Roll	\$ 1,199,840	\$ 1,030,954	\$ 1,030,954	\$ -
Tennis Club	20,000	8,333	8,239	(94)
Activities	10,000	4,167	3,770	(396)
Clubhouse Rentals	5,000	2,083	3,578	1,495
Miscellaneous	1,500	625	3,286	2,661
Interest Earnings	50	21	4,045	4,024
Insurance Proceeds	-	-	-	-
<b>Total Revenues</b>	<b>\$ 1,236,390</b>	<b>\$ 1,046,184</b>	<b>\$ 1,053,873</b>	<b>\$ 7,689</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 3,800	\$ 1,200
District Manager	54,500	22,708	22,708	(0)
District Counsel	36,000	15,000	2,293	12,708
District Engineer	10,000	4,167	-	4,167
Disclosure Report	1,000	417	417	0
Trustee Fees	4,771	1,988	1,590	398
Audit Fees	4,200	1,750	2,500	(750)
Postage, Phone, Faxes, Copies	1,500	625	1,741	(1,116)
General Liability Insurance	8,289	3,454	2,361	1,093
Legal Advertising	2,000	833	269	564
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	3,000	1,250	1,404	(154)
Property Insurance	37,331	15,555	13,265	2,290
Information Technology	1,391	579	580	(0)
Website Administration	890	371	371	(0)
Website Hosting	480	200	550	(350)
<b>Total General &amp; Administrative</b>	<b>\$ 177,526</b>	<b>\$ 74,071</b>	<b>\$ 54,022</b>	<b>\$ 20,049</b>

**Operations & Maintenance**

**Field Expenditures**

Common Area Renewal & Maintenance	\$ 10,000	\$ 4,167	\$ 2,718	\$ 1,449
Street Light/Decorative Light	1,000	417	409	8
Landscape Maintenance - Contract	154,040	64,183	38,510	25,673
Landscape Maintenance - Other	10,000	4,167	3,964	202
Lake Maintenance	15,588	6,495	6,495	-
Electric Utility Services - Entrance Feature	7,500	3,125	679	2,446
Water Utility Services - Entrance Feature	3,000	1,250	148	1,102
Repairs & Maintenance - Entrance Feature	5,000	2,083	3,961	(1,878)
Hurricane Expenses	-	-	6,344	(6,344)
<b>Subtotal Field Expenditures</b>	<b>\$ 206,128</b>	<b>\$ 85,887</b>	<b>\$ 63,228</b>	<b>\$ 22,659</b>

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**Lakeside Plantation**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2025**

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b>Amenity Expenditures</b>				
Personnel Services (Management Contract)	\$ 210,000	\$ 87,500	\$ 130,613	\$ (43,113)
Activities	22,000	9,167	11,840	(2,674)
License/Fees	2,000	833	3,501	(2,668)
General Supplies	10,000	4,167	4,176	(10)
Maintenance	15,000	6,250	12,312	(6,062)
Office Supplies	3,500	1,458	1,236	223
Clubhouse Furniture	-	-	987	(987)
Security	7,760	3,233	5,480	(2,246)
AED	500	208	-	208
Telephone & Internet Services	6,000	2,500	2,384	116
Janitorial Supplies	2,500	1,042	767	275
Electric Utility Services - Clubhouse	14,000	5,833	3,759	2,074
Gas Utility	250	104	-	104
Garbage Collection	2,300	958	1,029	(71)
Water Utility Services - Clubhouse	6,000	2,500	1,450	1,050
Electric Utility Services - Tennis Courts/Pool	20,000	8,333	6,039	2,295
Pool Cleaning	22,800	9,500	9,500	-
Pool Maintenance - Other	10,000	4,167	6,415	(2,248)
Pool Furniture	-	-	2,480	(2,480)
Tennis Courts - Maintenance	5,000	2,083	4,536	(2,453)
Water Utility Services - Tennis Courts/Pool	7,500	3,125	826	2,299
<b>Subtotal Amenity Expenditures</b>	<b>\$ 367,110</b>	<b>\$ 152,963</b>	<b>\$ 209,330</b>	<b>\$ (56,368)</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 573,238</b>	<b>\$ 238,849</b>	<b>\$ 272,558</b>	<b>\$ (33,709)</b>
<b>Total Expenditures</b>	<b>\$ 750,764</b>	<b>\$ 312,920</b>	<b>\$ 326,580</b>	<b>\$ (13,660)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 485,626</b>		<b>\$ 727,293</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)	\$ (485,626)	\$ (485,626)	\$ (485,626)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (485,626)</b>	<b>\$ (485,626)</b>	<b>\$ (485,626)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 241,667</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 385,786</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 627,453</b>	

# Lakeside Plantation

## Community Development District

### Capital Reserve Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 4,994	\$ 4,994
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,994</b>	<b>\$ 4,994</b>
<b>Expenditures:</b>				
Bank Fee	\$ -	\$ -	\$ 41	\$ (41)
Capital Outlay	62,521	26,050	221,094	(195,044)
<b>Total Expenditures</b>	<b>\$ 62,521</b>	<b>\$ 26,050</b>	<b>\$ 221,135</b>	<b>\$ (195,085)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (62,521)</b>		<b>\$ (216,141)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 485,626	\$ 485,626	\$ 485,626	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 485,626</b>	<b>\$ 485,626</b>	<b>\$ 485,626</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 423,105</b>		<b>\$ 269,485</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 633,237</b>		<b>\$ 588,601</b>	
<b>Fund Balance - Ending</b>	<b>\$ 1,056,342</b>		<b>\$ 858,086</b>	

**Lakeside Plantation**  
**Community Development District**  
**Capital Reserve Fund**  
**Capital Outlay Check Register Detail**  
**For The Period Ending February 28, 2025**

Vendor	Detail	Amount
<b>Capital Outlay</b>		
<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
10/31/24 Viking Electric	50% Pool Electrical Installation	\$4,928.00
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
12/31/24 Viking Electric	50% Pool Electrical Installation	\$4,928.00
1/15/25 MK Construction Group	Fountain Removal	\$15,000.00
1/22/25 Multiple Media Network	Final- Entrance Monument	\$30,539.07
2/27/25 Rock Star Pools	Pool Update Deposit	\$58,050.00
<b>Total</b>		<b><u>\$221,094.16</u></b>

# Lakeside Plantation

## Community Development District

### Debt Service Fund Series 2019

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 173,818	\$ 149,352	\$ 149,352	\$ -
Assessments - Direct Bill	\$ 8,842	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 2,375	\$ 2,375
<b>Total Revenues</b>	<b>\$ 182,660</b>	<b>\$ 149,352</b>	<b>\$ 151,727</b>	<b>\$ 2,375</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 34,750	\$ 34,750	\$ 34,750	\$ -
Principal - 5/1	\$ 115,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 34,750	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 184,500</b>	<b>\$ 34,750</b>	<b>\$ 34,750</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (1,840)</b>		<b>\$ 116,977</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (1,840)</b>		<b>\$ 116,977</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 60,482</b>		<b>\$ 139,816</b>	
<b>Fund Balance - Ending</b>	<b>\$ 58,642</b>		<b>\$ 256,793</b>	

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**Lakeside Plantation**  
 Community Development District  
 Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments- Tax Roll	\$ -	\$ 257,102	\$ 566,425	\$ 170,937	\$ 36,491	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,030,954
Tennis Club	\$ 2,220	\$ 3,508	\$ 1,514	\$ 867	\$ 130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,239
Activities	\$ 314	\$ 2,331	\$ 1,037	\$ 198	\$ (109)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,770
Clubhouse Rentals	\$ 200	\$ 2,158	\$ 500	\$ 720	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,578
Miscellaneous	\$ 386	\$ 540	\$ 834	\$ 152	\$ 1,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,286
Interest Earnings	\$ 4	\$ 4	\$ 8	\$ 1,411	\$ 2,618	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,045
Insurance Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 3,123</b>	<b>\$ 265,643</b>	<b>\$ 570,318</b>	<b>\$ 174,284</b>	<b>\$ 40,505</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,053,873</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 800	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800
District Manager	\$ 4,542	\$ 4,542	\$ 4,542	\$ 4,542	\$ 4,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,708
District Counsel	\$ -	\$ 2,293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,293
District Engineer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Disclosure Report	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417
Trustee Fees	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,590
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Postage, Phone, Faxes, Copies	\$ 56	\$ 1,137	\$ 98	\$ 100	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,741
General Liability Insurance	\$ 419	\$ 418	\$ 418	\$ 419	\$ 687	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,361
Legal Advertising	\$ 269	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 269
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Other Current Charges	\$ 505	\$ 113	\$ 223	\$ 363	\$ 199	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,404
Property Insurance	\$ 2,781	\$ 2,781	\$ 2,886	\$ 2,886	\$ 1,932	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,265
Information Technology	\$ 116	\$ 116	\$ 116	\$ 116	\$ 116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 580
Website Administration	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 371
Website Hosting	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550
<b>Total General &amp; Administrative</b>	<b>\$ 10,248</b>	<b>\$ 12,985</b>	<b>\$ 8,868</b>	<b>\$ 10,010</b>	<b>\$ 11,912</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 54,022</b>

**Operations & Maintenance**

**Field Expenditures**

Common Area Renewal & Maintenance	\$ 1,209	\$ -	\$ 1,109	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,718
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	\$ 47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,964
Lake Maintenance	\$ 1,299	\$ 1,299	\$ 1,299	\$ 1,299	\$ 1,299	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,495
Electric Utility Services - Entrance Feature	\$ 123	\$ 88	\$ 120	\$ 179	\$ 169	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 679
Water Utility Services - Entrance Feature	\$ 27	\$ 30	\$ 31	\$ 31	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 148
Repairs & Maintenance - Entrance Feature	\$ -	\$ -	\$ 3,961	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,961
Hurricane Expenses	\$ 6,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,344
<b>Subtotal Field Expenditures</b>	<b>\$ 25,139</b>	<b>\$ 14,253</b>	<b>\$ 19,768</b>	<b>\$ 2,123</b>	<b>\$ 1,946</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 63,228</b>

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**Lakeside Plantation**  
 Community Development District  
 Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Amenity Expenditures</b>													
Personnel Services (Management Contract)	\$ 24,126	\$ 24,936	\$ 25,403	\$ 33,632	\$ 22,516	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,613
Activities	\$ 868	\$ 3,254	\$ 2,860	\$ 3,775	\$ 1,083	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,840
License/Fees	\$ 641	\$ 1,484	\$ 551	\$ 401	\$ 426	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,501
General Supplies	\$ 1,230	\$ 534	\$ 1,294	\$ 695	\$ 424	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,176
Maintenance	\$ 3,460	\$ 1,439	\$ 5,286	\$ 2,126	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,312
Office Supplies	\$ 332	\$ 326	\$ 137	\$ 286	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,236
Clubhouse Furniture	\$ -	\$ -	\$ 987	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 987
Security	\$ 775	\$ 1,265	\$ 735	\$ 1,286	\$ 1,419	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,480
AED	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone & Internet Services	\$ 460	\$ 537	\$ 538	\$ 675	\$ 173	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,384
Janitorial Supplies	\$ 113	\$ 134	\$ -	\$ 52	\$ 467	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 767
Electric Utility Services - Clubhouse	\$ 927	\$ 706	\$ 646	\$ 664	\$ 817	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,759
Gas Utility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Garbage Collection	\$ 185	\$ 185	\$ 221	\$ 219	\$ 218	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,029
Water Utility Services - Clubhouse	\$ 148	\$ 816	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,450
Electric Utility Services - Tennis Courts/Pool	\$ 862	\$ 1,330	\$ 1,153	\$ 1,136	\$ 1,557	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,039
Pool Cleaning	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,500
Pool Maintenance - Other	\$ 272	\$ 2,055	\$ 2,348	\$ 1,660	\$ 80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,415
Pool Furniture	\$ -	\$ 2,480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,480
Tennis Courts - Maintenance	\$ 4,012	\$ -	\$ 86	\$ 22	\$ 416	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,536
Water Utility Services - Tennis Courts/Pool	\$ 127	\$ 156	\$ 193	\$ 187	\$ 163	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 826
<b>Subtotal Amenity Expenditures</b>	<b>\$ 40,439</b>	<b>\$ 43,537</b>	<b>\$ 44,499</b>	<b>\$ 48,878</b>	<b>\$ 31,978</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 209,330</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 65,577</b>	<b>\$ 57,790</b>	<b>\$ 64,267</b>	<b>\$ 51,000</b>	<b>\$ 33,923</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 272,558</b>
<b>Total Expenditures</b>	<b>\$ 75,826</b>	<b>\$ 70,774</b>	<b>\$ 73,135</b>	<b>\$ 61,011</b>	<b>\$ 45,835</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 326,580</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (72,703)</b>	<b>\$ 194,868</b>	<b>\$ 497,183</b>	<b>\$ 113,274</b>	<b>\$ (5,330)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 727,293</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ (485,626)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (485,626)
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (485,626)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (485,626)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (72,703)</b>	<b>\$ 194,868</b>	<b>\$ 497,183</b>	<b>\$ 113,274</b>	<b>\$ (490,956)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 241,667</b>

