



Lakeside Plantation

Community Development District

Patrick Lavoy, Chairman

Bud Sabol, Assistant Secretary

Ken Saul, Assistant Secretary

Ronald Perry, Assistant Secretary

Devon Poulos

June 18, 2025

AGENDA

Lakeside Plantation Community Development District
AGENDA

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

Wednesday
 June 18, 2025
 6:00 p.m.

Lakeside Plantation Clubhouse
 2800 Plantation Blvd.
 North Port, FL 34289
<https://us06web.zoom.us/j/83544934330>
 Meeting ID: 835 4493 4330
 Passcode: YRQC2q
 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
- V. Business Administration
 - A. Approval of Minutes of the May 13, 2025 Meeting Pages 6-21
 - B. Approval of Check Register Pages 23-89
 - 1. May 2025
 - C. Balance Sheet & Income Statement Pages 91-101
 - D. Special Assessment Receipts Schedule Page 103
- VI. New Business Items
 - A. Discussion of Proposed Budget for Fiscal Year 2026 Pages 105-118
- VII. Liaison Reports
 - A. Supervisor Saul & Action Item List (Landscape)
 - 1. Consideration of Proposals from Getz Outdoors Page 120
 - B. Supervisor Sabol & Action Item List (Aquatics)
- VIII. General Audience Comments
- IX. Staff Reports
 - A. Attorney
 - B. Amenity Manager
 - 1. Report Pages 122-122
 - 2. Grounds Maintenance Report

- a. Monster Pools Monthly Pool Service Report Pages 128-129
- b. Getz Outdoor Monthly Report
- c. Status Update on Aqualis Project
- 3. Consideration of Proposals for Transformer Rebuild
 - a. Proposal Viking Electric Page 132
 - b. Sergeant's Electric Pages 134-135
- 4. Discussion of Resurfacing Tennis Courts

Supervisors Requests

- X. Next Regularly Scheduled Board Meeting is **Wednesday, July 16, 2025, at 6:00 p.m.** at Lakeside Plantation Clubhouse
- XI. Adjournment

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

SECTION V

Subsection 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, **May 13, 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
Ken Saul	Vice Chairman
Alan (Bud) Sabol	Assistant Secretary
Ron Perry	Assistant Secretary
Devon Poulos	Assistant Secretary

Also present:

Jordan Lansford	GMS – District Management
Jason Greenwood	GMS
Amanda Ferguson	GMS
Sarah Sandy (<i>via Zoom</i>)	Kutak Rock, LLP
Harold Myers	Clubhouse Office Manager
Austin Getz	Getz Outdoor
Residents	

The following is a summary of the discussions and actions taken at the May 13, 2025 Lakeside Plantation Community Development District Board of Supervisors meeting

FIRST ORDER OF BUSINESS

Roll Call

Ms. Lansford called the meeting to order at 6:00 p.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited. Ms. Lansford announced that she was leaving GMS and it was her pleasure serving the Board.

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

Ms. Ferguson opened the public comment period. Ms. Louise White of 1596 Scarlett Avenue asked if they were able to find a contractor to fix the overflow box next to her home and was thankful for the Board hiring a new landscaper, as they did a fabulous job. There being no further comments, Ms. Lansford closed the general audience comments period.

FOURTH ORDER OF BUSINESS**Organizational Matters****A. Oath of Office for Newly Appointed Supervisor**

Ms. Ferguson administered the Oath of Office to Mr. Devon Poulos prior to the meeting. Mr. Poulos elected to receive compensation.

B. Consideration of Resolution 2025-06 Election of Officers

Ms. Ferguson presented Resolution 2025-06, Election of Officers. Mr. Sabol nominated Mr. Ken Saul as Vice Chairman and Mr. Devon Poulos as Assistant Secretary. There were no further nominations.

On MOTION by Mr. Sabol seconded by Mr. Perry with all in favor electing Mr. Ken Saul as Vice Chairman and Mr. Devon Poulos as Assistant Secretary as evidenced by the adoption of Resolution 2025-06 was approved.

FIFTH ORDER OF BUSINESS**District Engineer**

There being no comments, the next item followed.

SIXTH ORDER OF BUSINESS**Business Administration****A. Approval of Minutes of the April 16, 2025 Meeting**

Ms. Ferguson presented the minutes of the April 16, 2025 meeting, which were included in the agenda package. Mr. Sabol recalled from prior minutes, that the Board was going to spend \$23 million, but the period was in the wrong place. They would actually be 2 million over the next five, six or seven years and the \$23 million was in the event there was inflation. Mr. Perry clarified on Page 10 in Section 7A, the total cost was \$1,282,499, not \$23 million. Mr. LaVoy

confirmed that this amount was for the paving and not the total and the total amount was \$2.3 million.

On MOTION by Mr. Saul seconded by Mr. LaVoy with all in favor the Minutes of the April 16, 2025 Meeting were approved as amended.

B Approval of Check Register

1. April 2025

Ms. Ferguson presented the April Check Register, which were included in the agenda package.

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

C. Balance Sheet & Income Statement

D. Special Assessment Receipts Schedule

Ms. Ferguson presented the Unaudited Financial Statements for April 30, 2025 and Special Assessment Receipts Schedule, which were included in the agenda package.

SEVENTH ORDER OF BUSINESS

New Business Items

A. Consideration of Resolution 2025-07 Approving the Proposed Budget for Fiscal Year 2026 & Setting a Public Hearing Date for Adoption

Ms. Ferguson presented Resolution 2025-07, approving the Proposed Budget for Fiscal Year (FY) 2026 and setting the public hearing for August 20, 2025 at 6:00 p.m. at this location, which was included in the agenda package. This started the budget process. There needed to be 60 days between the Proposed Budget and the final budget adoption. Ms. Lansford noted no increase in assessments, but some line items that were slightly higher than last year, such as *Contingency*, to provide a cushion between now and the final budget meeting. Whatever amount the Board approved tonight, was the high watermark. Therefore, the Board could not increase the budget more than what was approved at this meeting.

Mr. Poulos pointed out that there were 10 commercial properties, especially one by the fountain on the right, which someone from outside the community wanted to purchase and requested confirmation that it was excluded and what the commercial owners were allowed

access to in the CDD and what they were paying for. Mr. Saul was informed by a realtor that the property was off the market. Ms. Lansford reported that anyone within the confines of the District, commercial or school, were assessed the CDD fee, but they must review the Assessment Methodology to see what the commercial properties were being assessed for. In this case, they were within the boundaries of the District and were assessed a commercial rate. Mr. Saul believed that they were assessed \$35,000 in CDD fees. Ms. Lansford confirmed that the operation and maintenance (O&M) assessment was \$15,000, but the debt service amount differed. Mr. Poulos asked if there were two separate units on one property. Ms. Lansford indicated this was the case, but there could be one section that was platted as three separate units.

Mr. Poulos noted \$20,000 of revenue for next year in the Proposed Budget, but this year they were only projecting \$13,000 in revenue and hoped that the CDD raised fees for non-residents next year. Ms. Lansford pointed out that District Counsel was going to prepare a resolution for a non-resident user rate of \$775, as Mr. Myers and Mr. LaVoy questioned it. Mr. Perry stated that the bottom-line budget amount was \$1,236,390 and there was revenue of \$600,000 for Fiscal Year 2025, which was almost enough to cover 83% of the reserve expenses through 2033 and questioned the protocol for using reserve funds. Ms. Lansford explained that the Board dictated what was spent in the Reserve Fund, by including this in their motion when approving an expenditure. However, sometimes this did not always happen and in most cases, if something appreciated over a three-year period, the audit would classify it as a reserve expense. Mr. LaVoy pointed out that all the Board was doing at this time, was setting the high watermark. Mr. Perry recalled last year at this time, the Board approving the budget, without revisiting it and this was the budget for the entire year. He did not want this to happen again, as there were opportunities to make changes and recommended the following:

- Decreasing *Supervisor Fees* to \$11,000, as they did not meet in December.
- Increasing *Postage* from \$2,500 to \$3,500, as in the prior year they spent over \$6,000.
- Decreasing *Operations & Maintenance* by \$6,000, as this was the first year they had activity since 2023.
- Increasing *Landscape Maintenance – Contract* from \$141,783 to \$144,973, as \$141,783 was the 2025 rate.

- Decreasing *Landscape Maintenance – Other* from \$25,000 to \$10,000, as they only spent \$5,000 to \$10,000 out of this line item.
- Budgeting \$1,600 for *Electric Utility Services – Entrance Feature*, for the meter that provided electricity to the streetlights at the front entrance, white lights on the signs and irrigation. Current charges were \$128.57 on average per month.

Mr. Perry questioned why \$50,000 was budgeted for *Field Contingency*. Ms. Lansford explained that it was there as a cushion, for expenses that were not anticipated. Mr. Perry pointed out that they never had a contingency in the past. Ms. Lansford indicated in that case they had to utilize other line items to pay for unexpected items. Mr. Perry agreed to leave it at \$50,000.

- GMS budgeted \$258,371 for *Total Operations* and with his changes, *Total Operations* would be \$179,161.
- Increasing *Personnel Services (Management Contract)* under *Clubhouse Expenditures*, from \$280,000 to \$300,000. In 2025, \$210,000 was budgeted and they were averaging \$98,000 over this amount. They were also averaging \$25,673 per month, which would staff 1.5 people.

Mr. Myers explained that they made some cuts in personnel, as they were out of season and there should be some savings. Mr. Perry was calculating for the entire year, as \$329,712 was projected. Ms. Lansford confirmed that the projected amount of \$329,712, assumed that there were no changes in the personnel and was based on everything staying the same, if there was no season, as they did not need much staff in November and December, as they did in the Summer. Mr. Myers pointed out that he did not have staff on Sundays, which saved \$30,000, as well as tweaking the hours through the week.

- For *Security*, \$7,760 was budgeted for this fiscal year and they were over budget by almost \$15,000. Even though they now had video coverage, he projected \$12,000 in staff.
- Decreasing *Janitorial Supplies* from \$2,500 to \$1,800, as for the last two years, they were averaging \$1,745 per month.
- Reducing *Electric Utility Services – Clubhouse*, as they were budgeting \$12,000, but were averaging \$9,300 over the last two years.
- For *Gas Utility*, they were budgeting \$250, but they did not use any gas.

- Reducing *Water Utility Services – Clubhouse*, as they were only averaging \$3,600.
- Reducing *Pool Maintenance – Other* to \$5,000, as they had brand-new equipment.
- Decreasing *Tennis Courts – Maintenance* from \$7,000 to \$4,000, as much of the maintenance was being performed by volunteers.
- Total *Clubhouse* should be \$478,028 versus \$457,750.
- Total *General Fund* should be \$837,739 versus \$902,821 or \$65,000 less.

Mr. Perry questioned the \$333,569 *Transfer In - Capital Reserve Fund*. Ms. Lansford explained that this was the amount budgeted for the reserve transfer for next fiscal year. The \$687,107, was the amount at the end of this fiscal year and would fluctuate depending on what was spent. Mr. Perry pointed out that with all of these changes, there would be a savings of \$125,000, which equated to a couple of hundred dollars less in assessments. Mr. Poulos questioned the assessment amount by decreasing the budget by \$100,000. Ms. Lansford indicated that there would be a reduction of 2% to 3% in assessments. If the Board did not use any contingency funds, assessments could be decreased in the final budget, but leaving the budget the same, would provide a cushion. The intent was to decrease assessments, but to do it responsibly. Mr. Poulos understood that the purpose of this meeting was to approve the high watermark, but if they intended to have an assessment reduction, they could reduce the budget by 20% to 25%. Ms. Lansford estimated that a budget reduction of \$80,000, provided an assessment reduction of 2%. Mr. LaVoy pointed out that the Board had months to work on the budget and the purpose was to set the high watermark, which was to have no increase over last year and the year before.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with Mr. Saul, Mr. Poulos, Mr. LaVoy and Mr. Sabol in favor and Mr. Perry dissenting, Resolution 2025-07, approving the Proposed Budget for Fiscal Year 2026 and setting the public hearing for August 20, 2025 at 6:00 p.m. at this location was adopted. (Motion Passed 4-1)

B. Discussion of Parking

Mr. LaVoy reported that he received a letter from the single-family residential HOA, asking what could be done since the CDD owned the roads including the grass between the road and sidewalk, which residents were using for parking and it was the responsibility of the CDD to do something. It was not a large problem, as it only affected 10 to 12 residences in the townhomes. The villas had no issues and he requested input from District Counsel on what could be done. Ms. Sandy understood that there were two issues; one was residents parking on the street, including in the verge, and the other was that landscaping was being destroyed due to the parking. The CDD owned the rights-of-ways (ROW), but under an Enforcement Agreement with the City of North Port, the enforcement of no street parking was through the City of North Port Police Department. Ms. Sandy noted this issue had previously come up and at the Board's direction she reached out to the City of North Port Police and connected Mr. Myers and Mr. LaVoy with them, and asked if they had subsequently reached out to them regarding street parking issues. Mr. Myers stated he had dealt with them on the Clubhouse parking lot, but not in regards to street parking. Ms. Sandy spoke to someone at the Police Department and understood that the enforcement was being provided through Code Enforcement and the Police Department encouraged Mr. Myers or other District staff contact City Code Enforcement directly; to have them assist in any violations under the City Parking Ordinance. This was one option, which she encouraged District Staff to utilize, if they had repeat problems. The other was that the HOA did not feel that they had the ability to enforce their declarations, as it was homeowners' responsibility to maintain the landscaped area. Mr. LaVoy confirmed that the HOA's attorney stated that the HOA could not enforce it, because the CDD owned the swales and the ROW. Ms. Sandy pointed out that the enforcement would not be for the parking, but the failure of the homeowner to maintain the landscaping. In addition, the CDD provided the HOA with an easement over the grass area between the road and sidewalk through a resolution adopted in 2018, which was updated in 2022, in an effort to enable them to enforce the maintenance obligation for residents.

Mr. LaVoy was unsure that resolved the parking issue, as an air conditioning company parked their van quite a bit there lately and questioned how to control it. Ms. Sandy indicated that the HOA would enforce damage to the landscaping. Mr. LaVoy pointed out that they also parked on CDD property that was not maintained by homeowners, specially some of the preserve

properties and it would be up to the Board to prohibit parking in these areas. Mr. Poulos did not know if Code Enforcement comes into the community, as it was private property and Code Enforcement did not enforce street parking. They only enforce parking on the grass. People in the townhomes could call the police, but Code Enforcement was not going to ticket on CDD roads, as it was a low priority call. Ms. Sandy pointed out that people think of the CDD as similar to the HOA, but it was a governmental entity and the ROWs were public under Chapter 316 of the Florida Statutes, which reserves jurisdiction for parking and traffic enforcement to the county and city. Therefore, the CDD did not have any traffic enforcement ability. However, several years ago, the CDD entered into a Traffic Enforcement Agreement with the North Port Police Department, to provide traffic enforcement on CDD ROWs. She worked with the North Port Police Department and found them to be accommodating in trying to provide solutions and answers. There was a recent change in the City's Parking Ordinance, to prohibit parking on the grass and verge areas within the CDD's roads and for Code Enforcement to provide the enforcement. However, Ms. Sandy noted she did not believe they would not patrol it on a regular basis, unless the CDD hired off-duty officers.

Ms. Sandy asked if there were instances of people parking on CDD property that was not ROW. Mr. LaVoy indicated that people were parking across the street in the preserve along the ROW, where there were homes. Ms. Sandy pointed out that it would be considered public ROW that would fall under the jurisdiction of the city, but if they were parking on CDD property that did not involve a ROW, it was a different situation. Mr. Poulos understood that in order for the North Port Police Department to provide enforcement, the CDD must have a signed agreement with them to enforce traffic within the CDD, as it was public property, but all they could do, was tell people not to park on the grass, because the CDD had no police powers. In the meantime, he sent an email to the Code Enforcement Manager, to discuss this matter. Discussion ensued and there was Board consensus for Mr. Poulos to speak to the Code Enforcement Manager.

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

1. Supervisor Saul & Action Item List (Landscape)

Mr. Saul reported that one of the bushes that Getz Outdoor planted by the lift station, was not doing well, which he spoke to Mr. Austin Getz about. They planned to wait one more week to see if it rained, but if not, Getz Outdoor would replace it. A couple of residents in Magnolia Circle, contacted him about a Palm tree blocking cars. Getz Outdoor trimmed 3 to 4 inches, but

he had not heard anything since. Mr. Getz indicated that he spoke with one of the residents who confirmed that it was much better. Mr. Saul recalled that there was a quote for the overflow at 1596 Scarlett Avenue in the amount of \$8,300. Mr. Myers confirmed that this was the only company he could get to come out. Mr. Saul also recalled discussion about the annuals in the middle and having them die and then having Getz Outdoor replace with perennials. Getz Outdoor was cleaning the conservation area and expected to be completed this week. Mr. Myers was doing a final ride through this week. Mr. Perry thanked Mr. Saul for getting the Palm tree trimmed in Retention Pond #19 but pointed out that a tree growing on the north side in front of the pergola that needed to be staked, was leaning into the pergola. Mr. Myers spoke to Mr. Getz about it and he would handle it. Mr. Perry requested that Getz Outdoor clean the swale on Boxwood as soon as possible.

Mr. Saul MOVED to approve the proposal for 1596 Scarlett Avenue in the amount of \$8,300 and Mr. LaVoy seconded the motion.

Mr. LaVoy did not think \$8,300 was bad for the work that they were going to do and felt that the vendor would do the job well. Mr. Myers noted that the vendor came onsite, used a drone to look at the drainage as well as a camera. The price of \$8,300 was for all of the repair work. Mr. LaVoy felt that it needed to be done at this time, as the rainy season was coming and this area flooded. Mr. Myers agreed, as the area was in danger of collapsing. Mr. Perry also agreed with the proposal, as they would be repairing both the inside and outside. Ms. Lansford requested opening this up to the audience, as this item was not listed on the agenda. There were no audience comments.

On VOICE VOTE with all in favor the proposal for 1596 Scarlett Avenue in the amount of \$8,300 was approved.

2. Supervisor Sabol & Action Item List (Aquatics)

Mr. Sabol reported that Solitude worked on 10 drain boxes. He checked them, but one by the tennis court and another one on Pond #10, were sinking. Solitude would come back to repair them; however, they sodded it and sod would not work well if it started to rain. It may work out fine, but they did not know. They really did not have money to put aside for the ponds, unless the

Board wanted to reserve funds. The roads could wait five or six years, but they could start reserving for the ponds now or wait a year. After the \$600,000, they were done and hurricane season was in two weeks, which would affect things. Therefore, Mr. Sabol recommended leaving the ponds alone for another year or two, until they accumulated funds and then they would repair the ponds before the roads. Mr. Perry asked if the ponds were a higher priority than the roads. Mr. Sabol believed that they were, as they did not have to do anything to the roads for six or seven years. Mr. Perry recalled that the first phase of the roads was in three years., which should not be postponed, but pointed out that there was a proposal to do 3,900 linear feet of riprap for \$780,000 and asked if it needed to be voted on. Ms. Lansford stated when the Board engaged them to do the work, it would need to be voted on by the Board, because once the agreement was approved, the work would start within 30 days. Mr. Perry prepared a spreadsheet, which he provided to the Board, showing that between now and the next eight years, \$260,000 per year needed to be reserved, to reach the total amount of \$2,061,697, to repair the roads and ponds.

Mr. Perry recalled in July of 2024, the Board voted to have the District Engineer, Mr. Foran, inspect the ponds, which he ended up doing during high water levels for \$7,500. According to the minutes, Mr. Foran stated that his expertise was not in pond maintenance and preferred to come back and inspect them when water levels were lower, but when he returned in August, he reported that the ponds were functioning well and there were no issues, although there was minor erosion on the slopes. In February of 2025, Mr. Foran completed the lower water pond inspection and at that point, the Board requested a quote and timetable for shore riprap work. In March of 2025, Mr. Foran presented the quote for \$780,000, to be paid over the course of five years, for 3,900 linear feet of riprap, but the Board did not approve it. According to Solitude, this was no longer the preferred choice of erosion remediation, as SOX erosion technology was recommended, at \$130 per linear foot. As a result, they were now going to reserve \$100,000 per year for the next eight years for the erosion remediation. Mr. Sable pointed out that was up to the Board.

3. Supervisor _____ & Action Item List (Clubhouse & Facilities)

Ms. Lansford stated Mr. Myers was handling this item.

4. Supervisor Perry & Action Items List (Streets)

Mr. Perry was no longer handling this item.

EIGHTH ORDER OF BUSINESS**General Audience Comments**

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

- Ms. Donna Keller of 2395 Savannah Drive pointed out that parking on the swale was not the only problem. The problem was that people were blocking sidewalks. In addition, she did not think that it was a good idea to cut taxes and then not having the money to do what they needed to do and preferred to start banking the money. Everyone wanted to cut their taxes, but they were going to pay for it in the future.
- Mr. Brett LaFlam of 1439 Dixie Lane indicated that the city was responsible for the ROW and writing tickets. However, they would not come out to patrol, but they did not have a problem writing tickets for speeding and suggested writing them letters explaining the situation to the people were parking on the ROW and then providing to the city and having a Police Officer write them a ticket. In addition, spending \$800,000 on riprap was a waste of money, as it created a secondary issue. They needed to find a second solution, as there were a multitude of products, including cement blankets, vegetation wraps and mesh that held up better than riprap. Lastly, they needed to save some money, as they were always playing catch-up, but to spend money on something that would not solve the issue, was foolish.
- A Resident suggested allowing one side of the street parking, so that emergency vehicles were not blocked or adding parking spaces, such as against the preserve.
- A Resident felt that they had enough data as the fountains were working for over a year, but they were still paying Florida, Power & Light \$104.68 and \$30.51 for water, yet also paying for insurance.

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

NINTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

There being no comments, the next item followed.

B. District Manager - Number of Registered Voters in the District - 911

Ms. Ferguson presented a letter from the Sarasota County Supervisor of Elections, which was included in the agenda package, reporting 911 registered voters in the District. It was for informational purposes. Ms. Lansford reported that the next meeting was scheduled for June 18, 2025 at 6:00 p.m.

C. Amenity Manager

1. Report

2. Monster Pools Pool Service Report

Mr. Myers presented the Amenity Management and Monster Pools Pool Service Reports, which were included in the agenda package.

- **Consideration of Proposals - Golf Carts (*Item 93b*)**
 - i. Affordable Carts - \$9,538 or \$8,937**
 - ii. Sarasota Golf Cart Sales - \$8,000 or \$2,500**
 - iii. Cart City, Inc. - \$7,276.54 or \$10,700.54**

Mr. Myers presented golf cart proposals ranging from \$6,700 to \$10,000 but felt that they needed to be in the \$8,000 range for the type of golf cart that they needed, which needed to hold a trailer in order to re-clip the courts once a year. If they purchased the lower grade golf cart, it would not hold up and they would run into the same problems with the frame. Ms. Lansford indicated that three companies provided proposals and there were six options. Mr. Myers recommended the proposal from Cart City, as they were in Port Charlotte and offered a 2025 Evolution Turfman 200, which was made to haul a trailer, for \$7,276.54. The \$10,700 one included a stereo. Ms. Lansford pointed out that the proposal included \$500 in tax, which would decrease the cost. Ms. Sandy advised that the District's roadways were not approved for golf cart use, but if they were intended to be driven on roadways within the District, they needed to be low speed vehicles. Mr. Poulos believed that the City of North Port only allowed a low-speed vehicle that had turn signals and seat belts, to be driven on the roads. Ms. Lansford pointed out that the one that Mr. Myers recommended had turn signals and seat belts, but they needed to confirm with the vendor whether it was street legal. Mr. Perry agreed that they needed a new golf cart as it was worn but felt that they needed to use a small utility ATV, as a golf cart would not work for what it was intended for. Mr. Myers agreed, as it would be used for maintenance and would go back to the vendors to obtain proposals for an ATV.

- **Consideration of Proposals – Sound System & Video Projector** (*Item 93c*)
 - i. **Pro Audio Services Liaison TCS, LLC.**
 - ii. **DB Sound Systems, LLC.**

Mr. Myers presented proposals for a sound system, which were included in the agenda package. The one they currently had was old and worked sporadically. However, to get a new one to work, they needed to use an iPad to control the volume. There would also have to be new speakers. They could get a system with a pull-down screen, but they did not need one until the Clubhouse business increased. The main system ranged from \$17,000 and \$6,000 for a microphone system. Mr. Perry recommended purchasing a Smart TV and speaking to Quality TV, a local vendor in North Port. Mr. Myers would rather have a TV and not the screen. *There was Board consensus for Mr. Myers to do further research and bring back to the next meeting.* Mr. Myers reported that lines on the tennis courts were deteriorating and received a proposal from Welsh Tennis in the amount of \$13,800, to install new striping; however, he did not want to do this until after the rainy season. Mr. Perry requested that the proposal be included in the next agenda.

- a. **Consideration of Proposals – Transformer Rebuild** (*Item 93a*)
 - i. **Viking Electric - \$14,285.33**
 - ii. **Sergeant's Electric - \$16,677 or \$9,309**

Mr. Myers presented proposals for the transformer rebuilt from Viking Electric in the amount of \$14,285.33 and Sergeant's Electric in the amount of \$16,677 or \$9,309, which were included in the agenda package. Mr. Perry was disappointed with the job that Viking Electric did with repairing the transformer, which was sloppy, as they forgot to turn the disconnect back on. They provided a proposal to replace a 200 amp disconnect and electric panel, but Sergeant's Electric provided a choice. However, they did not need the disconnect or the panel. Mr. Myers would obtain additional proposals and provide at next month's meeting. Mr. Perry asked if plumbing and additional work needed to be completed for the washer and dryer. Mr. Myers confirmed that the work needed to be completed. Mr. Perry pointed out that they now had a washer/dryer combination and thanked Mr. Saul for selling them to the CDD at a good price. In addition, in March they had five false alarms on the motion sensors and were paying \$50 per false alarm. Mr. Myers was dealing with the Police Department. Unfortunately, they would have

to pay for two of them, but he obtained two realtor lock boxes for the gates, which the Police Department could use to access the pool areas after 9:00 p.m.

b. Golf Carts

- i. Affordable Carts - \$9,538 or \$8,937**
- ii. Sarasota Golf Cart Sales - \$8,000 or \$2,500**
- iii. Cart City, Inc. - \$7,276.54 or \$10,700.54**

This item was discussed.

c. Sound System & Video Projector

- i. Pro Audio Services Liaison TCS, LLC.**
- ii. DB Sound Systems, LLC.**

This item was discussed.