**Lakeside Plantation**  
**Community Development District**  
**Long Term Debt Report**

<b>SERIES 1999A, CAPITAL IMPROVEMENT REVENUE BONDS</b>		
INTEREST RATE:		6.950%
MATURITY DATE:		5/1/2031
RESERVE FUND REQUIREMENT		MADS
RESERVE FUND REQUIREMENT	\$	182,164
RESERVE FUND BALANCE	\$	85,428
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)
<b>Current Bonds Outstanding</b>	<b>\$</b>	<b>1,000,000</b>

# SECTION D

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**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
02/28/25	01/01/2025-01/31/2025	\$42,413.52	\$0.00	(\$636.20)	\$0.00	\$41,777.32	\$36,490.96	\$5,286.36	\$41,777.32
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		<b>\$ 1,194,695.76</b>	<b>\$ -</b>	<b>\$ (17,208.66)</b>	<b>\$ 2,819.23</b>	<b>\$ 1,180,306.33</b>	<b>\$ 1,030,954.44</b>	<b>\$ 149,351.89</b>	<b>\$ 1,180,306.33</b>

<b>86%</b>	<b>Net Percent Collected</b>
<b>\$193,351.38</b>	<b>Balance Remaining to Collect</b>

**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			
			<b>\$ 8,842.03</b>	<b>\$ -</b>	<b>\$ -</b>			

# SECTION VI

# SECTION A

**LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT  
CITY OF NORTH PORT, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2024**

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
CITY OF NORTH PORT, FLORIDA**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Lakeside Plantation Community Development District  
City of North Port, Florida

### Report on the Audit of the Financial Statements

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of Lakeside Plantation Community Development District, City of North Port, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

#### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 10, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

March 10, 2025

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Lakeside Plantation Community Development District, City of North Port, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$3,860,182.
- The change in the District's total net position in comparison with the prior fiscal year was \$595,417, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$1,114,205, an increase of \$263,132 in comparison with the prior fiscal year. The total fund balance is restricted for debt service, assigned to capital reserves, non-spendable for prepaid items and deposits, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), physical environment, and recreational functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2024	2023
Current and other assets	\$ 1,158,054	\$ 749,197
Capital assets, net of depreciation	3,774,935	3,668,861
Total assets	<u>4,932,989</u>	<u>4,418,058</u>
Current liabilities	72,807	153,293
Long-term liabilities	1,000,000	1,000,000
Total liabilities	<u>1,072,807</u>	<u>1,153,293</u>
Net position		
Net investment in capital assets	2,774,935	2,525,542
Restricted	110,858	18,235
Unrestricted	974,389	720,988
Total net position	<u>\$ 3,860,182</u>	<u>\$ 3,264,765</u>

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 1,453,494	\$ 1,130,219
Operating grants and contributions	6,055	5,366
Capital grants and contributions	13,570	13,465
General revenues		
Miscellaneous revenue	77,702	145,569
Unrestricted investment earnings	94	-
Total revenues	<u>1,550,915</u>	<u>1,294,619</u>
Expenses:		
General government	168,553	136,951
Physical environment	191,550	663,441
Recreation	521,638	191,773
Interest	73,757	80,852
Total expenses	<u>955,498</u>	<u>1,073,017</u>
Change in net position	<u>595,417</u>	<u>221,602</u>
Net position - beginning	<u>3,264,765</u>	<u>3,043,163</u>
Net position - ending	<u>\$ 3,860,182</u>	<u>\$ 3,264,765</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024, was \$955,498. The costs of the District's activities were primarily funded by program revenues. Program revenues, while comprised primarily of assessments for the current fiscal year, also reflect interest income and miscellaneous revenues. The majority of the change in expenses results from a decrease in maintenance expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2024, was amended to increase revenues by \$23,205 and increase appropriations by \$23,205. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2024, the District had \$8,781,122 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$5,006,187 has been taken, which resulted in a net book value of \$3,774,935. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2024, the District had \$1,000,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Lakeside Plantation Community Development District's Finance Department at 4530 Eagle Falls Pl., Tampa, Florida 33619.

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
CITY OF NORTH PORT, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2024**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 674,877
Investments	568
Assessments receivable	43,834
Prepaid items and deposits	56,550
Restricted assets:	
Investments	382,225
Capital assets:	
Nondepreciable	3,266,092
Depreciable, net	508,843
Total assets	4,932,989
<b>LIABILITIES</b>	
Accounts payable	43,849
Accrued interest payable	28,958
Non-current liabilities:	
Due within one year	115,000
Due in more than one year	885,000
Total liabilities	1,072,807
<b>NET POSITION</b>	
Net investment in capital assets	2,774,935
Restricted for debt service	110,858
Unrestricted	974,389
Total net position	\$ 3,860,182

See notes to the financial statements



**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
CITY OF NORTH PORT, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2024**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS</b>				
Cash	\$ 334,580	\$ -	\$ 340,297	\$ 674,877
Investments	568	129,831	252,394	382,793
Assessments receivable	43,834	-	-	43,834
Due from other funds	-	9,985	-	9,985
Prepaid items and deposits	56,550	-	-	56,550
Total assets	<u>\$ 435,532</u>	<u>\$ 139,816</u>	<u>\$ 592,691</u>	<u>\$ 1,168,039</u>
<b>LIABILITIES AND FUND BALANCES</b>				
<b>Liabilities:</b>				
Accounts payable	\$ 42,159	\$ -	\$ 1,690	\$ 43,849
Due to other funds	7,585	-	2,400	9,985
Total liabilities	<u>49,744</u>	<u>-</u>	<u>4,090</u>	<u>53,834</u>
<b>Fund balances:</b>				
<b>Nonspendable:</b>				
Prepaid items and deposits	56,550	-	-	56,550
<b>Restricted for:</b>				
Debt service	-	139,816	-	139,816
<b>Assigned to:</b>				
Capital reserves	-	-	588,601	588,601
Unassigned	329,238	-	-	329,238
Total fund balances	<u>385,788</u>	<u>139,816</u>	<u>588,601</u>	<u>1,114,205</u>
<b>Total liabilities and fund balances</b>	<u>\$ 435,532</u>	<u>\$ 139,816</u>	<u>\$ 592,691</u>	<u>\$ 1,168,039</u>

See notes to the financial statements

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
CITY OF NORTH PORT, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2024**

Fund balance - governmental funds		\$ 1,114,205
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.		
Cost of capital assets	8,781,122	
Accumulated depreciation	<u>(5,006,187)</u>	3,774,935
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(28,958)	
Bonds payable	<u>(1,000,000)</u>	<u>(1,028,958)</u>
Net position of governmental activities		<u>\$ 3,860,182</u>

See notes to the financial statements

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
CITY OF NORTH PORT, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Assessments	\$ 1,236,399	\$ 185,474	\$ -	\$ 1,421,873
Interest	94	6,055	13,570	19,719
Clubhouse revenues	31,621	-	-	31,621
Miscellaneous income	77,702	-	-	77,702
Total revenues	<u>1,345,816</u>	<u>191,529</u>	<u>13,570</u>	<u>1,550,915</u>
<b>EXPENDITURES</b>				
Current:				
General government	168,553	-	-	168,553
Physical environment	186,793	-	-	186,793
Culture and recreation	458,948	-	27,883	486,831
Debt service:				
Principal	-	105,000	-	105,000
Interest	-	76,798	-	76,798
Capital outlay	-	-	263,808	263,808
Total expenditures	<u>814,294</u>	<u>181,798</u>	<u>291,691</u>	<u>1,287,783</u>
Excess (deficiency) of revenues over (under) expenditures	531,522	9,731	(278,121)	263,132
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund transfers in / (out)	(441,234)	-	441,234	-
Total other financing sources (uses)	<u>(441,234)</u>	<u>-</u>	<u>441,234</u>	<u>-</u>
Net change in fund balances	90,288	9,731	163,113	263,132
Fund balances - beginning	<u>295,500</u>	<u>130,085</u>	<u>425,488</u>	<u>851,073</u>
Fund balances - ending	<u>\$ 385,788</u>	<u>\$ 139,816</u>	<u>\$ 588,601</u>	<u>\$ 1,114,205</u>

See notes to the financial statements

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
CITY OF NORTH PORT, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ 263,132
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however in the statement of activities, the cost of those assets are eliminated and capitalized as capital assets.	263,808
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(39,564)
Repayments of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	105,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the governmental fund financial statements.	<u>3,041</u>
Change in net position of governmental activities	<u><u>\$ 595,417</u></u>

See notes to the financial statements

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
CITY OF NORTH PORT, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

The Lakeside Plantation Community Development District ("District") was created on March 1, 1999, by Ordinance 99-1 of the City of North Port, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### Debt Service Fund

The debt service funds are used to account for the accumulation of resources for the annual payment of principal and interest on debt.

### Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity

#### Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)****Assets, Liabilities and Net Position or Equity (Continued)**Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Building and Infrastructure	25-30
Improvements other than buildings	15
Equipment	10

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)****Assets, Liabilities and Net Position or Equity (Continued)****Fund Equity/Net Position**

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

**Other Disclosures****Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

### NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

### NOTE 4 – DEPOSITS AND INVESTMENTS

#### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

#### Investments

The District's investments were held as follows at September 30, 2024:

	Maturities	Amortized cost	Credit Risk
	Weighted average of 39		
Florida PRIME	days	\$ 252,962	S&P AAAm
First American Institutional Govt. Fund	N/A	129,831	N/A
Total investments		<u>\$ 382,793</u>	

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2024, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

## NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2024, were as follows:

Fund	Transfers in	Transfers out
General fund	\$ 441,234	-
Capital projects	-	441,234
Total	\$ 441,234	\$ 441,234

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the general fund to the capital projects fund were made in order to fund the capital reserves.

**NOTE 6 – CAPITAL ASSETS**

Capital asset activity for the fiscal year ended September 30, 2024, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 3,266,092	\$ -	\$ -	\$ 3,266,092
Total capital assets, not being depreciated	3,266,092	-	-	3,266,092
Capital assets, being depreciated				
Buildings	\$ 1,384,314	\$ -	\$ -	\$ 1,384,314
Improvements other than buildings	1,350,160	263,808	-	1,613,968
Infrastructure	2,309,880	-	-	2,309,880
Equipment	206,868	-	-	206,868
Total capital assets, being depreciated	5,251,222	263,808	-	5,515,030
Less accumulated depreciation	(4,966,623)	(39,564)	-	(5,006,187)
Total capital assets being depreciated, net	284,599	224,244	-	508,843
Governmental activities capital assets, net	\$ 3,550,691	\$ 224,244	\$ -	\$ 3,774,935

Depreciation expense was charged to function/programs as follows:

Physical environment	\$ 4,757
Recreation	34,807
Total depreciation expense	<u>\$ 39,564</u>

**NOTE 7 – LONG TERM LIABILITIES****Series 1999**

On October 28, 1999, the District issued \$8,000,000 of Capital Improvement Revenue Bonds Series 1999 consisting of \$3,360,000 of Series 1999A Bonds and \$4,640,000 of Series 1999B Bonds with fixed interest rates of 6.95% and 6.625% respectively. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2002, through May 1, 2031

The Series 1999A Bonds are subject to redemption at the option of the District prior to maturity. The Series 1999A Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was not in compliance with the requirements at September 30, 2024.