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

Mr. Poulos stated according to the Monster Pools Pool Service Report, the pool was serviced at 3:36 p.m. and had zero parts per million, which meant that the pool needed to be shut down, but pH was 7.4, which was in range. The alkalinity was good, but the major concern was the Oxidation Reduction Potential (ORP) was 590, as most public pools were within 700 to 850. The concern was when it was tested at 3:36 p.m., people were swimming in the pool all day long with an ORP of 590. In addition, the spa had a pH of 7.4 and an ORP of 250, which must be taken care of and they must test earlier in the day, as people would get sick, which the CDD would be held liable for from the Health Department, for not maintaining the pool. Mr. Myers pointed out that there were issues with Howards Pools exiting and Monster Pools starting. He had to call them to come, because they were getting low readings, but since then, everything was fine. Their first report was the one that was not fine, because Howards left hardly any chlorine and he almost closed the pool, but Monster was able to come out and everything had been fine since then. They even provided pictures of what the pool looked like when they were finished. Ms. Lansford suggested that Mr. Myers work with Mr. Poulos, due to his familiarity with pools. Mr. Perry noticed that Monster Pools was onsite earlier in the morning today. Mr. Myers asked them to come in the morning on Tuesday, Thursday and Saturday, as the first time that they came, was in the afternoon.

ELEVENTH ORDER OF BUSINESS

**Next Regularly Scheduled Board Meeting
is Wednesday, June 18, 2025 at 6:00 p.m.
at Lakeside Plantation Clubhouse**

This item was discussed.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the meeting was adjourned at 7:40 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION V

Subsection B

Lakeside Plantation Community Development District

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

<i>Date</i>	<i>Check No.'s</i>	<i>Amount</i>
<i><u>General Fund</u></i>		
5/6/25	3760-3768	\$ 47,119.88
5/19/25	3769-3773	\$ 934.25
		\$ 48,054.13
<i><u>Capital Reserve Fund</u></i>		
5/6/25	176-177	\$ 71,934.03
5/19/25	178-179	\$ 13,694.00
		\$ 85,628.03
<i><u>Automatic Drafts</u></i>		
Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$ 723.84
	2200 Plantation Blvd - Fountain	\$ 173.57
	2200 Plantation Blvd - Pool	\$ 1,357.41
North Port Utilities	2200 Plantation Blvd - Clubhouse	\$ 204.80
	2200 Plantation Blvd - Fountain	\$ 30.51
	2200 Plantation Blvd - Pool	\$ 204.29
	2200 Plantation Blvd - Garbage Collection	\$ 225.45
Comcast	2200 Plantation Blvd - Clubhouse	\$ 172.95
Frontier	2200 Plantation Blvd - Clubhouse	\$ 224.68
Everon	2200 Plantation Blvd - Clubhouse	\$ 501.30
Marlin Business Bank	Copier Contract Payment	\$ 104.86
		\$ 3,923.66
Total		\$ 51,978

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/06/25	00014	4/28/25	1273458	202504	330-53800-48101		WATER APR25 CULLIGAN OF NOKOMIS	*	201.75	201.75	003760
5/06/25	00417	4/30/25	28	202504	330-53800-12000		AMENITY PAYROLL- APRIL 25	*	22,437.26		
		5/01/25	29	202505	310-51300-34000		MANAGEMENT FEES- MAY 25	*	4,333.33		
		5/01/25	29	202505	310-51300-35200		WEBSITE MAINT - MAY 25	*	74.17		
		5/01/25	29	202505	310-51300-35100		INFO TECH - MAY 25	*	115.92		
		5/01/25	29	202505	310-51300-31300		DISSEM AGENT - MAY 25	*	83.33		
		5/01/25	29	202505	310-51300-42500		PRINTING	*	6.15		
		5/01/25	29	202505	310-51300-49000		PLAQUE FOR SUPERVISOR	*	52.64		
		5/01/25	29	202505	310-51300-42000		POSTAGE	*	207.53		
							GOVERNMENTAL MANAGEMENT SERVICES			27,310.33	003761
5/06/25	00444	5/02/25	05022025	202504	300-36900-10100		FIT TO CORE APR JACQUELYN BALDELLI	*	401.25	401.25	003762
5/06/25	00371	5/06/25	3564976	202503	310-51300-31500		GENERAL COUNSEL MAR25 KUTAK ROCK LLP	*	2,812.00	2,812.00	003763
5/06/25	00388	5/01/25	331445	202505	320-53800-46400		LANDSCAPE MAINT MAY25 LANDSCAPE MAINTENANCE PROFESSIONALS	*	12,836.09	12,836.09	003764
5/06/25	00467	5/01/25	1649	202505	330-53800-51000		MAY POOL CLEANING MONSTER POOLS INCORPORATED	*	1,900.00	1,900.00	003765
5/06/25	00041	5/01/25	317746	202505	330-53800-48400		FIRE & SECURITY MONITOR SECURITY ALARM CORP.	*	157.50	157.50	003766
5/06/25	00272	5/02/25	PSI16753	202505	320-53800-46000		LAKE MAINTENANCE MAY25 SOLITUDE LAKE MANAGEMENT LLC	*	1,350.96	1,350.96	003767

LKSD LAKESIDE PLANT HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/06/25	00431	5/01/25	47560	202505	310	51300	35200		COMMUNITYXS EMAIL MAY25 VENTURESIN INC	*	150.00	150.00	003768
5/19/25	00200	5/13/25	05132025	202505	310	51300	11000		BOS MEETING 5/13/25 ALAN SABOL	*	200.00	200.00	003769
5/19/25	00453	5/13/25	05132025	202505	310	51300	11000		BOS MEETING 5/13/25 KENNETH SAUL	*	200.00	200.00	003770
5/19/25	00271	4/01/25	2992392	202504	330	53800	48600		POOL PHONES APR-JUN25 KINGS III OF AMERICA, LLC	*	134.25	134.25	003771
5/19/25	00401	5/13/25	05132025	202505	310	51300	11000		BOS MEETING 5/13/25 PATRICK LAVOY	*	200.00	200.00	003772
5/19/25	00326	5/13/25	05132025	202505	310	51300	11000		BOS MEETING 5/13/25 RONALD PERRY	*	200.00	200.00	003773
TOTAL FOR BANK A											48,054.13		
TOTAL FOR REGISTER											48,054.13		

Culligan Water Conditioning
PO BOX 61648
Fort Myers, FL 33906
941-485-7526

Water

Invoice #1273458

Vendor #

04/28/2025 12:33:07
Driver Route
JARED PARMER 41120

Sold To:
1017805:LAKESIDE PLANTATION
2200 PLANTATION BLVD
NORTH PORT, FL 34289

Desc	Qty	Unit \$	Total

5 GAL DRINKING WATER			
2413	12	\$7.75	\$93.00
DELIVERY FEE			
4201	1	\$6.75	\$6.75

Subtotal			\$99.75
Tax			\$0.00

Invoice Total			\$99.75
Previous Balance			\$102.00
Payments: None			
Net Due			\$201.75

Next Delivery: 05/28/2025

Thank you for your business
Visit www.culligansarasota.com
to make payments.
If paying by check, please
write Acct Num on the check

0013305380048101
Water Apr25

Governmental Management Services- Tampa, LLC

Invoice

1001 Bradford Way
TN 37763

Date	Invoice #
4/30/2025	28

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

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			4/30/2025			
Quantity	Item Code	Description			Price Each	Amount
	Facility Manageme...	Amenity Payroll- April 25			22,437.26	22,437.26
		0013305380012000				
					Total	\$22,437.26

Governmental Management Services- Tampa, LLC

Invoice

1001 Bradford Way
TN 37763

Date	Invoice #
5/1/2025	29

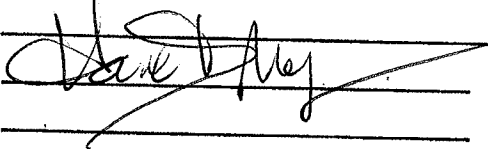
Bill To
Lakeside Plantation CDD C/O GMS- Tampa, LLC

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			5/1/2025			
Quantity	Item Code	Description			Price Each	Amount
	Management Fees	Management Fees- May 25			4,333.33	4,333.33
	Website Mainten...	Website Maintenance- May 25			74.17	74.17
	Information Techno...	Information Tech- May 25			115.92	115.92
	Dissemination Agent	Dissemination Agent- May 25			83.33	83.33
	Printing	Printing			6.15	6.15
	Reimbursed Expense	Plaque for Supervisor			52.64	52.64
	Reimbursed Expense	Postage			207.53	207.53
		0013105130034000				
		0013105130035200				
		0013105130035100				
		0013105130031300				
		0013105130042500				
		0013105130049000				
		0013105130042000				
					Total	\$4,873.07

0013003690010100
Fut to Core Apr

Check Request

District	Lakeside Plantation CSD	Date	5.2.25
Payable to	Jacquelin Baldelli		
Amount Requested	\$ 401.25	Account Number	
Requested By	Harold Myers		
Description of Need	FIT TO CORE CLASS SALES		
Approved By		Signature	
Received By		Signature	

Sales \$ 535.00
 GMS 25% \$ 133.75
 check request \$ 401.25



Please Remit Payment to:

Landscape Maintenance
 Professional LLC
 PO Box 919917
 Orlando, FL 32891



Invoice 331445

Bill To
Lakeside Plantation CDD (Inc. Add. #1) c/o GMS 4530 Eagle Falls PL. Tampa, FL 33619

Date	Due Date
05/01/25	5/31/2025
Account Owner	PO#
Sergio Rojas	

Item	Amount
#308908 - Lakeside Plantation CDD (Inc. Add #1)- Landscape Maintenance Agreement -2024 Lakeland May 2025	\$12,836.09

Grand Total \$12,836.09

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$12,836.09	\$0.00	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

0013205380046400
 landscape maint may25

Thank you for allowing us to serve you.

theImpadvantage.com
 (877) 567-7761

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 6, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

0013105130031500

General Counsel Mar25

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

Invoice No. 3564976
 12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

03/07/25	S. Sandy	0.20	66.00	Prepare FYE 2026 budget documents
03/08/25	G. Lovett	0.30	79.50	Monitor legislative process relating to matters impacting special districts
03/11/25	S. Sandy	3.10	1,023.00	Conduct research regarding the District's public decorum policy and related first amendment considerations; confer regarding same
03/12/25	S. Sandy	1.70	561.00	Attend call with Lavoy and Lansford; review draft agenda and minutes; prepare for board meeting
03/18/25	S. Sandy	0.10	33.00	Respond to public records request
03/19/25	S. Sandy	2.10	693.00	Attend board meeting; conduct follow up regarding same
03/26/25	S. Sandy	0.20	66.00	Prepare notice of termination for Howard's Pool Service
03/26/25	D. Wilbourn	0.50	92.50	Prepare notice of termination of pool maintenance agreement
03/27/25	S. Sandy	0.30	99.00	Confer with Lavoy regarding background checks
03/31/25	S. Sandy	0.30	99.00	Confer with Lavoy and Myers
TOTAL HOURS		8.80		

KUTAK ROCK LLP

Lakeside Plantation CDD

May 6, 2025

Client Matter No. 12323-1

Invoice No. 3564976

Page 2

TOTAL FOR SERVICES RENDERED \$2,812.00

TOTAL CURRENT AMOUNT DUE \$2,812.00

Monster Pools Incorporated

3534 Plover Ave #102
Naples, FL 34117 US
service@monsterpoolsinc.com
www.monsterpoolsinc.com

INVOICE

BILL TO
Lakeside Plantation
4530 Eagle Falls Place
Tampa, FL 33511

INVOICE 1649
DATE 05/01/2025
TERMS Due on receipt
DUE DATE 05/01/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Commercial Cleaning Service	1	1,900.00	1,900.00

BALANCE DUE

\$1,900.00

Pay invoice

0013305380051000
May Pool Cleaning

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

34

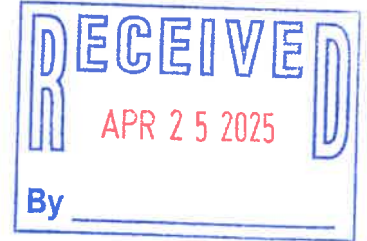


Invoice Number
 Sale Date
 Due Date

317748
 5/1/2025
 5/11/2025

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: 05/01/2025 to 07/31/2025 inclusive.	3	\$22.50	\$67.50	\$0.00	\$67.50
Monitoring-Commercial-Fire-Basic For: Lakeside Plantation-F at 2200 Plantation Blvd. North Port, FL 34286 Period Covered: 05/01/2025 to 07/31/2025 inclusive.	3	\$30.00	\$90.00	\$0.00	\$90.00
TOTALS		\$157.50	\$0.00	\$157.50	

0013305380048400
 Fire & Security Monitor

Return Stub Below

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



Customer : Lakeside Plantation CDD

Acct. Bal.	\$157.50	Amount Remitted	<input type="text"/>	Invoice Number	317748
Payment Method	Check <input type="checkbox"/>	Check Number	<input type="text"/>	Bill Payer ID	11765
	Charge* <input type="checkbox"/>	Card Number	<input type="text"/>	CSID	
		Name On Card	<input type="text"/>	Date Remitted	<input type="text"/>
		Signature	<input type="text"/>	Billing Zipcode	<input type="text"/>
				Exp Date	<input type="text"/>
				Card ID	<input type="text"/>

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

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

Inv # 317748



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: PSI167536
 Invoice Date: 5/2/2025

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 5/2/2025
 Due Date 6/1/2025
 Terms Net 30

Customer ID L2077
 P.O. Number
 P.O. Date 5/2/2025
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance May Billing 5/1/2025 - 5/31/2025 Site 15 Littoral/Wetland Site 16 Littoral/Wetland Site 18 Littoral/Wetland Site 19 Littoral/Wetland Lakeside Plantation Cdd LAKE ALL		1	1	1,350.96	1,350.96

0013205380046000
 Lake maintenance may25

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 1,350.96

Subtotal: 1,350.96
 Invoice Discount: 0.00
 Total Sales Tax 0.00
 Payment Amount: 0.00
Total: 1,350.96

VenturesIn.com, Inc.