**Long-term Debt Activity**

Changes in long-term liability activity for the fiscal year ended September 30, 2024, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 1999	\$ 1,105,000	\$ -	\$ 105,000	\$ 1,000,000	\$ 115,000
Total	\$ 1,105,000	\$ -	\$ 105,000	\$ 1,000,000	\$ 115,000

**NOTE 7 – LONG TERM LIABILITIES (Continued)****Long-term Debt Activity (Continued)**

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 115,000	\$ 69,500	\$ 184,500
2026	125,000	61,508	186,508
2027	130,000	52,820	182,820
2028	140,000	43,785	183,785
2029	150,000	34,055	184,055
2030-2031	340,000	35,792	375,792
	<u>\$ 1,000,000</u>	<u>\$ 297,460</u>	<u>\$ 1,297,460</u>

**NOTE 8 – MANAGEMENT AGREEMENTS**

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

**NOTE 9 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
CITY OF NORTH PORT, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive
	Original	Final		(Negative)
<b>REVENUES</b>				
Assessments	\$ 1,199,840	\$ 1,223,045	\$ 1,236,399	\$ 13,354
Interest	50	50	94	44
Clubhouse revenues	35,000	35,000	31,621	(3,379)
Miscellaneous income	1,500	1,500	77,702	76,202
Total revenues	<u>1,236,390</u>	<u>1,259,595</u>	<u>1,345,816</u>	<u>86,221</u>
<b>EXPENDITURES</b>				
Current:				
General government	139,506	169,308	168,553	755
Maintenance and operations	221,500	192,000	186,793	5,207
Parks and recreation	434,150	457,053	458,948	(1,895)
Total expenditures	<u>795,156</u>	<u>818,361</u>	<u>814,294</u>	<u>4,067</u>
Excess (deficiency) of revenues over (under) expenditures	441,234	441,234	531,522	90,288
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund transfers (out)	(441,234)	(441,234)	(441,234)	-
Total other financing sources (uses)	<u>(441,234)</u>	<u>(441,234)</u>	<u>(441,234)</u>	<u>-</u>
Net change in fund balances	<u>\$ -</u>	<u>\$ -</u>	90,288	<u>\$ 90,288</u>
Fund balances - beginning			<u>295,500</u>	
Fund balances - ending			<u>\$ 385,788</u>	

See notes to required supplementary information

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
CITY OF NORTH PORT, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2024, was amended to increase revenues by \$23,205 and increase appropriations by \$23,205. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
CITY OF NORTH PORT, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FLORIDA STATUTE 218.39(3)(C)  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024  
UNAUDITED**

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	15
Employee compensation	\$0
Independent contractor compensation	\$763,258.84
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$1,352 - \$16,086 Debt service - \$328 - \$3,287
Special assessments collected	\$1,421,873
Outstanding Bonds:	see Note 7 for details

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Lakeside Plantation Community Development District  
City of North Port, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Lakeside Plantation Community Development District, City of North Port, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 10, 2025.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

We noted certain matters that we reported to management of the District in a separate letter dated March 10, 2025.

**The District's Response to Findings**

Government Auditing Standards requires the auditor to perform limited procedures on the District's response to the findings identified in our audit and described in the accompanying Management Letter. The District's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

March 10, 2025

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Lakeside Plantation Community Development District  
City of North Port, Florida

We have examined Lakeside Plantation Community Development District, City of North Port, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Lakeside Plantation Community Development District, City of North Port, Florida and is not intended to be and should not be used by anyone other than these specified parties.

March 10, 2025

**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Lakeside Plantation Community Development District  
City of North Port, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Lakeside Plantation Community Development District, City of North Port, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated March 10, 2025.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 10, 2025, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Lakeside Plantation Community Development District, City of North Port, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Lakeside Plantation Community Development District, City of North Port, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

March 10, 2025

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

#### **2024-01 Reserve Requirement:**

Observation: As a result of unscheduled draws on the Series 1999 debt service reserve account to make certain scheduled debt service payments, the reserve requirement was not met at September 30, 2024.

Recommendation: The District should take the necessary steps to replenish the reserve account.

Reference Number for Prior Year Findings: 2018-01, 2017-01, & 2016-01

Management Response: The applicable Trust Indenture does not require the District to assess property owners who have paid their assessments to make up the shortfall caused by a landowner that did not pay their assessments. The Trustee has not required the reserve account to be replenished.

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

- a. Finding 2022-01: Actual expenditures exceeded the total budget for expenditures.

Current Status: Matter has been resolved.

- b. Finding 2018-01, 2017-01, & 2016-01: Failure to Meet Reserve Requirement

Current Status: See finding no. 2024-01 above

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023, except as noted above.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024, except as noted above.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

**REPORT TO MANAGEMENT (Continued)**

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

# SECTION B

# SECTION 2

# SECTION a

### **SERVICES AGREEMENT**

PROPERTY NAME: **Lakeside Plantation CDD**

CUSTOMER NAME: **Lakeside Plantation CDD**

SERVICE DESCRIPTION: Erosion Repair Services

EFFECTIVE DATE: March 3, 2025

SUBMITTED TO: Amanda Ferguson, a Ferguson@gms-tampa.com

SUBMITTED BY: Liz Roceque, Business Development Consultant

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.
4. **PAYMENT.** SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.
5. **TERM AND EXPIRATION.** This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.



6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.

7. RESERVED.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION: LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

**Lakeside Plantation CDD**

## Services Agreement

Page 3 of 8

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.
13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.
14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.
16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.
17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at [www.adr.org](http://www.adr.org), or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.
18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

**Lakeside Plantation CDD**

## Services Agreement

Page 4 of 8

19. **NOTICES.** All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. **DISCLAIMER.** SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. **BINDING.** This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. **SEVERABILITY.** If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[SIGNATURES FOLLOW ON THE NEXT PAGE]

**Lakeside Plantation CDD**

Services Agreement

Page 5 of 8



By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

**Lakeside Plantation CDD**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

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

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

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

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

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

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

**Please Remit All Payments to:**

**Customer's Address for Notice Purposes:**

**SOLitude Lake Management, LLC  
1320 Brookwood Drive Suite H  
Little Rock AR 72202**

\_\_\_\_\_

**Please Mail All Notices and Agreements to:**

**SOLitude Lake Management, LLC  
1253 Jensen Drive, Suite 103  
Virginia Beach, VA 23451**



### **SCHEDULE A – SCOPE OF SERVICES**

PROJECT SUMMARY: SOLitude Lake Management is pleased to provide this proposal to conduct the washout bank repairs behind the homes located below within Lakeside Plantation in North Port, FL.

#### **Specifications:**

1. SOLitude will mobilize equipment and materials to the site.
2. A staging area for materials and equipment will be required. Solitude will access the back of the homes at designated areas and sod or otherwise restore these areas to their original condition.
3. Pond 8- Between 1909-1911 Scarlett Ave.- Install 1 drain box and drain pipe into the pond. Install fill in the eroded area and cover it with Bahia sod.
4. Pond 10- Between 1588-1592 Scarlett Ave.- Install 1 drain box and drain pipe into the pond. Install fill in the eroded area and cover it with Bahia sod.
5. Pond 10- Between 1562-1664 Scarlett Ave.- Install 1 drain box and drain pipe into the pond. Install fill in the eroded area and cover it with Bahia sod.
6. Pond 10- Between 1552-1554 Scarlett Ave.- Install 1 drain box and drain pipe into the pond. Install fill in the eroded area and cover it with Bahia sod.
7. Pond 11- Between 1563-1559 Scarlett Ave.- Install 3 drain boxes and 3 drain pipes into the pond. Install fill in the eroded area and cover it with Bahia sod.
8. Pond 13- Between 1416-1424 Dixie Lane - Install 1 drain box and drain pipe into the pond. Install fill in the eroded area and cover it with Bahia sod.
9. Pond 14- Behind 1868 Scarlett Ave.- Install 1 drain box and drain pipe into the pond. Install fill in the eroded area and cover it with Bahia sod.
10. Pond 14- Behind 1520 Scarlett Ave./tennis courts- Install 1 drain box and drain pipe into the pond. Install fill in the eroded area to recreate the swale and cover it with Bahia sod.

**Note: All drain box installations will have 2" of concrete installed around the box to the top of the box. Concrete is installed dry with water added. Berms will be created on the pond side of the drain boxes to prevent water from running over the boxes and to catch more water.**

#### **Assumptions:**

1. Company will have free and unimpeded access to the work locations.
2. This contract is for the limited scope of work and materials as defined above. Any other activity, additions, or inclusions will be at an additional cost to the customer.

#### **Customer Responsibilities:**

1. Mark all sprinkler heads and other items that are buried or not readily visible and obvious upon original visual inspection.
2. It is the customer's responsibility to irrigate the new sod/planted area once installed.
3. It is recommended that the newly installed sod not be mowed or weed-whacked for at least three weeks while the roots are taking hold within the material.

#### **Exclusions:**

1. Any watering, mowing, or additional maintenance of the sodded or other restored areas following completion of the specified work.



2. Company is not responsible for damage to any underground irrigation, headwalls, piping, electrical, trees, or any lines not marked or located prior to project.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



**SCHEDULE B – PRICING SCHEDULE**

Total Price: **\$13,788.00** Price is valid for 60 days from the Effective Date

Due upon execution of this Agreement: 50% of the Total Price

Due upon completion of the services: remaining 50% of the Total Price

# SECTION 3

# SECTION a



**GMS JOB TITLE:** Amenity Manager  
**FLSA Status:** Exempt  
**HOURS:** Full Time (40+ hours per week)

### **GMS COMPANY OVERVIEW:**

Governmental Management Services (“GMS”) is a family of limited liability companies that was established for the purpose of providing special district management services to community development districts. GMS has quickly grown to be the largest CDD management firm in the State of Florida. Governmental Management Services currently has offices in Knoxville, Tennessee; Jacksonville, Florida; St. Augustine, Florida; Palm Coast, Florida; Ft. Lauderdale, Florida; Orlando, Florida; and Tampa, Florida with additional expansion planned.

We are a close-knit team of achievers that work passionately together to support our customers. We at GMS will give you the tools and support you need to grow your career with us in ways that are rewarding, fulfilling, and fun. Please visit our website at [www.govmgtsvc.com](http://www.govmgtsvc.com) for additional information on our organization and the quality services we provide.

### **JOB SUMMARY AND PURPOSE OF THE JOB:**

The Amenity Manager Role “Team Member (TM)” oversees the clubhouse facility during the hours set by the Board of Supervisors and provides excellent customer service to residents. The Amenity Manager also provides exemplary service in a manner consistent with the values and mission of the assigned District and/or GMS. He or she performs all responsibilities while demonstrating outstanding customer service skills as it relates to this function. This includes working interdepartmentally, as well as, with our external customers.

### **PRIMARY RESPONSIBILITIES AND DUTIES include but are not limited to the following:**

- ◆ Must be familiar with the Clubhouse Rules and Regulations
- ◆ Greet persons entering facility, schedule and maintain reservation calendars.
- ◆ Ability to communicate concerns and updates to club members in a tactful and discrete manner.
- ◆ Answering phones in a professional manner and take ownership of the matters addressed on the phone, meaning that the TM will have to find the answer to the provided question or solution to the presented problem.
- ◆ Respond quickly to members concerns or inquiries.
- ◆ Conduct hourly rounds of the clubhouse and pool deck to monitor usage, cleanliness, and any other items that should be reported to either the TM, clubhouse manager, and/or the District Manager.
- ◆ Maintain a safe, clean, and friendly environment for the members. Maintain a proactive approach for safety and risk management.
- ◆ Must know the procedures for tracking inventory.
- ◆ May issue access cards to eligible residents.
- ◆ May assist with resident notification or special events.
- ◆ May be responsible for planning and oversight of all special events at the district.
- ◆ Report any problems and/or any accident or incident to the TL before the end of shift. Notify the team of any situations regarding the operation of the facility such as: broken equipment, facility damages, disciplinary concerns, and members' concerns.
- ◆ As part of being a team player: being available to substitute shifts as needed, with the understanding that same benefit will be reciprocal.
- ◆ Must be available to work weekends and some holidays.
- ◆ Understand pool and gym capacity and enforce associated rules for usage.
- ◆ Attend staff meetings. May also attend monthly Board Of Supervisor Meetings and produce a monthly report for those meetings.
- ◆ To comply with all other duties deemed necessary by management.