P.O. Box 272855
Tampa FL 33688-2855



Invoice

Date	Invoice #
5/1/2025	47560

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

Due Date	P.O. No.	Terms	Project
5/1/2025		Due on receipt	

Description	Qty	Rate	Amount
CommunityXS Application Hosting	1	80.00	80.00
Microsoft 365 Business Professional	2	35.00	70.00
0013105130035200 CommunityXS email may25			

Subtotal	\$150.00
Sales Tax (0.0%)	\$0.00
Total	\$150.00
Payments/Credits	\$0.00
Balance Due	\$150.00

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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

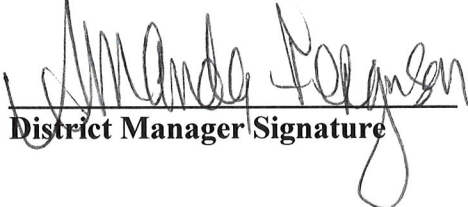
District Name: Lakeside Plantation CDD

Board Meeting Date: May 13, 2025

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Devon Poulos	✓	Yes (\$200) NO.
2	Bud Sabol	✓	Yes (\$200)
3	Patrick Lavoy	✓	Yes (\$200)
4	Ken Saul	✓	Yes (\$200)
5	Ronald Perry	✓	Yes (\$200)

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

Approved for Payment:


District Manager Signature

5/13/25
Date

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

0013105130011000
bos meeting 5/13/25



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

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

Account Information

Customer Name 2800 Plantation Blvd
Customer Number 42876
Invoice Number 2992392
Invoice Date 04/01/2025
Terms Net Due in 20 Days
PO Number

Important Messages

Test Your Telephone Regularly

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

Summary of Charges

Description	Quantity	Rate	Months	Amount
<i>2800 Plantation Blvd, 2800 Plantation Blvd, North Port, FL, 34289</i>				
Pool Phone(s) - Complete Service 04/01/2025 - 06/30/2025	1.00	44.75	3.00	134.25
Sales Tax				0.00
Payments/Credits Applied				0.00
Invoice Balance Due:				\$134.25

Date	Invoice #	Description	Amount	Balance Due
04/01/2025	2992392	Recurring Charges	\$134.25	\$134.25

0013305380048600
pool phones apr-jun25

For Billing Inquiries, please contact 866-632-5884 or billing@kingsiii.com.

To pay with your credit card or bank account, please contact us.

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

INVOICE



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

Return Service Requested

Customer Number	42876
Invoice Number	2992392
Invoice Date	04/01/2025
Terms	Net Due in 20 Days
Amount Due	\$134.25
Amount Enclosed:	\$ _____

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

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

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

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

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/06/25	00073	4/16/25	1244	202504	600-51300-49000				LAND CLEARING CONSR LINE AUSTIN GETZ DBA GETZ OUTDOOR	*	67,870.00	67,870.00	000176
5/06/25	00065	5/05/25	59-11	202505	600-53800-60000				STUCCO, DOORS FINAL PAY MK CONSTRUCTION GROUP LLC	*	4,064.03	4,064.03	000177
5/19/25	00074	5/15/25	586	202505	600-51300-49000				NEW GOLF CART SARASOTA GOLF CART SALES LLC	*	6,800.00	6,800.00	000178
5/19/25	00072	5/09/25	PSI16970	202505	600-53800-61000				WASHOUT BANK REPAIR POND SOLITUDE LAKE MANAGEMENT LLC	*	6,894.00	6,894.00	000179
TOTAL FOR BANK C											85,628.03		
TOTAL FOR REGISTER											85,628.03		

INVOICE

Getz Outdoor Services
 6407 Barksdale Way
 Riverview, FL 33578-3817

getzoutdoorservices@gmail.com
 +1 (813) 701-6831
 http://Getzoutdoorservices.com

**Bill to**

Lakeside Plantation CDD
 2800 Plantation Blvd
 North Port, FL

Invoice details

Invoice no.: 1244 0316005130049000
 Invoice date: 04/16/2025
 Due date: 05/16/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Land clearing Lakeside Plantation CDD conservation line	Tree trimming/branch removal, weed trimming, overgrown vegetation removed from residents property line and uniformly trimmed to match CDD owned conservation line. All debris will be removed from property.	1	\$67,870.00	\$67,870.00

Total \$67,870.00

Ways to pay

[View and pay](#)



LAKESIDE PLANTATION / 2200 PLANTATION BLVD NORTH PORT FL USA 34289

Stucco, doors, railing repair



Documents



OPEN

Download PDF



Invoice 59-11

Invoice Date May 5, 2025

Payment Due June 4, 2025

PREPARED BY

Mirosław Kawula

MK Construction Group LLC

(941) 716-6620

info@mkcsinc.com

3762 Tamiami Trl, Port Charlotte, FL 33952, USA

0316005380060000

Stucco, Doors Final Pay

PREPARED FOR

Lakeside Plantation

Lakeside Plantation

(239) 241-1160

natlavovcdd@gmail.com



Home



Messages



Schedule



To-Dos



Jobs



More

INVOICE DETAILS

2200 Plantation Blvd North Port FL USA 34289

Repair of stucco, supply and install door, railing repair

DESCRIPTION

Deck Material

Provide labor 16H x \$100 to repair aluminum railings around the club house. Install extra support for posts in one location
Add screws and corners were needed
If we spend less time we charge less

Masonry-STUCCO

Set up scaffold
Remove wood fascia all the way around of structure
Install new Pressure Treated fascia
Apply new pvc crown and texture it
Paint new crown
Remove all garbage from site

Exterior Trim & Decks

Materials for new crown

SUBTOTAL \$4,064.03

TAX \$0.00

TOTAL \$4,064.03

PAYMENTS STARTING FROM **\$88/month** on **Acorn** [Learn More](#) →

Pay Now ↗

FILES

Upload

Camera

COMMENTS

LP

TO Recipients

...

Message



Send

There is no recent activity to display

Sarasota Golf Cart Sales
325 Cattleman Rd, Unit D
Sarasota, FL 34232
(941) 226-5560

Attention: Sean

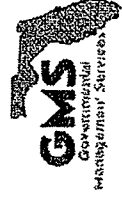
Check Request

District	Lakeside Protection CDD	Date	5/14/2025
Payable to	Sarasota Golf Cart Sales	Account Number	
Amount Requested #	7,000.00		
Requested By	Harold Myers		
Description of Need	New Golf Cart to replace broken maintenance cart		
Approved By	Paul Ray	Signature	Paul Ray
Received By		Signature	

PATRICK LAWRY

Please Expedite check

To Vendor - Rush !!



STATUS: Posted

SARASOTA GOLF CART SALES

Invoice #: 586

Invoice Date:

325 Cattlemen Road Unit D



Print Date: 5/15/2025

Sarasota FL, 34232

(941) 226-5566

BILLING ADDRESS

Lakeside Plantation CDD
2800 Plantation Boulevard
North Port, FL 34289
United States
9414235500
lakesideplantationamenitymana
ger@gms-tampa.com
2025 ICON Pure E40
Serial #-LTA00176049

031-600-51300-49000

SHIPPING ADDRESS

Lakeside Plantation CDD
2800 Plantation Boulevard
North Port, FL 34289
United States
9414235500
lakesideplantationamenitymana
ger@gms-tampa.com

Table with 5 columns: Req, Fill, Item No., Item Description, Your Price, Amount. Contains 3 line items for a utility bed, trade-in price, and delivery.

Total Invoice summary table with rows for Subtotal, Total, Shipping, Sales Tax, Total Due, Payment Received, and Balance Due.

Tracking No. [Empty box]

All Sales are FINAL and sold AS IS. NO returns on special order items
I acknowledge that I have driven & inspected my cart and accept delivery of it
After delivery Sarasota Golf Cart Sales is no longer responsible for any extra costs that may occur

Disclaimer

All golf cart sales are final and sold as is.
There are no warranties or guarantees, expressed or implied.
I acknowledge that I have driven and inspected my golf cart and accept delivery of it.
After delivery, Sarasota Golf Cart Sales is no longer responsible for any extra or additional costs that may occur.

Signed X: _____
Date: _____



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: PSI169705
 Invoice Date: 5/9/2025

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 5/9/2025
 Due Date 6/8/2025
 Terms Net 30

Customer ID L2077
 P.O. Number
 P.O. Date 5/9/2025
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Subcontract (Dredge, BMP Repair, Etc.) One-Time Service Lakeside Plantation Cdd LAKE ALL POND REPAIR Washout Bank Repairs complete		1	1	13,788.00	13,788.00

0316005380061000
 Washout Bank Repair Pond

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 13,788.00

Subtotal: 13,788.00
 Invoice Discount: 0.00
 Total Sales Tax 0.00
 Payment Amount: 6,894.00
Total: 6,894.00



Electric Bill Statement

For: Mar 25, 2025 to Apr 23, 2025 (29 days)

Statement Date: Apr 23, 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

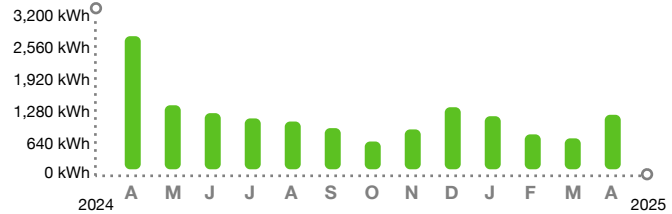
\$173.57

TOTAL AMOUNT YOU OWE

May 14, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	104.61
Payments received	-104.61
Balance before new charges	0.00

Total new charges	173.57
Total amount you owe	\$173.57

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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

FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. Visit [FPL.com/Answers](https://www.fpl.com/Answers).

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

04126-05586
ACCOUNT NUMBER

\$173.57
TOTAL AMOUNT YOU OWE

May 14, 2025
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMMUNITY
DEVELOPMENT DIST

Account Number: 47
04126-05586

BILL DETAILS

Amount of your last bill	104.61
Payment received - Thank you	-104.61
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.87
Non-fuel: (\$0.096100 per kWh)	\$114.25
Fuel: (\$0.027180 per kWh)	\$32.32
Electric service amount	159.44
Gross receipts tax (State tax)	4.09
Franchise fee (Reqd local fee)	9.89
Taxes and charges	13.98
Regulatory fee (State fee)	0.15
Total new charges	\$173.57
Total amount you owe	\$173.57

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KJ00314. Next meter reading May 23, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	11608		10419		1189

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 23, 2025	Mar 25, 2025	Apr 24, 2024
kWh Used	1189	675	2904
Service days	29	29	30
kWh/day	41	23	96
Amount	\$173.57	\$104.61	\$391.42

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.

Last chance for rebates

Our ventilation rebates are set to expire this summer. Submit your requests today to secure your savings!

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

[Download 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: Mar 25, 2025 to Apr 23, 2025 (29 days)

Statement Date: Apr 23, 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

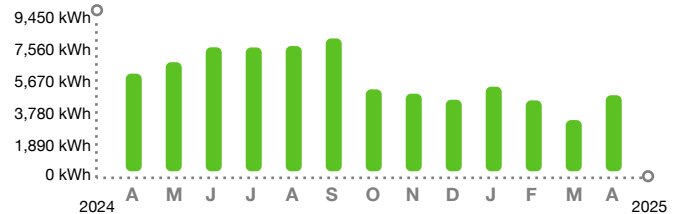
\$723.84

TOTAL AMOUNT YOU OWE

May 14, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	529.88
Payments received	-529.88
Balance before new charges	0.00
Total new charges	723.84
Total amount you owe	\$723.84

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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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 *

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

\$723.84
TOTAL AMOUNT YOU OWE

May 14, 2025
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number: 49
57421-67439

BILL DETAILS

Amount of your last bill	529.88
Payment received - Thank you	-529.88
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$30.41
Non-fuel: (\$0.033890 per kWh)	\$166.07
Fuel: (\$0.027180 per kWh)	\$133.18
Demand: (\$13.41 per KW)	\$335.25
Electric service amount	664.91
Gross receipts tax (State tax)	17.06
Franchise fee (Reqd local fee)	41.26
Taxes and charges	58.32
Regulatory fee (State fee)	0.61
Total new charges	\$723.84
Total amount you owe	\$723.84

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading May 23, 2025.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	03367	02877	10	4900
Demand KW	2.50		10.00	25

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 23, 2025	Mar 25, 2025	Apr 24, 2024
kWh Used	4900	3300	6290
Service days	29	29	30
kWh/day	168	113	209
Amount	\$723.84	\$529.88	\$792.53

KEEP IN MIND

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[Upgrade today >](#)

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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: Mar 25, 2025 to Apr 23, 2025 (29 days)

Statement Date: Apr 23, 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

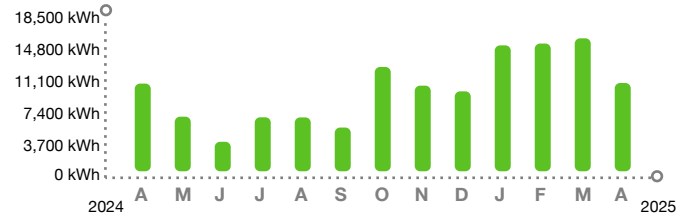
\$1,357.41

TOTAL AMOUNT YOU OWE

May 14, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,819.76
Payments received	-1,819.76
Balance before new charges	0.00
<hr/>	
Total new charges	1,357.41
Total amount you owe	\$1,357.41

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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Hearing/Speech Impaired: 711 (Relay Service)



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

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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

\$1,357.41
TOTAL AMOUNT YOU OWE

May 14, 2025
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: Account Number: 51
 LAKESIDE PLANTATION 84595-15071
 COMM DEVELOPMENT
 DIST

BILL DETAILS

Amount of your last bill	1,819.76
Payment received - Thank you	-1,819.76
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$30.41
Non-fuel: <small>(\$0.033890 per kWh)</small>	\$377.40
Fuel: <small>(\$0.027180 per kWh)</small>	\$302.68
Demand: <small>(\$13.41 per KW)</small>	\$536.40
Electric service amount	1,246.89
Gross receipts tax (State tax)	32.00
Franchise fee (Reqd local fee)	77.37
Taxes and charges	109.37
Regulatory fee (State fee)	1.15
Total new charges	\$1,357.41
Total amount you owe	\$1,357.41

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KL84533. Next meter reading May 23, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	09877		98741		11136
Demand KW	40.21				40

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 23, 2025	Mar 25, 2025	Apr 24, 2024
kWh Used	11136	16773	11064
Service days	29	29	30
kWh/day	384	578	368
Amount	\$1,357.41	\$1,819.76	\$1,387.58

KEEP IN MIND

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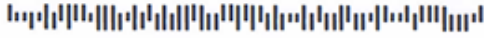


City of North Port Utilities

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	04/26/2025	05/17/2025

Total Current Charges	\$204.80
Balance Forward	\$0.00
Total Amount Due	\$204.80



LAKESIDE PLANTATION COMM DEV
 4530 EAGLE FALLS PL
 TAMPA FL 33619

000043123000156052000000204802

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

SERVICE ADDRESS 2800 PLANTATION BLVD

*** CYCLE BILL - AUTO PA ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	04/26/2025	05/17/2025

Last Bill Amount	\$261.44
Payments	-\$261.44
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$261.44 04/18/2025

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
03/19/2025 - 04/16/2025	28.0	15464397	1.0000	TGAL	12.00	9.00	3.00
Previous year Usage						04/24	5.00

Service	Consumption	Charge	Total
WA Base facility chg		\$64.07	
WA Usage block 1	3.00	\$17.61	
WA Paper Bill Fee	0.00	\$3.00	
TOTAL WATER			\$84.68
SE Base facility chg		\$95.25	
SE Consumption	3.00	\$24.87	
TOTAL SEWER			\$120.12
Total Current Charges			\$204.80
Balance Forward			\$0.00
Total Amount Due			\$204.80



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	04/26/2025	05/17/2025

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



LAKESIDE PLANTATION COMM DEV
 4530 EAGLE FALLS PL
 TAMPA FL 33619

000043123000154658000000030513

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

SERVICE ADDRESS 2021 PLANTATION BLVD FICT

*** CYCLE BILL - AUTO PA ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	04/26/2025	05/17/2025

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

Rate Class: COMMERCIAL

Last payment amount/date: \$30.51 04/18/2025

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
03/19/2025 - 04/16/2025	28.0	36607560	1.0000	TGAL	1695.00	1695.00	0.00
Previous year Usage						04/24	0.00

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	04/26/2025	05/17/2025

Total Current Charges	\$204.29
Balance Forward	\$67.44
Total Amount Due	\$271.73



LAKESIDE PLANTATION COMM DEV
 4530 EAGLE FALLS PL
 TAMPA FL 33619

00004312300015465600000271739

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	04/26/2025	05/17/2025

Last Bill Amount	\$195.42
Payments	-\$127.98
Adjustments	\$0.00
Balance Forward	\$67.44

Rate Class: COMMERCIAL

Last payment amount/date: \$127.98 04/18/2025

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
03/19/2025 - 03/28/2025	9.0	80005382	1.0000	TGAL	5780.00	5775.00	5.00
Previous year Usage						04/24	35.00

Service	Consumption	Charge	Total
WA Base facility chg		\$124.98	
WA Base facility chg		\$124.98	
WA Usage block 1	13.00	\$76.31	
WA Usage block 1	13.00	\$76.31	
WA Paper Bill Fee	0.00	\$3.00	
WA Paper Bill Fee	0.00	\$3.00	

TOTAL WATER	\$204.29
TOTAL WATER	\$204.29

Total Current Charges	\$204.29
Balance Forward	\$67.44
Total Amount Due	\$271.73

NORTH PORT SOLID WASTE DISTRICT



SERVICE ADDRESS			
2800 PLANTATION BLVD SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	4/04/25	5/01/25

Total Current Charges 225.45
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 225.45



LAKESIDE PLANTATION CDD
 4530 EAGLE FALLS PLACE
 TAMPA FL 33619

000054883000159826000000225452

253

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

*** Bank Draft ***

SERVICE ADDRESS

2800 PLANTATION BLVD SWD

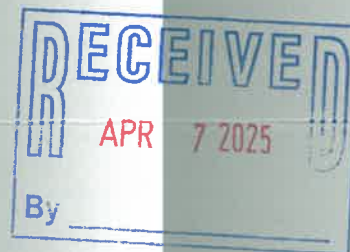
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
54883-159826	55-55	4/04/25	5/01/25

Rate Class : COMMERCIAL WASTE
 Last payment amount/date: 225.45 4/02/25

Last Bill Amount 225.45
Payments 225.45-
Adjustments .00
BALANCE FORWARD .00

Service	Consumption	Charge	Total
GB DUMPSTER4YD/1 PICKUP	2/28/25 3/31/25	206.97	
GB 95 GAL RECYCLE 1XM	2/28/25 3/31/25	18.48	
TOTAL COMMERCIAL GARBAGE			225.45

Total Current Charges 225.45
 PAST DUE - MUST PAY NOW .00
 Bank acct will be drafted 225.45



A LATE CHARGE WILL BE APPLIED IF PAYMENT IS NOT RECEIVED ON OR BEFORE THE DUE DATE PRINTED ON THIS BILL. IF PAYMENT IS NOT RECEIVED WITHIN TEN DAYS AFTER BECOMING DELINQUENT, SERVICE MAY BE TERMINATED WITHOUT FURTHER NOTICE.

Hello Lakeside Plantation,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		\$172.95
EFT Payment - thank you	Apr 13	-\$172.95
Balance forward		\$0.00
Regular monthly charges	Page 3	\$149.70
One-time charges	Page 3	\$3.95
Taxes, fees and other charges	Page 3	\$19.30
New charges		\$172.95

Amount due \$172.95

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.

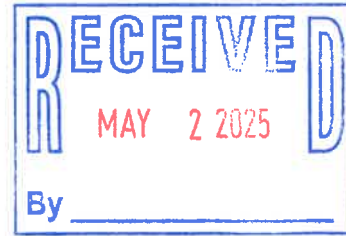


Thanks for paying by Automatic Payment

Your automatic payment on May 12, 2025, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

Need help?

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



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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST BUSINESS

1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937
98331870 NO RP 21 20250421 NNNNNNNN 0000952 0003

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

Account number **8535 10 055 0624394**

Automatic payment **May 12, 2025**

Please pay \$172.95

Electronic payment will be applied May 12, 2025



COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211



853510055062439400172957

Regular monthly charges		\$149.70
Comcast Business		\$149.70
TV services		\$149.70
TV Select	\$72.95	
Business Video.		
TV Box + Remote	\$11.95	
Service To Additional TV With TV Box and Remote. Qty 2 @ \$11.95 each	\$23.90	
Broadcast TV Fee	\$40.90	

What's included?



TV: Keep your employees informed and customers entertained

Visit business.comcast.com/myaccount for more details

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

Taxes, fees and other charges		\$19.30
Other charges		\$0.12
Regulatory Cost Recovery		\$0.12

Taxes & government fees		\$19.18
Sales Tax	\$1.50	
State Communications Services Tax	\$9.56	
Local Communications Services Tax	\$8.12	

Additional information

NOTICE: Effective May 15, 2025, any late fees incurred will be increased to \$15.00 per month.

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

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

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.

TV Update: Effective June 17, 2025, FanDuel TV will no longer be available in SD. FanDuel TV HD will be added to Preferred and Sports & Entertainment package on channel 1246 with an X1 TV Box required to watch. HD Technology Fee may be required.



LAKESIDE PLANTATION CDD

Account Number:
941-423-5500-040824-5

Billing Date:
Apr 08, 2025

PIN:

Billing Period:
Apr 08 - May 07, 2025

Hi LAKESIDE PLANTATION CDD,

Notice anything different? Your bill has a new look and feel. Simpler. Clearer. Easier to understand.

Bill history

Previous balance	\$11.38
Payment not received by Apr 08	\$0.00
Prior bill period balance	\$11.38
Please pay past due immediately	\$11.38

Service summary

	Current month
Bundle	\$174.95
Other	\$3.49
One-Time Charges	\$9.00
Taxes and Fees	\$25.86

Total services **\$213.30**

Total balance **\$224.68**

\$213.30 due May 02

Total balance
\$224.68
Please pay past due immediately



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

6790 0107 NO RP 08 04082025 NNNNNNNY 01 001482 0007

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

Total balance
\$224.68

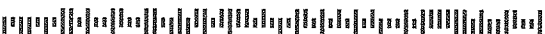
Account number
941-423-5500-040824-5

Due by
May 02

Amount enclosed
\$

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



980073941423550004082400000011380000224685



Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup

Bundle		
Monthly Charges		
04.08-05.07	Business Fiber Internet 1 Gig	\$94.99
	1 Usable Static IP Address	\$19.99
(3)	Frontier Business Voice	\$59.97
Bundle Total		\$174.95

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$224.68 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.



Other Charges		
Monthly Charges		
04.08-05.07	Printed Bill Fee	\$3.49
	Frontier Provided 4port ATA	\$0.00
Other Charges Total		\$3.49

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

One-Time Charges		
	Late Payment Fee	\$9.00
One-Time Charges Total		\$9.00

Beginning April 1, 2025, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 36.3% to 36.6% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas. Visit frontier.com/regulatory-changes.

Taxes and Fees		
	Federal USF Recovery Charge	\$14.22
Federal Taxes		\$14.22
	City Communications Services Tax	\$4.68
	FL State Communications Services Tax	\$3.66
	FL State Gross Receipts Tax	\$1.77
(3)	Sarasota Co VOIP 911 Surcharge	\$1.20
(3)	FL Telecommunications Relay Service	\$0.24
	FL State Gross Receipts Tax	\$0.09
State Taxes		\$11.64
Taxes and Fees Total		\$25.86

Total current month charges		\$213.30
------------------------------------	--	-----------------



60

Invoice 158559590

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	4/20/2025	5/15/2025		\$501.30

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Services Provided (05/19/25-06/18/25) <i>Includes: Extended Service Protection, Secure Access, Video Services</i>			\$501.30
Sub Total			\$501.30

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	158559590
Account Number	70180815
Invoice Date	4/20/2025
Payment Due Date	5/15/2025
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

LAKESIDE PLANTATION CDD
ATTN: ACCOUNTS PAYABLE
4530 EAGLE FALLS PL
TAMPA FL 33619-9611

Customer Account Number: 1833219
Invoice Number: 21730027
Invoice Date: 04/14/2025
Invoice Due Date: 05/05/2025
Total Due: **\$104.86**

Amount Paid: \$ _____

Use enclosed envelope and make check payable to:

MARLIN LEASING CORP
PO BOX 13604
PHILADELPHIA PA 19101-3604

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



00001002173002760000001048695

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
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Visit and register today at leaseservices.com!