**ORLANDO**  
219 E. Livingston St.  
Orlando, FL 32801

**JACKSONVILLE**  
9655 Florida Mining Blvd. W  
Suite 305  
Jacksonville, FL 32257

**ST. AUGUSTINE**  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

**FT. LAUDERDALE**  
5385 N. Nob Hill Road  
Sunrise, FL 33351

**TAMPA**  
4530 Eagle Falls Pl  
Tampa, FL 33619

**PALM COAST**  
393 Palm Coast Parkway SW  
Suite 4  
Palm Coast, FL 33137

**KNOXVILLE**  
1001 Bradford Way  
Kingston, TN 37763



## SUPERVISORY RESPONSIBILITIES AND DUTIES:

- ◆ None, however, may provide additional oversight to maintenance personnel, lifeguards, pool monitors or pool attendants.

## COMPETENCIES:

- ◆ High Ethical Standards and Integrity
- ◆ Great Teamwork Skills and Demonstrated Collaboration Style. Maintains composure in challenging situations.
- ◆ Strong Attention to Detail
- ◆ Superior Communication, Writing, and Organizational Skills
- ◆ Self-Motivated, Able to Meet Pressing Time-Sensitive Requirements
- ◆ Demonstrates a commitment to the District and/or the GMS organization's philosophy of high quality, professionalism, and organizational culture
- ◆ English is required. Bi-lingual (Spanish and English) a plus. Multiple language fluency is desirable
- ◆ Must be able to read and write. Demonstrate excellent communication skills both verbal and written. Possess the ability to follow written and verbal directions.
- ◆ Must be at the legal required age.
- ◆ Must possess computer literacy skills with intermediate command of computer hardware/software required.
- ◆ For some District clients, CPR certification is a requirement of this position; the hiring manager will share this required if needed. For those Districts that require this certification, if the TM is not CPR certified it will be necessary that the TM obtains the certifications within 3 months, it is the obligation of the TL to make sure the TM gets scheduled to receive the proper training and the certification.
- ◆ Must be a team player as all the functions will require to interact with other team members.
- ◆ Ability to successfully complete mandatory training (Online and/or in person)

## WORK ENVIRONMENT:

The physical environment requires the employee to work both inside and outside in heat/cold, wet/humid, and dry/arid conditions. May be requested to work overtime and weekends for special program events.

## PHYSICAL DEMANDS:

Ability to lift up to 40 lbs. work in an upright standing or sitting position for long periods of time. Handle, grasp and lift objects and packages. Reach with hands and arms. Communicate, receive and exchange ideas and information by means of the spoken and written word. Ability to quickly and easily navigate the property/building as required to meet the job functions. Complete all required forms.

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

## TRAVEL AND AVAILABILITY REQUIREMENTS:

May be required to travel for training sessions off-site on an ad-hoc basis. May be occasionally required to cover assignments for front desk staff when needed. Ability to work extended hours and weekends based on scheduling needs.

## EDUCATION AND EXPERIENCE QUALIFICATIONS:

- ◆ Entry Level position. High School diploma or equivalent.
- ◆ One (1) or Two (2) years of front desk or club house attendant experience preferred. Strong customer service skills required. Effective verbal and written communication skills.



## RESTRICTIVE COVENANTS:

GMS requires applicants to disclose if they are subject to any restrictive covenants or commitments that would potentially or reasonably impact GMS business. Examples are non-solicitation agreements, non-compete agreements, etcetera.

## BENEFITS:

One of the many advantages of working at GMS and its family of companies is the great benefits that we offer to you and your eligible dependents. We offer benefits that foster the health and well-being of you and your family such as medical, dental, and vision coverage along with programs to enhance your financial security such as disability, life insurance, and a 401K retirement plan just to name a few.

GMS benefits are offered to full-time employees working greater than 30 hours per week.

## AAP/EEO STATEMENT:

GMS provides equal employment opportunities (EEO) to all applicants for employment without regard to race, color, religion, gender, sexual orientation, gender identity or expression, creed, citizenship status, ancestry, pregnancy, childbirth or related medical conditions, national origin, age, disability, genetic information, marital status, amnesty, or status as a covered veteran in accordance with applicable federal, state, and local laws. GMS complies with applicable state and local laws governing non-discrimination in

employment in every location in which the company has facilities. This policy applies to all terms and conditions of employment, including, but not limited to, hiring, placement, promotion, termination, layoff, recall, transfer, leaves of absence, compensation, and training. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

## DRUG-FREE WORKPLACE

In compliance with the Drug-Free Workplace Act of 1988, GMS has a longstanding commitment to provide a safe, quality-oriented, and productive work environment consistent with the standards of the community in which the company operates. Alcohol and drug abuse pose a threat to the health and safety of GMS employees and the security of the company's equipment and facilities. For these reasons, GMS is committed to the elimination of drug and alcohol use and abuse in the workplace.

## OTHER DUTIES MAY BE ASSIGNED

The above statements reflect the general information considered necessary to describe the principal functions of the job and should not be construed as a detailed description of all work requirements that may be inherent in the position. Nothing in this job description restricts management's right to assign or reassign duties and responsibilities to this job at any time and for any reason. Further, your signature on this job description does not change the at-will nature of your employment.

## WANT TO JOIN US?

Interested candidates should email their CV or resume to Alison Mossing at [AMOSSING@GMSNF.COM](mailto:AMOSSING@GMSNF.COM) or Brian Young at [BYOUNG@GMS-TAMPA.COM](mailto:BYOUNG@GMS-TAMPA.COM).

A background check may be required for this position and GMS offers market-competitive compensation that is commensurate with an applicant's education and experience.

# GMS Employee Self-Assessment Performance Form



\*\*\* CONFIDENTIAL \*\*\*

## EMPLOYEE INFO

EMPLOYEE NAME	Harold Myers	DEPARTMENT	Amenity Tampa
EMPLOYEE HIRE DATE	6/10/2025	REVIEWER NAME	Patrick Lavoy
POSITION HELD	Lakeside Plantation Amenities Manager	REVIEWER TITLE	Chairman; Pat Lavoy
LAST REVIEW DATE		TODAY'S DATE	

## CURRENT RESPONSIBILITIES

*Key responsibilities of the position.  
(Attach job description, noting any significant changes, as appropriate.)*

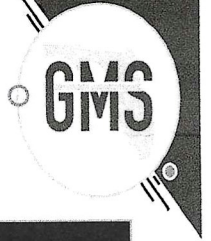
- SEE ATTACHED
- 
- 

## EMPLOYEE SELF-ASSESSMENT

*Discuss areas of notable performance achievement during the review period.*

- HELPED PLAN AND IMPLEMENT THE REMODEL OF THE CLUB HOUSE FACILITIES. REPAINTING, REDECORATING, NEW FITNESS EQUIPMENT.
- HIRED, TRAINED AND BUILT A GREAT TEAM OF OUTSTANDING ASSOCIATES
- EVENTS PLANNING AN IMPLEMENTATION THROUGHOUT THE SEASON
- RENTALS OF AMENITY SPACE..CONTINUE BUILDING ON THIS REVENUE SOURCE.
- GREAT RESIDENT SERVICES AND SATISFACTION.
- 
-

# GMS Employee Self-Assessment Performance Form



\*\*\* CONFIDENTIAL \*\*\*

- HAROLD IS A TAKE CHARGE INDIVIDUAL AND HAS TAKEN THIS TEAM AT LAKESIDE PLANTATION TO NEW LEVELS OF CUSTOMER SERVICE AND HAS BUILT A GREAT TEAM.
- HE HAS BEEN DELIVERING SOLID RESULTS IN ALL AREAS FOR THE CLUBHOUSE AND IT'S VARIOUS RESIDENT EVENTS
- INSTRUMENTAL IN GETTING TENNIS REVENUES AND PROCESSES ESTABLISHED
- HE HAS ESTABLISHED A CULTURE OF SUPERIOR CUSTOMER SERVICE
- KEEPS SUPERVISORS INFORMED
- 

## *Discuss areas of improvement needed in own performance and share a plan to achieve improved performance, as appropriate.*

- STILL A BIT CONFUSED ON BUDGET AND REPORTS OF HOW MUCH HAS BEEN SPENT ON A MONTHLY BASIS. HAS TO BE A REPORT RATHER THAN ADDING UP ALL RECEIPTS AT END OF MONTH IN ORDER TO ACHIEVE SAVINGS AND MORE REVENUES.
- CONTINUE BUILDING THE RENTAL REVENUES OF THE CLUBHOUSE.
- 
- 
- HAROLD IS THE SUBJECT MATTER EXPERT OF OUR VARIOUS SOFTWARE PROGRAMS AND TRAIN ALL ASSOCIATES AND ALLOW THEM TO BECOME PROFICIENT
- HAROLD HAS TO FINE TUNE OUR OFFERINGS AND REVIEW THEM ON A MONTHLY BASIS AS TO THEIR PROFITABILITY AND INITIATE NEW PRODUCTS AND SERVICES TO OUR RESIDENTS
- HAROLD WILL BE ACCEPTING NEW TASKS SUCH AS BEING THE CENTRAL POINT OF CONTACT FOR CONTRACTOR SERVICES RELIEVING THE SUPERVISORS IN GETTING QUOTES AND SUBMITTALS FOR BOARD APPROVAL.

## *Discuss areas of assistance needed from your supervisor, if any.*

- MY PLAN IS TO HAVE HAROLD NOT ONLY BE THE LIFESTYLE SUPERVISOR BUT TO ASSUME DAY TO DAY MANAGEMENT OF THE FACILITIES & PROPERTIES
- ASSIST SUPERVISORS WITH BUDGET REQUEST AND PLANNING
- CONTINUE BUILDING RENTAL & ENTERTAINMENT REVENUE TO REDUCE RESIDENTS CDD COST AS EVERY DOLLAR THE CLUBHOUSE BRINGS IN IS A DOLLAR LESS RESIDENTS HAVE TO PAY ON THEIR ANNUAL MAINTENANCE FEES
- HAROLD HAS PROVED TO BE A VALUABLE ASSET IN OUR ORGANIZATION AND NEEDS TO BE COMMENDED AS SUCH.
- 
- 
-

# SECTION b

# SECTION I

# QUOTE

**John Williams**

PO Box 510532  
Punta Gorda, FL 33951

**BILL TO**

Lakeside Plantation  
2800 Plantation Blvd  
North Port, FL 34289

**QUOTE #**

100

**QUOTE DATE**

03/10/2025

<b>QTY</b>	<b>DESCRIPTION</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
1	Grind, patch or replace 83 sections of sidewalk	11,000.00	11,000.00
		<b>TOTAL</b>	<b>\$11,000.00</b>

# SECTION II



### Customer Contract

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

Customer Initial: X \_\_\_\_\_



**Fort Myers**  
 1755 Benchmark Ave  
 Fort Myers, FL 33905

**Phone:** 239-722-6920  
**Website:** www.alphafoundations.com

Licensed Contractor	Date
CBC1257350	3/12/2025
Customer and Account Number	Phone (Work or Home)
Lakeside Plantation CDD & Pat Plantation CDD - 268359	Home: (239)241-1160, Mobile: (941) 423-5500
Project Location	E-mail
2200 Plantation Blvd North Port, FL 34289	Pattlavoycdd@gmail.com

PROPOSED PRODUCTS	QTY
Site Work/Obstruction - 9970 sq ft grind	170.0
<hr/>	
<b>Subtotal</b>	<b>\$39,009.90</b>
<b>Discount</b>	<b>\$2,730.69</b>
<b>Contract Price</b>	<b>\$36,279.21</b>

This Contract, along with the Terms and Conditions, the Warranties, the Notice of Cancellation, and the Payment Terms form the contract (the "Contract") between the Customer and Alpha Foundation Specialists, LLC (the "Contractor").

- |  |  |
|--|--|
| X_____ Customer is responsible for removing all personal items from the work area.       | X_____ A full perimeter drainage system with sump pump was recommended.        |
| X_____ Customer assumes responsibility for damages to hidden or unmarked utility lines.  | X_____ Customer is aware of warranty and all addenda.                          |
| X_____ Stabilization is warranted. Contractor can attempt to lift at Customer's request. | X_____ Customer is responsible for providing all necessary electrical outlets. |

Acceptance of Contract - The above prices, specifications, conditions, and separate warranty are satisfactory and hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above or in accordance with the attached addendum. Subject to the Terms and Conditions, Contractor shall endeavor to start work within one hundred fifty (150) days of the date of the Contract and shall endeavor to complete the work within an estimated one hundred twenty (120) days of the start date of the work..

Customer	Contractor
X_____	X_____
X_____	_____
Date _____ 3/12/2025	Date _____ 3/12/2025

**Product Specifications**

- Site work and/or obstructions on project.

## Terms and Conditions

1. **Services.** Alpha Foundation Specialists, LLC d/b/a Alpha Foundations, license no. CBC1257350, is licensed by the Florida Department of Business and Professional Regulation.

This Contract for the services requested by Customer (the "Work") is based primarily upon Customer's description of the project and/or the related problem(s) and is intended to remediate those problem(s). Contractor assumes existing construction generally complies with the relevant building codes. Any drawing(s) attached to the Contract are intended solely for illustration purposes, are not to scale, and do not create any additional representation, warranty, or commitment on the part of Contractor in connection with the Work. Contractor is not responsible for products, services, or conditions not expressly reflected herein, not expressly included in the Contract, and not purchased and paid for by Customer. Start dates and completion deadlines for the Work are approximate and may be affected by events beyond Contractor's control, such as weather, permitting issues, access to the property, etc. Any delay caused by events beyond the control of Contractor shall not constitute abandonment and shall not be included in calculating timeframes for payment and performance. Contractor reserves the right to amend the scope of the Work in order to best address the project and/or problems. Any changes to the scope of Work which change the cost, materials, work to be performed, or estimated completion date must be made in writing, signed by both parties, and paid for before the Work can be performed. Any deviation from the scope of Work set forth in the Contract that results in additional costs, including but not limited to unforeseen site conditions, unusual building construction, changes needed after Contractor's engineering/ management review of the signed Contract, and/or special requirements from the county/city/agency, will become an extra charge over and above the contract amount set forth in the Contract. If Customer and Contractor cannot agree on the amount of such additional costs and sign an amendment to the Contract, then Contractor has the option, at its sole discretion, of not proceeding with the Work and canceling the Contract for its convenience. Contractor reserves the right to substitute a product with an equivalent or superior product. The Work will be completed in a workmanlike manner according to the standard practices of the industry, and Contractor will comply with local permitting, inspection, and zoning requirements.
2. **Acceptance of Contract.** By signing the Contract, Customer acknowledges that he/she understands and accepts all terms, the Terms and Conditions and the Warranties, and desires to enter into a contract with Contractor for the completion of the Work. Customer's signature authorizes Contractor to perform the Work as specified in the Contract. The Contract may be withdrawn by Contractor if it is not accepted within thirty (30) days from the date of delivery.
3. **Compensation.** Customer agrees to pay Contractor compensation as set forth in the Contract. Payment must be made in full upon completion of the Work. Failure by Customer to make payments when due shall constitute a breach of the Contract. A service fee of \$25 will be charged for each returned check, and interest at a rate of 1% per month shall be applied to any amounts owed by Customer to Contractor (both pre-judgment and post-judgment) if Customer fails to pay the amounts owed for the Work as agreed.
4. **Insurance.** Contractor represents and warrants that it maintains insurance as set forth in the Contractor's Certificate of Liability Insurance, which can be made available upon request.
5. **Dispute Resolution.**

Dispute Resolution. Contractor and Customer agree that the Contract evidences a transaction involving or affecting interstate commerce and that their agreement to arbitrate, including whether an agreement to arbitrate exists or whether the controversy is subject to an agreement to arbitrate, shall be governed by the Federal Arbitration Act ("FAA"), 9 U.S.C. § 1, et seq. Any claim, dispute, or other matter in controversy arising out of or related to this Contract or breach thereof and/or related to the Work shall be settled by arbitration administered by the American Arbitration Association ("AAA") in accordance with its Construction Industry Arbitration Rules and the FAA in the place where the project is located, unless another location is mutually agreed upon, and judgment on the award rendered by the single arbitrator appointed to decide such proceeding may be entered in accordance with applicable law in any court having jurisdiction thereof. The fee schedule is listed on the AAA website at <http://info.adr.org/constructionfeeschedule/>. For any other issues, the Contract shall be governed by the law of the place where the project is located, excluding that jurisdiction's choice of law rules.

If Customer elects to initiate arbitration, the arbitrator has the discretion and authority to award such remedies as may be available under applicable law. If payment in full is not made when due, Contractor may recover from Customer all expenses of collection, including attorneys' fees, court costs, court reporter fees, and expert witness fees, in such amount as the arbitrator may adjudge reasonable if Contractor prevails on such payment claim. Except as stated in the preceding sentence, each party shall be responsible for its own attorneys' fees for the arbitration. Contractor is also entitled to recover interest on the unpaid amount from the date due until paid at the rate of 1% per month. EACH PARTY TO THIS CONTRACT FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, WAIVES ALL RIGHTS TO TRIAL BY JURY FOR ANY CLAIM, DISPUTE, OR OTHER MATTER IN CONTROVERSY ARISING OUT OF OR RELATED TO THIS CONTRACT.
6. **Customer's Responsibility.**
  - a. **Cosmetic Repairs.** Unless specifically noted in the Contract, Contractor is not responsible for any cosmetic repairs. Rather, Customer is responsible for any finished carpentry, painting, repointing, electrical work, extending discharge lines, replacement of floor tiles, carpeting, paneling, etc. that may be necessary after Contractor has completed the Work, unless such repairs are specifically identified in the Contract. When trenching or excavation is required, Contractor will backfill and compact soil to the best of its ability; however, Customer may need to add more topsoil at a later date if the excavated area settles. Customer is also responsible for any landscaping, reseeding, and resodding that may be necessary after Contractor has completed the Work.
  - b. **Utilities.** Contractor will call the appropriate utility protection service or damage prevention authority (i.e., 811 or "Miss Utility") to have all public underground utilities located. If Customer lives at a rural address, public lines will only be located to the pole or Customer's property line. Customer is responsible for marking any private lines such as satellite dish cables, propane lines, low voltage lighting wires, sprinkler system lines, security system wires, services to outbuildings and swimming pools, etc. Customer assumes all responsibility for damage caused to hidden, buried, or unmarked fuel/utility/service/private lines. Unless otherwise noted, electrical work is not included in this Contract and problems with electrical connections are the responsibility of Customer.
  - c. **Water Seepage.** Customer agrees to maintain positive drainage away from any wall(s) repaired by wall anchors, foundation piers, and/or carbon fiber strips/reinforcers. In the event of a wall anchor installation, a water management system is recommended to reduce hydrostatic pressure (which increases at greater depths) on the wall(s) and reduce the chance of water seepage into the basement. Water seepage into any area of the basement is NOT covered by the attached Warranties.
  - d. **Access and Personal Property.** Customer shall provide access to the areas where the Work is to be performed and shall furnish utilities of electric and water at no cost to Contractor. Customer shall prepare such areas so that Contractor can begin work, including moving all items at least 10 feet away from areas where Work is to be performed and adequately sealing off living space from work areas. Customer shall remove or protect personal property, inside and outside of the residence, including but not limited to carpets, rugs, shrubs and plants, and Contractor shall not be responsible for said items. In the event that the removals have not been completed by the scheduled start date for Work, Customer shall be assessed a trip fee of \$250. Contractor may offer, but is not required, to assist (i) in the preparation of the Work areas and/or (ii) in the removal and replacement of drywall, paneling, flooring, finish carpentry, wall coverings, or landscaping at a rate of \$40 per man hour.
  - e. **Representations.** Customer warrants that except as described in the request for service, all electrical, plumbing, HVAC, restoration, and handyman services located on the property are in good repair and condition and agrees to indemnify Contractor for any defective conditions that exist prior to or that occur after performance of the Work through no fault of Contractor. Customer is responsible for protecting the components that Contractor provides from future damage and shall follow all instructions provided in maintaining and protecting such components.
7. **On-Site Meetings.** Customer shall meet with Contractor on-site before the Work begins and shall meet with Contractor on-site when the Work is completed and ready for inspection such that Contractor can explain the Work and finalize payment by Customer. Customer shall be responsible for being present on-

site during any attempts to lift any part of the structure and/or concrete pavement.

8. **Notice and Contractor's Right to Cure.** Customer shall promptly report, in writing, any problems with the Work to Contractor. If the problem with the Work is attributable to Contractor, Contractor will begin to repair/correct the problem within fourteen (14) days of receipt of written notice and shall complete the repair/correction in a reasonable time.
9. **Assignment.** This Contract will be binding upon the parties hereto and their respective successors and assigns. This Contract is not assignable without the written consent of both parties.
10. **Miscellaneous.** This Contract constitutes the entire agreement of the parties. All prior agreements, whether written or oral, are merged herein and shall be of no force or effect. This Contract shall not be modified except in writing signed by both parties. The waiver by any party of a breach or the failure to enforce any provision of this Contract shall not operate as a continued waiver or agreement or be construed as any other waiver or agreement. The validity, performance, and construction of this Contract shall be governed and interpreted in accordance with the law of the place where the project is located. If any term, condition, or provision of this Contract is found unenforceable by a court of law or equity, this Contract shall be construed as though that term, condition, or provision did not exist, and its unenforceability shall have no effect whatsoever on the rest of this Contract.
11. **Signatures.** This Contract may be executed in any number of counterparts, each of which shall, when executed, be deemed to be an original and all of which shall be deemed to be one and the same instrument. This Contract may be executed by facsimile or electronic signature pages which shall have the same force and effect as original executed signature pages. The person signing below for Customer represents that he/she has authority to act on behalf of the owner(s) of the property described in the Contract.
12. **Limitation of Liability.** IN NO EVENT SHALL CONTRACTOR BE RESPONSIBLE FOR INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO, LOSS OF USE OF THE SUBJECT PROPERTY, DAMAGE TO ANY PROPERTY NOT FURNISHED BY CONTRACTOR, ATTORNEYS' FEES, EXPERT FEES AND/OR COSTS. **THE TOTAL LIABILITY OF CONTRACTOR UNDER ANY CLAIMS, LOSSES, COSTS OR DAMAGES WHATSOEVER ARISING OUT OF, RESULTING FROM OR IN ANY WAY RELATED TO THIS CONTRACT AND/OR THE WORK SHALL NOT EXCEED THE TOTAL COMPENSATION PAID BY CUSTOMER TO CONTRACTOR PURSUANT TO THIS CONTRACT.**
13. FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND.

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF CUSTOMER LOSES 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.

**IN WITNESS WHEREOF**, Customer and Contractor have caused their duly authorized representatives to execute this Contract as of the date first written above.

**Customer**

**Contractor Alpha Foundation Specialists, LLC**

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

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

By: Lakeside Plantation CDD & Pat Plantation CDD - 268359 \_\_\_\_\_

By: Bryson Grasse \_\_\_\_\_

## Warranties

These Warranties are in effect only after the Work is completed and Customer has paid in full. If payment is not received, these Warranties are null and void. These Warranties are made in lieu of all other warranties, express or implied, and of all other obligations on the part of Contractor to Customer. There are no other oral or written warranties. There are no warranties which extend beyond the descriptions that appear below, including no warranties of express or implied merchantability and no warranties of express or implied fitness for a particular purpose. These Warranties are transferable to future owners of the structure on which the Work is completed. Contractor shall charge a fee of \$240 to complete a system inspection and new owner orientation. All warranty claims must be brought prior to the expiration of the applicable warranty period in order to be valid. Contractor does not warrant products not mentioned herein. Some products may be covered by a separate manufacturer's warranty, and Customer is responsible for compliance with any notice and claim procedure included in such warranties.