**some restrictions apply and processing fee incurred*

CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE	LAST PAYMENT RECEIVED			
1833219	04/14/2025	21730027	05/05/2025	04/05/2025 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
	BALANCE DUE:	104.86					104.86

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

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

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



DEBIT CARD RECONCILIATION

May-25

Amount	Vendor	GL Code
\$ 86.23	Amazon	001.330.53800.48101
\$ 167.15	Amazon	001.330.53800.48101
\$ 46.99	Amazon	001.330.53800.48101
\$ 104.96	Amazon	001.330.53800.51000
\$ 238.44	Aldi	001.330.53800.48000
\$ 163.93	Walmart	001.330.53800.48000
\$ 173.34	Cuban Taste	001.330.53800.48000
\$ 3.53	Exxon	001.330.53800.48000
\$ 179.00	B2B Prime	001.330.53800.48100
\$ 22.86	Amazon	001.330.53800.48101
\$ 427.99	Bandit Fitness	001.330.53800.48700
\$ 17.99	Amazon	001.330.53800.51000
\$ 23.98	Amazon	001.330.53800.48101
\$ 76.00	Amazon	001.330.53800.52000
\$ 100.00	Premier Photo	001.330.53800.48101
\$ 48.00	Amazon	001.330.53800.48900
\$ 254.98	Amazon	001.330.53800.48900
\$ 500.00	MRT Lawn and Garden	001.330.53800.48102
\$ 365.99	Amazon	001.330.53800.48800
\$ 88.00	Constant Contact	001.330.53800.48100
\$ 72.32	Tulips Flower Shop	001.330.53800.48000
\$ 35.19	Sams Club	001.330.53800.48000
\$ 13.38	Dollar Tree	001.330.53800.48000
\$ 27.53	Amazon	001.330.53800.48200
\$ 12.59	Amazon	001.330.53800.48102
\$ 19.96	Amazon	001.330.53800.48102
\$ 13.54	Spotify	001.330.53800.48100
\$ 46.00	Amazon	001.330.53800.48900
\$ 16.05	Dollar Tree	001.330.53800.48900
\$ 189.97	Amazon	001.330.53800.48101
\$ 28.22	Amazon	001.330.53800.48200
\$ 35.99	Amazon	001.330.53800.48101
\$ 33.24	Amazon	001.330.53800.52000
\$ 29.90	Amazon	001.330.53800.48101
\$ 158.08	Amazon	001.330.53800.50000
\$ 299.00	Mindbody	001-330-53800-48100
\$ 84.98	Amazon	001.330.53800.48101
<u>\$ 4,205.30</u>		

Bandit Fitness Equipment

\$427.99 for Invoice #13927



Your payment was processed successfully. Thank you!

Can you please leave us a review?

If you enjoyed our service, will you please take 30 seconds to leave us a Google review? It'd mean a lot to us!



Leave a Review

83

Job marked Completed on 04/11/2025 - Matt Phillips

DESCRIPTION

Maintenance Plan Scheduled Visit

QTY	UNIT PRICE	TOTAL PRICE
1	\$399.99	\$399.99

SUBTOTAL: \$399.99

Sales Tax: \$28.00

TOTAL: \$427.99

PAID: \$0.00

BALANCE DUE: \$427.99

1990 S. Belcher Road
Largo Florida 33771
(727) 573-5500
service@banditfitness.com

Invoice

Invoice # 13927
04/11/2025

*e.s.
paid invoice
on credit
card
330-53806-48700
Exercise Equipment.*

Details for Order #113-5387068-0051425

Print this page for your records.

*Pool Handrails covers
330-53800-57000
Pool Maintenance*

Order Placed: May 1, 2025
Amazon.com order number: 113-5387068-0051425
Order Total: \$104.96

Not Yet Shipped

Items Ordered

2 of: *Pool Handrail Covers with Zippers 4 6 8 10 Ft Inground Swimming Pools Hand Rail Cover, Anti-Slip Cool Touch Heat Resistant, Royal Blue, Non Slip Swim Pool Railing Ladder Stair Handle Grip (8 Feet)* **Price** \$28.49

Sold by: KETNET Shop (seller profile)

Supplied by: Other

Business Price

Condition: New

2 of: *Neoprene Zippered Pool Handrail Cover 6 Feet Slip Resistant Rail Grip for Swimming Pool Hand Railing Cover* \$23.99

Sold by: TJQ US (seller profile)

Supplied by: Other

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:
Visa ending in 0709

Item(s) Subtotal: \$104.96
Shipping & Handling: \$0.00

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

Total before tax: \$104.96
Estimated tax to be collected: \$0.00
Grand Total: \$104.96

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

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- Amazon Business app
- Amazon Business Solutions
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- Purchasing Systems
- Amazon Business Card
- Pay by Invoice
- Purchasing Line

Business Settings

- Add people
- Simplify Your Reporting
- Billing & shipping
- Manage your Budgets (Blanket PO)
- Buying Policies & Approvals

Buy For Your Business

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

Business Prime settings

Lakeside Plantation Community / Business Prime

The membership fit for your business, complete with fast free Business Delivery, and other benefits. View everything included

Membership information

Membership plan: **Essentials (up to 3 people)**

Switch to different plan | Cancel membership

Status: **Active**

Price: **\$179/year**

View invoices | Download your last invoice

Renewal date: **May 5, 2026**

Remind me 5 days before the renewal date

Billing information

Payment method: **visa Visa ending in 0709**

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

Edit payment method

PO number: **Edit**

Frequently asked questions

Activated by:

Lakeside Plantation

lpclubhousestaff@gmail.com

April 5, 2021

Legal entity holder of the membership:

Lakeside Plantation Community

Business Prime Terms and Conditions

*Amazon Prime Account Annual membership
330-53800-48100
Licensed / fees.
C-C*

Cinco de Mayo Event.
330-53800-48000
Activities

★
Food

Circle K
WELCOME TO
OUR STORE
000000009741851
NORTH PORT
1060PLANTATIONBLVD
NORTHPORT FL 34289

Ice

CUBAN TASTE RESTAURANT

3880 TAMIAMI TRL STE E
PORT CHARLOTTE, FL 33952
9418832233

Cashier: Employee
05-May-2025 4:25:35P

Transaction 000051

<CUSTOMER COPY>

Description	Qty	Amount
T READY ICE	1	3.29
	Subtotal	3.29
	Tax	0.24
TOTAL		3.53
	CREDIT \$	3.53

1 Custom Item		\$162.00
Subtotal		\$162.00
Taxes	7%	\$11.34
Total		\$173.34
DEBIT CARD SALE		\$173.34
VISA 0709		

Retain this copy for statement validation

SALE Receipt
USD\$3.53
Acct/Card #: *****0709
Entry: Contactless ICC
AppName: US DEBIT
AuthNet: CHASE
MODE: Issuer
AID: A000000980840
Auth #: 055760
Resp Code: 000
Stan: 06031198759
Invoice #: 823158
Shift #: 1
Store # 9741851

05-May-2025 4:26:26P
\$173.34 | Method: CONTACTLESS
US DEBIT XXXXXXXXXXXXX0709
VISA CARDHOLDER
Reference ID: 512500567876
Auth ID: 029873
MID: *****3992
AID: A000000980840
AthNtwkNm: VISA
RtInd:CREDIT

Online: <https://clover.com/p/4V21TJ5WCB622>

PIN Bypassed

Clover ID: 711895WR5NVR8
Payment 4V21TJ5WCB622

CUSTOMER COPY

Clover Privacy Policy
<https://clover.com/privacy>

ST#AB123
CSH: 2

DR#1 TRAN#1011367
5/5/25 4:37:05 PM



amazon.com

Details for Order #114-7601808-0349852

Order Placed: May 6, 2025

Amazon.com order number: 114-7601808-0349852

Order Total: \$23.98

Not Yet Shipped

Items Ordered

	Price
1 of: <i>Utz Pub Mix, 42 Oz. Barrel, Savory Snack Mix with a Blend of Crunchy Flavors for a Tasty Party Snack, Resealable Container, Trans-Fat Free and Kosher Certified</i> Sold by: Amazon.com Condition: New	\$12.58
<i>Clubhouse snacks.</i>	
1 of: <i>Amazon Basics Everyday Paper Bowls, 10 Oz, Disposable, 70 Count, White</i> Sold by: Amazon.com Condition: New	\$5.02
<i>Clubhouse Paper bowls</i>	
1 of: <i>Bounty Paper Napkins, White, 400 Count</i> Sold by: Amazon.com Condition: New	\$6.38
<i>Clubhouse napkins</i>	
<i>330-53800-48101 General Supplies</i>	

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 0709

Item(s) Subtotal: \$23.98
 Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$23.98
 Estimated Tax: \$0.00

Grand Total: \$23.98

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



Details for Order #113-0545684-2098608

Order Placed: May 6, 2025
Amazon.com order number: 113-0545684-2098608
Order Total: \$48.00

Not Yet Shipped	
Items Ordered	Price
1 of: POM Embossed 2-Ply Toilet Paper, White, 90 Rolls Sold by: Amelious (seller profile) Condition: New	\$48.00
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
Shipping Speed: Standard Shipping	

Payment information	
Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$48.00 Shipping & Handling: \$0.00
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	----- Total before tax: \$48.00 Estimated Tax: \$0.00 ----- Grand Total: \$48.00

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

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Janitorial Supplies
330-53800-48900
Bath Tissue
Restrooms



Details for Order #113-3687416-5989000

Order Placed: May 6, 2025

Amazon.com order number: 113-3687416-5989000

Order Total: \$254.98

Not Yet Shipped	
<p>Items Ordered</p> <p>4 Of: 2XL GymWipes Professional Towelettes Bucket Refill Sold by: Deep Roots Grow Tall (seller profile) Business Price Condition: New</p>	<p>Price</p> <p>\$43.75</p>
<p>1 Of: Pacific Blue Ultra 8" High-Capacity Recycled Paper Towel Rolls by GP PRO (Georgia-Pacific), Brown, 26495, 1,150 Linear Feet Per Roll, 6 Rolls Per Case Sold by: Amazon (seller profile) Business Price Condition: New</p>	<p>\$79.98</p>
<p>Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p> <p>Shipping Speed: Scheduled Consolidated Delivery</p>	

Payment information	
<p>Payment Method: Visa Last digits: 0709</p>	<p>Item(s) Subtotal: \$254.98 Shipping & Handling: \$0.00 -----</p>
<p>Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p>	<p>Total before tax: \$254.98 Estimated Tax: \$0.00 -----</p> <p>Grand Total: \$254.98</p>

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

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Gym wipes / Paper towels.
 Paper towels Restrooms
 330-53800-48900
 Janitorial Supplies



Details for Order #113-8347383-5098609

Order Placed: May 6, 2025

Amazon.com order number: 113-8347383-5098609

Order Total: \$17.99

Not Yet Shipped	
<p>Items Ordered</p> <p>1 of: Puroma 4 Pack 2.6 Inch Long Shackle Combination Lock 4 Digit Outdoor Waterproof Padlock for School Gym Locker, Sports Locker, Fence, Gate, Toolbox, Case, Hasp Storage (Black)</p> <p>Sold by: PuromaDirect (seller profile)</p> <p>Condition: New</p>	<p>Price</p> <p>\$17.99</p>
<p>Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p> <p>Shipping Speed: FREE Prime Delivery</p>	

Payment information	
<p>Payment Method: Visa Last digits: 0709</p> <p>Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p>	<p>Item(s) Subtotal: \$17.99</p> <p>Shipping & Handling: \$0.00</p> <p>-----</p> <p>Total before tax: \$17.99</p> <p>Estimated Tax: \$0.00</p> <p>-----</p> <p>Grand Total: \$17.99</p>

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

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locks for pool area
 330-53800-51000
 Pool maintenance

330-53800-52000
Tennis courts maint.



Cone drink cups
Sports court
dispensers



Final Details for Order #113-2147979-0557850

Order Placed: May 8, 2025
Amazon.com order number: 113-2147979-0557850
Order Total: \$76.00

Shipped on May 8, 2025	
Items Ordered	Price
1 of: <i>Konie 4.5 Oz Rolled Rim Cone Cup (5000 Pack)</i>	\$76.00
Sold by: Earthwise Paper Goods (seller profile)	
Business Price	
Condition: New	
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Item(s) Subtotal: \$76.00 Shipping & Handling: \$0.00 ----- Total before tax: \$76.00 Sales Tax: \$0.00 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$76.00 -----

Payment information	
Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$76.00 Shipping & Handling: \$0.00 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$76.00 Estimated Tax: \$0.00 ----- Grand Total: \$76.00
Credit Card transactions	Visa ending in 0709: May 8, 2025: \$76.00

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



☑ Invoice ##014-05-08-2025 was paid. We have sent you a copy of your receipt. X



Professional photos of Clubhouse
c.c. credit card pics of Clubhouse - Advertise
Download PDF

Premier Photographic Events has been paid \$100.00

330-538004810/
General supplies

We have emailed a copy of your receipt to lakesideplantationamenitymanager@gms-tampa.com.