1. Definitions. The term "stabilize," as used in these Warranties, shall mean to make unlikely to give way or fail. The term "horizontal movement", as used in these Warranties shall mean bowing. The term "vertical movement," as used in these Warranties shall mean settlement.
2. Wall Support Systems. Contractor hereby warrants that wall support systems, including wall anchors, carbon fiber strips, and steel I-beam systems, will stop further inward horizontal movement of the wall(s) in the areas where they are installed for the lifetime of the structure from the date of installation. Wall support systems are warranted only to stabilize repaired walls(s), not straighten. Walls that do not have wall support systems installed by Contractor entirely from corner to corner are not warranted. Contractor recommends annual maintenance for wall support systems. The cost of maintenance is not included in this contract, but maintenance is available from Contractor at an additional charge. For carbon fiber strips, contractor does not warrant against: (1) any tipping or leaning at the top of the wall(s) repaired; (2) shearing or sliding at the bottom of the wall(s) repaired. In the rare instance that the repaired wall(s) experience leaning or shearing, steel brackets or other methods can be installed by Contractor at an additional charge.
3. Foundation Push Piers and Foundation Helical Piers. Contractor warrants that the foundation push piers and foundation helical piers will stabilize the affected area(s) against further vertical movement for the lifetime of the structure from the date of installation. Contractor DOES NOT WARRANT TO LIFT ANY STRUCTURE, to close cracks, to render doors and windows operational, or to move walls back to their original position, but will do its best to achieve positive results in this regard, if lift is requested by Customer. Contractor is not responsible for any damages caused by a lifting operation on Customer's foundation. Foundation push piers and foundation helical piers are sold and installed without the benefit of detailed knowledge of the existing foundation construction or subsurface conditions at the site. Contractor reserves the right to conduct a more thorough subsurface investigation, if necessary. Such an investigation may result in additional charges and delays.
4. Steel Columns/Adjustable Screw Jacks/IntelliJack Supports/SettleStop Floor Supports. Contractor warrants that the support system will stabilize the affected area(s) against further vertical movement for a period of two (2) years from the date of installation. This two (2) years warranty against further vertical movement is separate and apart from the manufacturer's warranty of twenty-five (25) years on the product(s). Contractor DOES NOT WARRANT TO LIFT ANY STRUCTURE, to close cracks, to render doors and windows operational, or to move walls back to their original position, but will do its best to achieve positive results in this regard, if lift is requested by Customer. Contractor is not responsible for any damages caused by a lifting operation on Customer's framing. The condition of wood located in crawl spaces can be highly variable and can rapidly deteriorate or move as a result of changes in environmental conditions and/or changes in the building envelope conditions. Contractor is not responsible for wood repair (i.e., joist sistering, beam replacement, sill plate repair, cracking/movement in hardwood flooring or tiles) incidental to changes in environmental conditions and/or changes in the building envelope conditions, unless specifically noted in this Contract. Contractor warrants carpentry work for a period of one (1) year. Steel columns/adjustable screw jacks are sold and installed without the benefit of detailed knowledge of the existing foundation construction or subsurface conditions at the site. Contractor reserves the right to conduct a more thorough subsurface investigation, if necessary. Such an investigation may result in additional charges and delays.
5. Slab Piers. Contractor warrants that the slab piers will stabilize the affected area(s) against further vertical movement for a period of ten (10) years from the date of installation. Contractor DOES NOT WARRANT TO LIFT the slab back to its original position.
6. Water Management. Contractor warrants that if water from the walls or floor wall joint passes through the perimeter of the water management system and into the basement floor, Contractor will provide the additional labor and materials to fix the leak at no additional charge to the Customer. This warranty applies to water management systems along the specific areas where the system is installed. This warranty will be in effect for the lifetime of the structure and may be transferred to future homeowners provided Contractor is notified within thirty (30) days of the real estate transfer. Annual maintenance is strongly recommended for all water management systems, but is not required for the warranty to be in effect. The water management system shall not rust, rot, or corrode for the life of the structure. If the entire perimeter of the basement was not treated, then additional work at an additional charge may be necessary to extend the system or treat other areas or other problems not addressed by this Work. In addition, a pump or power failure is possible; therefore, this warranty is not a guarantee of a dry basement. This warranty shall not apply to condensation, or any system that has been altered in any way, water vapor transmission, concrete discoloration from capillary action, water squirting out of the walls over the system, window well flooding, plumbing leaks, surface water flooding, leaks from chimneys or garages, wall dampness, or efflorescence (white powder) on concrete, masonry or bricks. Contractor is not responsible for frozen discharge lines or water once it is pumped from the structure. Installation of a water management system does not include extending discharge lines more than five (5) feet from the foundation or electrical work, unless specified. Floor cracks are warranted against leakage only with full perimeter water management systems. Primary AC operated sump pumps and DC back-up pumps may be covered under a separate manufacturer's warranty. Systems that drain to daylight cannot be warranted by Contractor if such system does not drain enough water, does not drain water from under the floor, clogs, or freezes. While drainage systems clogging or malfunctioning from iron ochre, iron get, or iron bacteria from the soil are rare, Contractor cannot be responsible for these situations, or for a system that requires cleaning, flushing, or other service as necessary to keep it functioning.
7. Crawl Space Encapsulation. A crawl space encapsulation system will isolate the home from the earth. The humidity level in the air will be lowered, reducing moisture; however, the encapsulation system does not claim to be a mold mitigation system and a dehumidification/air purification system is highly recommended to further reduce mold growth. CrawlSeal has a transferable twenty-five (25) years warranty—there will be no charge for service calls on any tears or holes in the CrawlSeal liner (not caused by abuse or misuse), in the unlikely event this occurs. Wet crawl spaces require a drainage system and a sump pump system to remedy any problems with water below the liner. There will be no charge for Contractor to repair tears or holes in the crawl space encapsulation liner, unless Contractor determines that the tear/hole was caused by abuse or misuse. Sump pumps and crawl space encapsulation systems may be covered under a separate manufacturer's warranty. Installation of a crawl space encapsulation system does not include extending discharge lines more than five (5) feet from the foundation or electrical work, unless specified. Contractor is not responsible for frozen discharge lines, water once it is pumped from the structure, or condensation. The condition of wood located in crawl spaces can be highly variable and can rapidly deteriorate or move as a result of changes in environmental conditions and/or changes in the building envelope conditions. Contractor is not responsible for the repair of pre-existing wood damage unless specifically noted in this Contract.
8. PolyRenewal and Expanding Polyurethane Structural Foam. Contractor represents that expanding polyurethane structural foam will fill voids, but will not necessarily lift Customer's slab to meet any criteria of levelness. Contractor recommends sealing all cracks and joints, and Contractor can do so for an additional charge. Contractor warrants that the area where the slab of concrete was stabilized will not settle more than ¼ inch for a period of five (5) years from the date of installation. If it does, Contractor will provide the labor and materials to re-inject the area at no additional charge to Customer. This Warranty does not include patching or caulking between slabs. Customer is aware that the concrete may not be perfectly level or may not lift at all. Contractor guarantees stabilization, NOT LIFT. Any personal items in the work area are to be removed by the Customer prior to the arrival of the Contractor's crew. This warranty is void if Customer does not maintain grade around slabs and seal joints between slabs.

9. Exclusions. THIS WARRANTY DOES NOT COVER, AND CONTRACTOR SPECIFICALLY DISCLAIMS LIABILITY FOR: (a) any product or system that is altered in any way; (b) exterior waterproofing; (c) system damage caused by Customer's negligence, misuse, abuse, or alteration; (d) damage, issues, and conditions incidental to installation, including dust and dirt; (e) changes to wood framing system; (f) damage to personal property of any type; (g) unmarked utility line breakage; (h) private utilities and lines (e.g., sprinkler, plumbing, discharge lines, etc.); (i) damage caused by unforeseen conditions such as mold, asbestos, or lead based paint; (j) removal and/or disposal of any hazardous materials; (k) failure or delay in performance or damage caused by acts of God (flood, fire, storm, earthquake, methane gas, etc.), acts of civil or military authority, or any other cause outside of Contractor's control; (l) damage beyond Contractor's control caused by dry rot, corrosion, termite infestation, and substandard construction; (m) damage done during a lifting operation; (n) basement water seepage, unless a full perimeter drainage system has been installed; (o) heave or any damage caused by it; and (p) damage caused by lateral movements and forces of hillside creep, land sliding or slumping of fill soils of deep embankments. EXCEPT AS EXPRESSLY SET FORTH, ALL SERVICES, MATERIALS, PARTS AND COMPONENTS PROVIDED BY CONTRACTOR ARE PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, AND CONTRACTOR EXPRESSLY DISCLAIMS ALL WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

NOTICE OF CANCELLATION

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**Transaction Date:** X \_\_\_\_\_

You may CANCEL this transaction, without any penalty or obligation, within THREE BUSINESS DAYS from the above date.

If you cancel, any property traded in, any payments made by you under the Contract or sale, and any negotiable instrument executed by you will be returned within 10 BUSINESS DAYS following receipt by Contractor of your cancellation notice, and any security interest arising out of the transaction will be canceled.

If you cancel, you must make available to Contractor at your residence, in substantially as good condition as when received, any goods delivered to you under this Contract or sale; or you may, if you wish, comply with the instructions of Contractor regarding the return shipment of the goods at Contractor's expense and risk.

If you do make the goods available to Contractor and Contractor does not pick them up within 20 days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to Contractor, or if you agree to return the goods to Contractor and fail to do so, then you remain liable for performance of all obligations under the Contract.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram, to:

Alpha Foundation Specialists, LLC at 1755 Benchmark Ave, Fort Myers, FL 33905

NOT LATER THAN MIDNIGHT OF X \_\_\_\_\_ (Date).

I HEREBY CANCEL THIS TRANSACTION.

(Date) \_\_\_\_\_

(Customer's signature) \_\_\_\_\_

If after three business days the transaction has not been canceled, then the deposit will be non-refundable.

**PAYMENT TERMS**

We propose hereby to complete the services indicated in this Contract for the sum of:

<b>Contract Amount</b>	<b>\$36,279.21</b>
<b>Deposit</b>	<b>\$9,069.80</b>
<b>Due Upon Completion</b>	<b>\$27,209.41</b>

Is the project financed? YES \_\_\_\_\_ NO \_\_\_\_\_ (Financing must be set up at the time of the signed contract.)

Approval/Account # \_\_\_\_\_

X \_\_\_\_\_ (initial) - Customer must be present on final day of install and final walk-through is to be performed with the job foreman.

X \_\_\_\_\_ (initial) - Balance to be paid in full to foreman on last day of install. (Unless financed)

**BUYER'S RIGHT TO CANCEL.**

This is a home solicitation sale, and if Customer does not want the goods or services, Customer may cancel the Contract by providing written notice to Contractor in person, by telegram, or by mail.

This notice must indicate that Customer does not want the goods or services and must be delivered or postmarked before midnight of the third business day after Customer signs the Contract.

The notice must be mailed or delivered to: Alpha Foundation Specialists, LLC at 1755 Benchmark Ave, Fort Myers, FL 33905.

If Customer cancels the Contract, Contractor may not keep all or part of any cash down payment. If Customer does not cancel the transaction during the cancellation period listed in this paragraph of the Contract, the deposit will be non-refundable. See the attached Notice of Cancellation form for further explanation of this cancellation right.