We appreciate your business. We accept credit card or check payment
Please Send Payment to:
STEVE LINEBERRY
PREMIER PHOTOGRAPHIC EVENTS
13210 SW Pembroke Cir N.
Lake Suzy, FL 34269

Customer

Harold Myers
Lakeside Plantation
lakesideplantationamenitymanager@gms-tampa.com
+1 (941) 423-5500
2800 Plantation Boulevard
North Port, FL 34289

Lakeside Plantation Clubhouse Photos

Invoice ##014-05-08-2025

Text us



May 8, 2025

Service date: May 7, 2025

Photographic Services	\$100.00
<i>On Site Clubhouse Photos for Flyers, Publicity.</i>	

Subtotal	\$100.00
-----------------	-----------------

Total	\$100.00
--------------	-----------------

Attachments

W9 2025 Steve Lineberry - Premier Photographic Events.pdf

Payment history



Visa 0709

Paid on May 8, 2025

\$100.00

Premier Photographic Events

13210 SW Pembroke Cir. N

Lake Suzy, FL 34269

premierphotographicevents@gmail.com

+1 (941) 626-0551

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Freezer for Kitchen
330-53800-48800
CA. Furniture



Details for Order #113-5791546-6435407

Order Placed: May 9, 2025
Amazon.com order number: 113-5791546-6435407
Order Total: \$365.99

Not Yet Shipped

Items Ordered	Price
1 of: TABU 10 Cu Ft Chest Deep Freezer, Large Chest Freezer with 7 Level Adjustable Temperature, Compact Freestanding Top-opening Deep Freezer with Removable Storage Basket, White Sold by: TABU Shop (seller profile) Business Price Condition: New	\$365.99

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

Shipping Speed:
Standard Shipping

Payment information

Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$365.99
	Shipping & Handling: \$0.00
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$365.99
	Estimated Tax: \$0.00
	Grand Total: \$365.99

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



330-53800-48000

Activities

flowers for

Jordan son's

away

party

Tulips Flower Shop Inc
Invoice #282561899
Sold by Christina B.
May 13, 2025 1:32:05 PM

Express Item x1	T \$67.59
Subtotal	\$67.59
Tax	\$4.73
Total	\$72.32

Sold to HAROLD MYERS III
Visa 0709 (Chip Read)
Auth Code: 031457

Application Label: US DEBIT
BRIC #: 070MW1GPRUXJ2DZODML
Approved Online
AID: A0000000980840
AC: 754704A18E8F6E4B
Response Code: 00

Tulips Flower Shop Inc
2171 Tamiami Trl
Port Charlotte, FL 33948
(941) 235-7777
tulipsflowershop12@gmail.com

CUSTOMER COPY

77
Wine & Sip



sam's club

941-255-5556

05/15/25 13:53 1569 06445 091 9091

Mark 101-**** *721 4

980241471 NAANBITES F 5.48 0
 1.42 @ 8.98
 980337900 SHRIMP TRAYF 12.75 0
 990377734 MM SPIN ARTF 6.98 0
 980273135 MINI PIZ BGF 9.98 0

SUBTOTAL 35.19
 TOTAL 35.19

VISA-TEND 35.19
 CHANGE DUE 0.00

US DEBIT- 0709 I O APPR#063403

35.19 TOTAL PURCHASE

REF # U5700X188123

TRANS ID - 585135643893735

VALIDATION - W3VW

PAYMENT SERVICE - E

AID A0000000980840

TERMINAL # 26849629

*No Signature Required

05/15/25 13:53:08

ITEMS SOLD 4

TC# 4933 1739 0049 9450 0795



Yay! You earned \$0.71 Sam's Cash with
 Plus. Check all earnings and savings
 at SamsClub.com/Account

330-53800-48000
 Clubhouse activities



Store# 7947
 1001 Gateway Ave
 North Port FL 34289-0000

(941) 257-3628

DESCRIPTION	QTY	PRICE	TOTAL
WHT WINE GLASS PERCEPTION 20 Z	1	1.25	1.25T
WHT WINE GLASS PERCEPTION 20 Z	1	1.25	1.25T
WHT WINE GLASS PERCEPTION 20 Z	1	1.25	1.25T
WHT WINE GLASS PERCEPTION 20 Z	1	1.25	1.25T
WHT WINE GLASS PERCEPTION 20 Z	1	1.25	1.25T
WHT WINE GLASS PERCEPTION 20 Z	1	1.25	1.25T
WHT WINE GLASS PERCEPTION 20 Z	1	1.25	1.25T
WHT WINE GLASS PERCEPTION 20 Z	1	1.25	1.25T
WHT WINE GLASS PERCEPTION 20 Z	1	1.25	1.25T
WHT WINE GLASS PERCEPTION 20 Z	1	1.25	1.25T
WHT WINE GLASS PERCEPTION 20 Z	1	1.25	1.25T

Sub Total \$12.50
 SALES TAX \$0.88
 Total \$13.38
 US DEBIT \$13.38
 *****0709 Approved
 Purchase Chip
 Auth/Trace Number: 024376/037900
 Chip Card AID: A0000000980840

NOW SHOP ON-LINE AT DOLLARTREE.COM

5644 07947 03 031 27735943 5/15/25 14:20
 Sales Associate: joe

330-53800-48000
 Clubhouse activities



3 30-53800-48102
Maintenance

Details for Order #113-8965278-7796210

Order Placed: May 15, 2025
Amazon.com order number: 113-8965278-7796210
Order Total: \$12.59

NO SMOKING

Not Yet Shipped SIGNS

Items Ordered	Price
1 of: <i>Beiyier No Smoking Sign (5 Pack) Self-Adhesive Brushed Metal Reflective Signs - 7 x 3 Inches, Fade Resistant, Brushed Silver - Easy to Mount - Indoor & Outdoor use, Includes No Vaping,</i> Sold by: Beiyier (seller profile) Business Price Condition: New	\$12.59

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

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$12.59 Shipping & Handling: \$0.00
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$12.59 Estimated Tax: \$0.00
	Grand Total: \$12.59

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



Details for Order #113-1298022-2944261

Order Placed: May 15, 2025
Amazon.com order number: 113-1298022-2944261
Order Total: \$19.96

Not Yet Shipped

Items Ordered	Price
2 of: smseace 1Pack Gate Valve Lockout Device with Coded Lock Suited for 1to2-1/2 gate Valve Handles Gate Valve Lockout Water Spigot Lock for Outdoor Faucet Water Spigot Faucet Devices Sold by: smseace (seller profile) Business Price Condition: New	\$9.98

Water covers for faucets

Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	<i>330-53800-48102 Maintenance</i>
Shipping Speed: FREE Prime Delivery	

Payment information

Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$19.96 Shipping & Handling: \$0.00
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$19.96 Estimated Tax: \$0.00
	Grand Total: \$19.96

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



Details for Order #113-9928306-2886649

Order Placed: May 15, 2025
Amazon.com order number: 113-9928306-2886649
Order Total: \$27.53

off free supplies
330-53800-48200

Not Yet Shipped	
Items Ordered 1 Of: Personalized Name Plate With Wall Or Desk Holder Customized Engraving 2x8 Sold by: Icomecn (seller profile) Business Price Condition: New	Price \$6.98
1 Of: Personalized Name Plate With Wall Or Desk Holder Customized Engraving 2x8 Sold by: Icomecn (seller profile) Business Price Condition: New	\$6.98
1 Of: Personalized Name Plate With Wall Or Desk Holder Customized Engraving 2x8 Sold by: Icomecn (seller profile) Business Price Condition: New	\$6.98
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
Shipping Speed: Standard Shipping	

CDD Meetings
name plates

Payment information	
Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$20.94 Shipping & Handling: \$6.59 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$27.53 Estimated Tax: \$0.00 -----
	Grand Total: \$27.53

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



Bath Tissue

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

S TL 18 ROLL ULTRA 13100302592 \$15.00
Tax: \$15.00 @ 7.0% \$1.05
Balance to pay \$16.05
Visa \$16.05

US DEBIT *****0709
Type: Chip Read Auth Code: 097494
AID: A0000000980840 PAN Seq:
TVR: 8000088000 TSI: 6C00
IAD: 06011203A08000
MID: *****27013 TID: ****6000
TOTAL PURCHASE \$16.05

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

STORE TILL TRANS. DATE
24023 1 127146 05-19-25 9:17 AM

Your cashier was: DONAVIN



330-53800-48900
Janitorial Supplies
Emergency Purchase
our order is
delayed
JA



Clubhouse Lakeside Plantation <lpclubhousestaff@gmail.com>

Your return of sancua Navy Blue Round...

1 message

return@amazon.com <return@amazon.com>
To: lpclubhousestaff@gmail.com

Mon, May 19, 2025 at 10:26 AM



*General Supplies
330-53800-48101
Table cloth
Returns*

Hello Lakeside,

Your return is confirmed.

Dropoff: You can dropoff your return by Jun 3.
Location: Any Kohl's.

Most refunds are issued shortly after drop off, with funds typically available in your account within 7 days, depending on your financial institution.

[Cancel to modify your return](#)



Return code

[Download QR Code](#)

Your Return Summary

Order #113-8160223-6967416

Refund subtotal	\$46.99
Shipping:	\$0.00
Total estimated refund:	\$46.99^



FREE Return: You can return the item without any shipping charges.

\$46.99 will be refunded to your Visa ending in 0709

^The total refund amount may vary based on shipping, late return, or other fees, learn more.

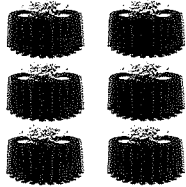
Dropoff by:

Tue, Jun 3

Dropoff Location

Kohl's Dropoff

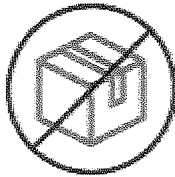
Item to be returned: 1



sancua Navy Blue Round Tablecloths 90...

Quantity: 1

Kohl's Return Instructions



No need to box your item

Keep the item in its original manufacturer packaging.



Show QR code to the store associate

Any store associate can help you to ship your return.

Don't have a smartphone? Print and bring label....



Details for Order #113-8547273-4056256

Order Placed: May 19, 2025
Amazon.com order number: 113-8547273-4056256
Order Total: \$46.00

Not Yet Shipped	
<p>Items Ordered</p> <p>1 of: POM Embossed 2-Ply Toilet Paper, White, 90 Rolls</p> <p>Sold by: KC Goods and Supplies (seller profile)</p> <p>Business Price</p> <p>Condition: New</p>	<p><i>Bath Tissue</i></p> <p><i>330-53800-48900</i></p> <p><i>Janitorial Supplies</i></p> <p>Price</p> <p>\$46.00</p>
<p>Shipping Address:</p> <p>Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p> <p>Shipping Speed:</p> <p>Standard Shipping</p>	

Payment information	
<p>Payment Method:</p> <p>Visa Last digits: 0709</p>	<p>Item(s) Subtotal: \$46.00</p> <p>Shipping & Handling: \$0.00</p>
<p>Billing address</p> <p>Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p>	<p>Total before tax: \$46.00</p> <p>Estimated Tax: \$0.00</p> <p>Grand Total: \$46.00</p>

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



Details for Order #113-2563009-1835426

Order Placed: May 20, 2025

Amazon.com order number: 113-2563009-1835426

Order Total: \$28.22

Not Yet Shipped	
<p>Items Ordered</p> <p>1 of: HP Printer Paper 8.5 x 11 Paper Copy & Print 20 lb 5 Ream Case - 2500 Sheets 92 Bright Made in USA - FSC Certified 200350C</p> <p>Sold by: Amazon (seller profile)</p> <p>Business Price</p> <p>Condition: New</p>	<p>Price</p> <p>\$28.22</p>
<p>Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p> <p style="text-align: right; font-family: cursive;">Office paper 390-53800-48200 office supplies</p> <p>Shipping Speed: FREE Prime Delivery</p>	
Payment information	
<p>Payment Method: Visa Last digits: 0709</p> <p>Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p>	<p>Item(s) Subtotal: \$28.22</p> <p>Shipping & Handling: \$0.00</p> <p>-----</p> <p>Total before tax: \$28.22</p> <p>Estimated Tax: \$0.00</p> <p>-----</p> <p>Grand Total: \$28.22</p>

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



Details for Order #113-1111247-4070617

Order Placed: May 21, 2025
Amazon.com order number: 113-1111247-4070617
Order Total: \$33.24

Not Yet Shipped	
Items Ordered 1 of: BethTie black 8 Inch Zip Ties (2500 Pack), 65 LBS Tensile Strength, Self-Locking Nylon PA66 UV Resistant Cable Ties for Indoor and Outdoor Use Sold by: BethTie (seller profile) Business Price Condition: New	Price \$33.24
<i>Cable ties for tennis courts</i>	
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	<i>330-53800-52000 T.C. Maintenance.</i>
Shipping Speed: Delivery in fewer trips to your address	

Payment information	
Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$33.24 Shipping & Handling: \$0.00 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$33.24 Estimated Tax: \$0.00 -----
Grand Total: \$33.24	