**Customer**

**Contractor**

X \_\_\_\_\_

X \_\_\_\_\_

X \_\_\_\_\_

—

Date \_\_\_\_\_ 3/12/2025 \_\_\_\_\_

Date \_\_\_\_\_ 3/12/2025 \_\_\_\_\_

# SECTION III



## ONYX ASPHALT USA, INC.

9200 Bonita Beach Rd. Suite 212

Bonita Springs, FL 34135

Phone: 239-970-0327

Fax: 708-687-8114

Email: [bob@onyxasphaltusa.com](mailto:bob@onyxasphaltusa.com)

Website: [www.onyxasphaltusa.com](http://www.onyxasphaltusa.com)

**Proposal:** March 18, 2025

**Client Contact:** Lakeside Plantation CDD  
2800 Plantation Blvd.  
North Port, FL 34289  
Attn: Pat Lavoy  
E: patlavoycdd@gmail.com  
P: 239-241-1160

**Location:** Lakeside Plantation CDD  
2800 Plantation Blvd.  
North Port, FL 34289

**Job Description:** Concrete grinding repairs 90 locations

1. Grind concrete sidewalk to remove trip hazards up to 1/2" height and up to 5' wide.

\$ 7,600.00 due at signing

\$ 14,000.00 due upon completion

**Total:** **\$ 21,600.00**

**Terms:** Payment upon completion

- The bid is valid for 30 days from the date on the estimate. After this period, pricing is subject to change due to fluctuations in material, labor and other associated costs.
- Work must commence within 30 days of signing this proposal. If work does not begin within this timeframe, pricing may be subject to adjustment based on current costs.
- A non-refundable deposit is required to secure scheduling and allocate resourced for this project. The deposit is non-refundable due to the disruption caused to the company scheduling, crew allocation, and project planning. Any cancellation or delay beyond 30 days may require a revised proposal and may be subject to additional charges.
- Onyx will acquire the necessary permit(s) for the project if requested by the client prior to the start of the project. Any associated costs, including permit fees and administrative expenses, will be the responsibility of the client and will add to the final project cost.
- Onyx is not responsible for pulling permits, if a permit is required it will be the responsibility of the property owner and property management company to do their due diligence and acquire a permit prior to commencement.

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- Onyx Asphalt USA Inc. is not responsible for delays in work due to weather, acts of God, governmental restrictions or regulations, local labor shortages, shortages of raw materials, supplies, transportation, fuel, or any other result out of the control of Onyx Asphalt USA Inc.
  - Onyx is not responsible for any damaged grass, weeds, and any form of vegetation growing through or around the asphalt and concrete.
  - Onyx is not responsible for any damaged underground utilities, irrigation pipes, cable, etc.
  - It is the owners and or managements responsibility to have utilities marked out or removed unless specified in the job description.
  - All measurements are considered working guidelines, not rigid specifications.
  - Onyx will not be responsible for standing water if grading is not done by Onyx.
  - Onyx is not responsible for new asphalt scuffing and marking within the first 12 months of installation due to the curing process.
  - Onyx is not responsible for any marks on the road, the sealcoating, the paint due to truck tires, equipment tracks and tires, fluids and fuels of any kind.
  - Onyx is not responsible for existing cracks in old asphalt that may transfer through to new overlay asphalt.
  - Onyx is not responsible for settling, shifting, cracking etc. caused by an insufficient amount of base rock. A minimum of four inches of properly compacted base rock is required for optimal pavement performance. Failure to meet this requirement may result in premature pavement failure, for which Onyx assumes no responsibility.
  - No warranty is provided for asphalt installed over an insufficient base.
  - Onyx is not responsible for any damage to existing asphalt, concrete, or brick paver surfaces caused by trucks, equipment or trailers due to the pre-existing condition and age of the surfaces.
  - Payments not made within the terms of this contract shall bear interest at two percent (2%) per month for a true A.P.R. of twenty four percent (24%). Cost of collections of any unpaid balance including attorney fees and court costs of any type shall be the responsibility of the owner and/or agent and/or management co. and shall be paid along with the unpaid balance by the owner and/or agent and/or management co.
  - All material is guaranteed to be as specified. All work to be completed in a professional 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 strikes, accidents or delays beyond our control. All work is covered by workman's compensation, general liability insurance and bonded.

Respectfully submitted,

*Robert Botthof*

**Acceptance of Proposal** – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. I understand that I am liable for all late fees and legal expenses.

**Date of Acceptance:** \_\_\_\_\_

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

# SECTION 4

# SECTION a



# Aztec Plumbing Inc.

12410 Metro Parkway  
Fort Myers FL 33966

Phone: 239-542-2284  
Fax: 239-542-9390

www.aztecpumbing.net  
License # CFC-1427446

Quote Date:  
**2/28/2025**

Page 1 of 2

**Cust Name:** LAKESIDE COMMUNITY OF PLANTATION  
**Mailing Addr:** 2200 PLANTATION BLVD, NORTH PORT 34289

Customer Phone #	Customer Email	Good Through	Sales Rep
239=241-1160 (PAT LAVOY)	<a href="mailto:PATLAVOYCDD@GMAIL.COM">PATLAVOYCDD@GMAIL.COM</a>	3/31/2025	MICHAEL AMBROSE
Description			Amount
INSTALLATION OF NEW UNDERGROUND STORM DRAIN FROM CATCH BASIN TO NEW POOL EQUIPMENT AREA ALL PIPE AND FITTINGS SHALL BE 3 IINCH SCHEDULE 40 / DWV SLOPE ON PIPING SHALL BE AT 1/4 INCH MINIMUM TO GUARANTEE A FLOW RATE OF 79 GPM DRAIN UP THROUGH NEW CONCRETE SHALL HAVE A PROTECTIVE FLOOR DRAIN COVER DRAIN WILL TERMINATE INTO THE CATCH BASIN BY TENNIS COURT BY CORE DRILLING NEW OR USE OF EXISTING AZTEC SHALL INSTALL AN ACCESSIBLE BACKFLOW PREVENTION DEVICE NEXT TO CATCH BASIN UNDERGROUND AZTEC SHALL TUNNEL NEW DRAIN PIPE UNDER SIDEWALK BACKFILL ALL WORK AREAS  AZTEC NOT RESPONSIBLE FOR FINAL SODDING NOR PLANTING OF SHRUBBERY DRAIN FOR POOL EQUIPMENT AREA TO BE MARKED BY OTHERS. ALL UNDERGROUND LOCATES ARE THE RESPOSIBILITY OF OTHERS			
<b>Terms: 10% DEPOSIT TO SCHEDULE. REMAINING BALANCE DUE UPON COMPLETION.</b> 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.			Subtotal \$ 6,948.00
Name on card: Credit card #: Expiration: CVV: Billing zip code:			
Acceptance of Proposal: _____ Date: _____			<b>TOTAL \$ 6,948.00</b>
The prices, specifications, and conditions outlined above & in underground waiver below are satisfactory & hereby accepted. Aztec Plumbing is authorized to complete the work as specified. Payment will be made as outlined above.			

## Underground Waiver

To increase awareness and understanding of issues that can arise while working underground, Aztec Plumbing & Drains has compiled a list of the most common occurrences. While each of these items may not apply to your project directly, it is in your best interest to have a complete understanding of each item. Please discuss these issues with your technician.

1. Unless otherwise noted, backfill will be to rough grade only. Additional fill if necessary, after settling is not included.
2. Unless otherwise noted, Aztec Plumbing & Drains is not responsible for sod replacement on your property or a neighboring property.
3. Unless otherwise noted, Aztec Plumbing & Drains is not responsible for concrete repair or removal.
4. Any additional labor, material and equipment necessary due to any and all underground impediments will result in an additional charge.
5. Any additional excavation, trenching, sawcutting or jackhammering necessary to complete the work will result in an additional charge.
6. Any additional labor, material and equipment necessary due to additional requirements of the city, county, state or other governing agency will result in an additional charge.
7. Any additional labor, material and equipment necessary for dewatering due to flooding or excessive ground or rainwater conditions will result in an additional charge.
8. Any repairs to any utilities or services that are damaged due to excavation are not the responsibility of Aztec Plumbing & Drains and will result in an additional charge.

# SECTION b

**Monster Pools Incorporated**

3534 Plover Ave. #102  
 Naples, FL 34117  
 Service@MonsterPoolsInc.com  
 877-659-0940



Date: 1.31.25
To: Harold Myers
Re: Lakeside Plantation Pool Service
Address: 2200 Plantation Blvd. North Port, FL 34289
Phone: 941.423.5500
Email: lakesideplantationamenitymanager@gms-tampa.com

**Scope of Work:**

- Service pool & spa, 3 times per week.
- This will include daily water chemistry, skimming, cleaning, and vacuuming the interior surface when needed.
- Inspection of the equipment to ensure it's running properly; any concerns will be brought to the owner's attention.
- Email of pool chemistry & photo sent after each service.
- Filters are checked monthly; filter replacement is an additional cost and suggested annually.
- Quarterly inspection of equipment, recalibration, per manufacturers specifications & report will be generated & emailed.
- Emergency/Extra service visits are available. (\$175).

**Amount:** \$1,900.00 per month

By signing below, you are agreeing with Monster Pools Inc. for services specified in "SCOPE of WORK" and agree to our "WHAT YOU CAN EXPECT LETTER" - as well as payment arrangements as necessary for services.

We are looking forward to serving you.

Signature & Date

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## WHAT YOU CAN EXPECT FROM OUR SERVICE

**THE WORK:** Route personnel shall perform the following work:

- A. Test water and add chemicals as needed.
- B. Skim pool, empty skimmer and pump pot baskets, empty pool sweep leaf bags and finger filters, clean energy filter, vacuum and brush as needed. (maximum 45 minutes)
- C. Backwash filters as needed (all filters except single cartridge) and adds diatomaceous earth to D.E. filters. The cleaning of single cartridge filters is included with service.

**SERVICE EXCEPTIONS:** Windy, rainy, severe weather, and Holidays.

A. **WINDY DAYS:** All the normal services will be performed, with the exception of vacuuming and bottom netting. This is due to visibility problems.

B. **RAINY DAYS:** All the normal services will be performed, with the exception of netting, vacuuming, and brushing. This is due to increased risk of lightning strikes with the use of items requiring a pole attachment.

C. **SEVERE WEATHER:** Under extreme conditions, such as ice and threat of tornado or flash flood, services may not be performed at all.

D. **HOLIDAYS:** Common solutions to the holiday;

1. Begin servicing pools 1-2 days prior to the holiday,
2. Servicing all pools on their scheduled day – including the holiday,
3. Begin servicing pools the day following the holiday,
4. Servicing 5 days of pools in 4 days, excluding the holiday.

**Note: It could take up to two weeks after wind or rain to get your pool back to normal operating conditions.**

### Billing Info

- Monthly payments are due and payable on 1st day of each month, for services rendered that month. CC and EFT payments are processed on the 1st of the month.
- Credit Cards will be run regularly and any cancellations MUST be received in writing prior to billing.
- If you have special/additional billing needs, please contact our office at 877-659-0940 or email at [Service@MonsterPoolsInc.com](mailto:Service@MonsterPoolsInc.com)

# SECTION VIII

# SECTION C

# SECTION 1

# Lakeside Plantation Community Development District

## Amenity Management Report

03/19/2025



**HAROLD MYERS**

AMENITY MANAGER LAKESIDE PLANTATION  
GMS, LLC



Lakeside Plantation  
Community Development District

**Amenity Management Report**  
**March 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 for February 1, 2025 to February 26, 2025  
The events brought in \$2,115.00 leaving us a plus of \$1,180.23 after event expenses.



# Recent Updates to the Community

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- New entrance signs are currently being placed and look absolutely wonderful.
- New “No Overnight Parking” signs have been placed in our parking area.