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



Details for Order #113-3764568-9079409

Order Placed: May 23, 2025

Amazon.com order number: 113-3764568-9079409

Order Total: \$187.98

Not Yet Shipped	
Items Ordered 2 of: DearHoHo Pool Lift Chair Protective Cover for Global Lift Corp - 600D Heavy Duty Waterproof Cover, Outdoor Pool Accessories, Blue Sold by: DearHoHo Shop (seller profile) Condition: New	Price \$92.99 \$29.90
<i>Pool lift chair cover - furniture</i> 330-53800-50000	
1 of: GE String A Long 100 Count Indoor / Outdoor Mini Clear White Holiday / Party Lights Set on Green Wire (4 Pack) Sold by: Friends and Family Market (seller profile) Condition: New	\$29.90
<i>Mini lights for Arch</i> 330-53800-48101	
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
Shipping Speed: Amazon Day Delivery	

Payment information	
Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$215.88 Shipping & Handling: \$0.00 Promotion applied: -\$27.90 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$187.98 Estimated Tax: \$0.00 -----
Grand Total: \$187.98	

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



Final Details for Order #111-8384801-3701848

Order Placed: May 28, 2025
Amazon.com order number: 111-8384801-3701848
Order Total: \$84.98

Shipped on May 28, 2025																			
<p>Items Ordered</p> <p>1 of: CQURE 45" Fake Ferns Artificial Plants Large, Set of 2 Artificial Boston Ferns Faux Hanging Plants for Outdoors Planter Home Garden Decor, 60 Branches Sold by: CQURE (seller profile) Condition: New</p> <p>1 of: Sggvecsy Artificial Eucalyptus Garland 6 Pack Fake Eucalyptus Greenery Garland Faux Hanging Plants Artificial Vines, 5.6 Feet/Strand for Wedding Backdrop Arch Wall Table Party Outdoor Festival Decor Sold by: MAFRY HOUSE (seller profile) Condition: New</p>	<p>Price</p> <p>\$69.99</p> <p>\$21.99</p>																		
<p>Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p> <p>Shipping Speed: FREE Prime Delivery</p>	<p style="text-align: center;"><i>330-53800-48101</i></p> <p style="text-align: center;"><i>General supplies</i></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Item(s) Subtotal:</td> <td style="text-align: right;">\$91.98</td> </tr> <tr> <td>Shipping & Handling:</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Your Coupon Savings:</td> <td style="text-align: right;">-\$7.00</td> </tr> <tr> <td colspan="2" style="text-align: right;">-----</td> </tr> <tr> <td>Total before tax:</td> <td style="text-align: right;">\$84.98</td> </tr> <tr> <td>Sales Tax:</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td colspan="2" style="text-align: right;">-----</td> </tr> <tr> <td>Total for This Shipment:</td> <td style="text-align: right;">\$84.98</td> </tr> <tr> <td colspan="2" style="text-align: right;">-----</td> </tr> </table>	Item(s) Subtotal:	\$91.98	Shipping & Handling:	\$0.00	Your Coupon Savings:	-\$7.00	-----		Total before tax:	\$84.98	Sales Tax:	\$0.00	-----		Total for This Shipment:	\$84.98	-----	
Item(s) Subtotal:	\$91.98																		
Shipping & Handling:	\$0.00																		
Your Coupon Savings:	-\$7.00																		

Total before tax:	\$84.98																		
Sales Tax:	\$0.00																		

Total for This Shipment:	\$84.98																		

Payment information																			
<p>Payment Method: Visa Last digits: 0709</p> <p>Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Item(s) Subtotal:</td> <td style="text-align: right;">\$91.98</td> </tr> <tr> <td>Shipping & Handling:</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Promotion applied:</td> <td style="text-align: right;">-\$7.00</td> </tr> <tr> <td colspan="2" style="text-align: right;">-----</td> </tr> <tr> <td>Total before tax:</td> <td style="text-align: right;">\$84.98</td> </tr> <tr> <td>Estimated Tax:</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td colspan="2" style="text-align: right;">-----</td> </tr> <tr> <td>Grand Total:</td> <td style="text-align: right;">\$84.98</td> </tr> <tr> <td colspan="2" style="text-align: right;">-----</td> </tr> </table>	Item(s) Subtotal:	\$91.98	Shipping & Handling:	\$0.00	Promotion applied:	-\$7.00	-----		Total before tax:	\$84.98	Estimated Tax:	\$0.00	-----		Grand Total:	\$84.98	-----	
Item(s) Subtotal:	\$91.98																		
Shipping & Handling:	\$0.00																		
Promotion applied:	-\$7.00																		

Total before tax:	\$84.98																		
Estimated Tax:	\$0.00																		

Grand Total:	\$84.98																		

<p>Credit Card transactions</p>	<p>Visa ending in 0709: May 28, 2025: \$84.98</p>																		

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



amazon.com

Details for Order #113-5972506-0259403

Order Placed: May 30, 2025

Amazon.com order number: 113-5972506-0259403

Order Total: \$23.96

Not Yet Shipped	
<p>Items Ordered</p> <p>4 of: 1/4" x 1" Stainless Fender Washer, 18-8 (304) Stainless Steel Flat Washer, 1/4" ID x 1" OD x 0.078" Thick (40Pcs)</p> <p>Sold by: KANSPHY (seller profile)</p> <p>Condition: New</p>	<p>Price</p> <p>\$5.99</p>
<p>Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p> <p style="text-align: right; font-family: cursive;">330-53800-48101 General supplies - washers for hurricane shutters</p>	
<p>Shipping Speed: FREE Prime Delivery</p>	

Payment information	
<p>Payment Method: Visa Last digits: 0709</p>	<p>Item(s) Subtotal: \$23.96</p> <p>Shipping & Handling: \$0.00</p> <p>----</p>
<p>Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p>	<p>Total before tax: \$23.96</p> <p>Estimated Tax: \$0.00</p> <p>----</p> <p>Grand Total: \$23.96</p>

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

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SECTION V

Subsection C

Lakeside Plantation
Community Development District

Unaudited Financial Reporting
May 31, 2025



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

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 139,382	\$ -	\$ -	\$ 139,382
Debit Card Account	4,546	-	-	4,546
Money Market Account	72,000	-	-	72,000
Capital Reserve Account	-	409,466	-	409,466
Due from General Fund	-	-	8,597	8,597
Due from Capital Reserve	8,132	-	-	8,132
Prepaid Expenses	14,644	-	-	14,644
Deposits	14,736	-	-	14,736
Investments:				
State Board of Administration	272,696	260,313	-	533,009
Series 1999				
Reserve	-	-	86,257	86,257
Revenue	-	-	24,590	24,590
Prepayment	-	-	4,049	4,049
Total Assets	\$ 526,136	\$ 669,779	\$ 123,492	\$ 1,319,407
Liabilities:				
Accounts Payable	\$ 22,857	\$ -	\$ -	\$ 22,857
Accrued Expenses	-	-	-	-
Due to General Fund	-	8,132	-	8,132
Due to Debt Service	8,597	-	-	8,597
Total Liabilities	\$ 31,454	\$ 8,132	\$ -	\$ 39,586
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 14,644	\$ -	\$ -	\$ 14,644
Deposits	14,736	-	-	14,736
Restricted for:				
Debt Service - Series 1999	-	-	123,492	123,492
Assigned for:				
Capital Reserves	-	661,647	-	661,647
Unassigned	465,302	-	-	465,302
Total Fund Balances	\$ 494,682	\$ 661,647	\$ 123,492	\$ 1,279,821
Total Liabilities & Fund Balance	\$ 526,136	\$ 669,779	\$ 123,492	\$ 1,319,407

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Lakeside Plantation
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues:				
Assessments- Tax Roll	\$ 1,199,840	\$ 1,116,005	\$ 1,116,005	\$ -
Tennis Club	20,000	13,333	16,779	3,446
Activities	10,000	6,667	7,689	1,022
Clubhouse Rentals	5,000	3,333	7,718	4,385
Miscellaneous	1,500	1,000	5,410	4,410
Interest Earnings	50	33	7,769	7,736
Insurance Proceeds	-	-	-	-
Total Revenues	\$ 1,236,390	\$ 1,140,372	\$ 1,161,371	\$ 20,999
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 6,200	\$ 1,800
District Manager	54,500	36,333	36,125	208
District Counsel	36,000	24,000	13,952	10,048
District Engineer	10,000	6,667	7,343	(676)
Disclosure Report	1,000	667	667	0
Trustee Fees	4,771	3,180	2,544	636
Audit Fees	4,200	4,200	4,200	-
Postage, Phone, Faxes, Copies	1,500	1,000	2,256	(1,256)
General Liability Insurance	8,289	5,526	3,618	1,908
Legal Advertising	2,000	1,333	269	1,064
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	3,000	2,000	2,225	(225)
Property Insurance	37,331	24,887	21,922	2,965
Information Technology	1,391	927	927	(0)
Website Administration	890	593	593	(0)
Website Hosting	480	320	960	(640)
Total General & Administrative	\$ 177,526	\$ 119,809	\$ 103,976	\$ 15,833
<u>Operations & Maintenance</u>				
Field Expenditures				
Common Area Renewal & Maintenance	\$ 10,000	\$ 6,667	\$ 3,518	\$ 3,149
Street Light/Decorative Light	1,000	667	459	208
Landscape Maintenance - Contract	154,040	102,693	102,690	3
Landscape Maintenance - Other	10,000	6,667	13,714	(7,047)
Lake Maintenance	15,588	10,392	10,444	(52)
Electric Utility Services - Entrance Feature	7,500	5,000	1,073	3,927
Water Utility Services - Entrance Feature	3,000	2,000	240	1,760
Repairs & Maintenance - Entrance Feature	5,000	3,333	3,961	(628)
Hurricane Expenses	-	-	6,344	(6,344)
Subtotal Field Expenditures	\$ 206,128	\$ 137,418	\$ 142,443	\$ (5,025)

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Lakeside Plantation
Community Development District

General Fund

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

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Amenity Expenditures				
Personnel Services (Management Contract)	\$ 210,000	\$ 140,000	\$ 202,570	\$ (62,570)
Activities	22,000	14,667	14,400	267
License/Fees	2,000	1,333	5,181	(3,848)
General Supplies	10,000	6,667	5,706	960
Maintenance	15,000	10,000	18,996	(8,996)
Office Supplies	3,500	2,333	1,459	874
Clubhouse Furniture	-	-	1,781	(1,781)
Security	7,760	5,173	12,715	(7,542)
AED	500	333	394	(61)
Telephone & Internet Services	6,000	4,000	3,263	738
Janitorial Supplies	2,500	1,667	1,517	149
Electric Utility Services - Clubhouse	14,000	9,333	5,773	3,560
Gas Utility	250	167	-	167
Garbage Collection	2,300	1,533	1,739	(205)
Water Utility Services - Clubhouse	6,000	4,000	2,107	1,893
Electric Utility Services - Tennis Courts/Pool	20,000	13,333	10,962	2,371
Pool Cleaning	22,800	15,200	12,596	2,604
Pool Maintenance - Other	10,000	6,667	10,472	(3,805)
Pool Furniture	-	-	2,480	(2,480)
Tennis Courts - Maintenance	5,000	3,333	4,902	(1,569)
Water Utility Services - Tennis Courts/Pool	7,500	5,000	1,418	3,582
Subtotal Amenity Expenditures	\$ 367,110	\$ 244,740	\$ 320,431	\$ (75,691)
Total Operations & Maintenance	\$ 573,238	\$ 382,158	\$ 462,874	\$ (80,715)
Total Expenditures	\$ 750,764	\$ 501,967	\$ 566,849	\$ (64,882)
Excess (Deficiency) of Revenues over Expenditures	\$ 485,626		\$ 594,522	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (485,626)	\$ (485,626)	\$ (485,626)	\$ -
Total Other Financing Sources/(Uses)	\$ (485,626)	\$ (485,626)	\$ (485,626)	\$ -
Net Change in Fund Balance	\$ -		\$ 108,896	
Fund Balance - Beginning	\$ -		\$ 385,786	
Fund Balance - Ending	\$ -		\$ 494,682	

Lakeside Plantation

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 7,919	\$ 7,919
Total Revenues	\$ -	\$ -	\$ 7,919	\$ 7,919
Expenditures:				
Bank Fee	\$ -	\$ -	\$ 68	\$ (68)
Capital Outlay	62,521	41,681	420,431	(378,750)
Total Expenditures	\$ 62,521	\$ 41,681	\$ 420,499	\$ (378,818)
Excess (Deficiency) of Revenues over Expenditures	\$ (62,521)		\$ (412,580)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 485,626	\$ 485,626	\$ 485,626	\$ -
Total Other Financing Sources (Uses)	\$ 485,626	\$ 485,626	\$ 485,626	\$ -
Net Change in Fund Balance	\$ 423,105		\$ 73,046	
Fund Balance - Beginning	\$ 633,237		\$ 588,601	
Fund Balance - Ending	\$ 1,056,342		\$ 661,647	

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

Vendor	Detail	Amount
Capital Outlay		
<i>FY2025</i>		
10/3/24 Tamiami Painting	Weight Room Painting	\$1,440.00
10/24/24 Bandit Fitness Equipment	50% Deposit Exercise Equipment	\$20,073.11
10/16/24 Lighthouse Engineering	Erosion Repair Assessment	\$7,500.00
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
3/31/25 Everon/ADT	Access Control System	\$9,042.21
3/13/25 Symbiont Service Group	Thermal Pool Units	\$15,915.00
3/13/25 MK Construction Group	Building Permits	\$3,571.43
3/13/25 MK