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## **Work in Progress**

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**--Still waiting on the last and final phase of permits for the pergolas at the entrance. Will keep community updated on the progress.**

**--Swimming Pool equipment approved at the February meeting. Will keep everyone updated as the information comes in from the vendor.**

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## **Staff Requests**

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## Conclusion

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

**[LakesidePlantationAmenityManager@gms-tampa.com](mailto:LakesidePlantationAmenityManager@gms-tampa.com)**

**Respectfully,**

**Harold Myers  
Amenity Manager**



# SECTION X

# SECTION A

8:51 AM (0  
minutes ago)

**damsam15169@comcast.net**

Good morning to all,  
This letter is to advise that on March 19<sup>th</sup> I will resign my seat on the Lakeside Plantation  
Community Development District Board.  
Respectfully,  
Mary A (Sue) Martin

# SECTION B

# SECTION 1

# Devon Poulos

1255 Jonah Dr  
North Port, Florida 34289  
941-202-9556

[poulos786@gmail.com](mailto:poulos786@gmail.com)

## ATTRIBUTES

*Solution Oriented, Responsible, Caring, Loyal, Creative Problem Solver, Patient, Self Directed*

## EMPLOYMENT HISTORY

### **City of North Port Parks and Recreation November 2018-Present**

#### **Aquatics Manager January 2023- Present**

- Develops and implements to aquatic facility operation and safety plans for the North Port Aquatic Center and satellite facilities such as the Atwater Community Park splash pad.
- Coordinates and manages all phases of assigned operations programs, events, and services.
- Assists in recruiting and hiring qualified lifeguards, instructors, and all other pool staff; directly supervises lifeguards, instructors, and other aquatic staff.
- Conducts training of staff in water safety, first aid, and CPR; ensures that all certifications of staff are maintained. Ensures high program standards are followed; provides regular in-service training to staff as needed.
- Supervises and evaluates assigned staff, including training and advising staff of rules and regulations, proper protocols, internal controls, and recreation management software (Rec Trac) utilization.
- Schedules and administers the work of assigned personnel to ensure aquatics facility is properly staffed, including tracking time and attendance.
- Ensures that the aquatic facility, including all systems and grounds are maintained in a clean and safe condition with the assistance of the Pool Technician. Ensures staff maintain proper pool chemical balance.
- Performs regular safety inspections of pools and equipment to reduce hazards and to provide maximum safety to the patrons.
- Coordinates and oversees the procurement of equipment and materials needed for aquatic facility and programs. Ensures warranty of new equipment is evaluated prior to repairs and replacements.
- Assists in the development of aquatic facility utilization and revenue goals, cost recovery expectations, and strategic plan initiatives.
- Assists with planning and monitoring of budget for activities, projects, programs, and services, including preparing and administering grants.

- Addresses issues pertaining to aquatic facility management and public participants.
- Prepares and compiles data for statistical summaries and reports related to Parks and Recreation activities and services.
- Works collaboratively with a variety of community organizations, schools, and citizens to provide programming and water safety education. Assists with the development and management of agreements to formalize partnerships with these organizations.
- Participates in the development of Parks & Recreation's goals and objectives as well as policies and procedures.
- Assist in the marketing of programs, events, services, and associated sponsorship procurement.
- Works with Lucity leads to develop and maintain facility specific automated work order system for service tracking and replacement planning.
- Serves as project manager for facility repairs, renovations, and improvements specific to aquatic operations. Works directly with outside contractors to ensure accuracy of work, cost effectiveness, aesthetics, and compliance with City policies. Tracks and reports project costs.
- Prepares and administers operating and capital improvement project budgets, performs cost analysis of services provided, and establishes performance measures.

### **Aquatics Supervisor February 2022- January 2023**

- Assists the Parks and Recreation Manager in the development and administration of the aquatic facility operation plan.
- Coordinates and manages all phases of assigned operations programs, events, and services.
- Assists in recruiting and hiring qualified lifeguards, instructors, and all other pool staff; directly supervises lifeguards, instructors, and other aquatic staff.
- Conducts training of staff in water safety, first aid, and CPR; ensures that all certifications of staff are maintained. Ensures high program standards are followed; provides regular in-service training to staff as needed.
- Supervises and evaluates assigned staff, including training and advising staff of rules and regulations, proper protocol, and internal controls.
- Schedules and administers the work of assigned personnel to ensure aquatics facility is properly staffed, including tracking time and attendance.
- Assists front counter staff with helping customers, taking registrations, memberships, and answering questions related to the center and programs.
- Ensures that the aquatic facility, including all systems and grounds are maintained in a clean and safe condition with the assistance of the Pool Technician. Maintains proper pool chemical balance.
- Performs regular safety inspections of pools and equipment to reduce hazards and to provide maximum safety to the patrons.
- Coordinates and oversees the procurement of equipment and materials needed for aquatic facility and programs. Ensures warranty of new equipment is evaluated prior to repairs and replacements.
- Maintains recreation management software (Rec Trac) for all swim related activities and events.
- Coordinates and develops plans for community activities and use of the aquatic facility, including preparation and monitoring of rental agreements.

- Assists with planning and monitoring of budget for activities, projects, programs and services; including preparing and administering grants.
- Assists with swim meets, tournaments, and other special events.
- Survey patrons and evaluate programs to determine public needs and how to increase program efficiency and effectiveness; receives patron complaints and suggestions and responds appropriately.
- Addresses issues pertaining to aquatic facility management and public participants.
- Prepares and compiles data for statistical summaries and reports related to Parks and Recreation activities and services.
- Works collaboratively with a variety of community organizations, schools, and citizens.
- Participates in the development of Parks & Recreation's goals and objectives as well as policies and procedures.
- Assist in the marketing of programs, events, services, and associated sponsorship procurement.

### **Assistant Aquatics Supervisor January 2020- February 2022**

- Develops, plans, promotes, implements and reviews a wide range of aquatic programs.
- Schedules staff to cover facility operations, programs and events.
- Recruits, trains, supervises, and evaluates staff on operational procedures and policies.
- Monitors program and/or facility budgets, tracks revenue, expenditures and procurement needs.
- Maintains recreation management software for all swim related activities and events.
- Coordinates and develops plans for community activities and use of the aquatic facility, including preparation and monitoring of rental agreements.
- Assists front counter staff with helping customers, taking registrations, establishing memberships, and answering questions related to the center and programs.
- Interacts with service providers, sponsors and City personnel on projects and programs.
- Provides general information to park and facility users.
- Supervises activities and enforces facility rules to ensure a safe environment.
- Ensures that medical assistance is readily available, including CPR, First Aid, and follows appropriate reporting requirements when necessary.
- Assists the Aquatics Supervisor in the procurement of equipment and materials needed for aquatic facility and programs. Ensures warranty of new equipment is evaluated prior to repairs and replacements.
- Generates reports; drafts memorandums and correspondence as needed.
- Maintains and tracks appropriate records and documentation.
- Inspects facilities for cleanliness and safety.
- Provides direct supervision of assigned staff, including coordination/training of volunteers.
- Assists in developing public relation strategies and promotional materials.

### **Head Lifeguard July 2019- January 2020**

- Assists with maintaining a safe aquatic facility which may include providing work direction to staff, providing real time feedback and noting suggestions and comments for supervisor's review.
- Coordinates lifeguard placement and rotations during shift to ensure efficient guarding and safety.
- Acted as a lifeguard during Head Lifeguard shift, modeling standards and expectations throughout shift.
- Serves as first level contact responding and documenting incidents which may occur when other lifeguard staff need assistance.
- Supervised and/or completes housekeeping, general maintenance tasks and logs data/ creates reports as necessary.
- Provides quality customer service to patrons and participants.
- Assisted with implementation of in-service training sessions and swimming/ recreational programs and events.
- Instructed monthly in-service trainings.

### **Recreation Program Coordinator Nov. 2018- July 2019**

- Develops, plans, promotes, implements and reviews a wide range of recreational programs, activities and special events.
- Schedules staff to cover various parks, facilities, programs and events.
- Recruits, trains and supervises staff on operational procedures and policies.
- Monitors program and/or facility budgets, tracks revenue and expenditures and procurement needs.
- Interacts with service providers, sponsors and City personnel on projects and programs.
- Inspects play areas, playgrounds and facilities for cleanliness and safety.
- Provides direct supervision of assigned staff, including coordination/training of volunteers.

### **Woodland Middle School August 2018- November 2018**

#### **Paraprofessional**

- Assist in the supervision of students as assigned.
- Perform clerical duties as assigned.
- Assist in creating a safe learning environment.
- Implement classroom activities as directed.
- Assist staff members with behavioral management.
- Assist with the development of instructional materials.

- Intervene, when appropriate, to situations concerning discipline of students.

### **Sarasota Family YMCA- August 2017-August 2018**

#### **Behavior Intervention Specialist- Triad Alternative Program**

- Coaching and development of at risk youth for a behavior management program
- Crisis de-escalation for at risk youth grades 6-12
- Instructed multiage middle school classroom with 48% ESE population in Social Emotional Learning Strategies
- Drove 14 passenger vehicle to ensure safety of students to and from school
- Liaison between parents, guardians and community partners such as Coastal Behavioral and Department of Juvenile Justice, First Step of Sarasota
- Trained new employees in the Behavior Intervention Specialist role
- Primary point of contact between counselors, parents, students and administrators
- Oversight of
- Conduct drug screening, backpack searches, personal searches

### **Manatee County Government BOCC -Jan. 2017- Aug. 2017**

#### **Recreation Coordinator**

- Coordinated registration and collected fees for recreational programs.
- Answered general inquiries from the public about availability and use of equipment, facilities and programs; handles complaints.
- Assisted management in generating reports on registrant, program and revenue information.
- Assisted with administrative and supervisory aspects of assigned County recreational programs

### **North Port YMCA**

Director of Youth Programs

Sep.2015 – Jan.2017

- Directed YMCA youth programs including Afterschool and Summer Camp exceeding 250children
- Managed staff of 8 direct reports
- Community liaison between public sector and nonprofit youth programs
- Accounting oversight, including receivables

- Maintained and developed a comprehensive budget of \$150,000.
- Supervised and developed aquatic programs.

Youth Programs Assistant Director

Aug.2012 – Sep.2015

- Facilitated sports programs for youth ages 6-12
- Processed payments for the programs department.
- Greeted and oriented customers to the program
- Assisted the Director with the management of staff and participants.
- Assisted with budgeting and developing new programs.
- Assisted with supervision of the facility pool.

Lifeguard

Sep.2012 – Jan.2017

- Ensured patron's safety.
- Customer Service
- Technical Work, including checking chemicals, adding chemicals, and balancing the water.

## **EDUCATION**

Southern New Hampshire University – A.A. Degree completed 2018

B.A. in Interdisciplinary Studies 2022

MBA-Public Administration. Est Completion Fall 2024

## **CERTIFICATIONS**

CPRE- Certified Parks and Recreation Executive (Current through 2026)

AFO- Aquatics Facility Operator (Current through 2029)

American Red Cross Lifeguard Certified

Lifeguard Instructor

Lifeguard Instructor Trainer

Water Safety Instructor

First Aid/CPR/AED Instructor

# SECTION 2

March 7, 2025

Ms. Jordan Lansford  
Governmental Management Services

Dear Ms. Lansford:

Attached please find my resume for consideration to become a CDD Board Member in Lakeside Plantation.

I have been a resident for 4 years, am a registered voter in the state and have attended a vast majority of the CDD Meetings.

Should you have any questions, please feel free to contact me. Thank you.

Sincerely,

Glenn Raymond

**GLENN RAYMOND**  
**1509 SCARLETT AVENUE**  
**NORTH PORT, FL 34289**  
**RAYMONDGD13@GMAIL.COM**  
**518-866-3818**

## **Skills Summary**

An avid reader, computer literate and a proven history of successful negotiations.

## **Syracuse University**

Syracuse, New York

BA – Business Administration

## **Experience**

### **Publix Supermarkets**

Currently work part time for Publix Supermarkets to keep active, the socialization of meeting people and keeping a foot in the working world.

### **Schroeder and Company**

Construction Manager of Sales which involved estimating, contract negotiations and hiring and supervising sub-contractors.

### **US Surgical Corporation**

Taught surgical stapling procedures

# SECTION D

**RESOLUTION 2025-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Lakeside Plantation Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of North Port, Florida; and

**WHEREAS**, the Board of Supervisors of the District desires to designate the Officers of the District.

**NOW, THEREFORE**, be it resolved by the Board of Supervisors of Lakeside Plantation Community Development District:

- 1. The following persons were elected to the offices shown, to wit:

_____	is appointed Chairman
_____	is appointed Vice Chairman
Jordan Lansford	is appointed Secretary/Assistant Treasurer
Hannah Henry	Treasurer
_____	is appointed Assistant Secretary
_____	is appointed Assistant Secretary
_____	is appointed Assistant Secretary
Darrin Mossing	is appointed Assistant Treasurer
Savannah Szozda	is appointed Assistant Treasurer
Alexandra Wolfe	is appointed Assistant Treasurer
Amanda Ferguson	is appointed Assistant Secretary
Jason Greenwood	is appointed Assistant Secretary
Richard McGrath	is appointed Assistant Secretary

**PASSED AND ADOPTED THIS 19<sup>th</sup> DAY OF MARCH 2025**

**ATTEST**

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman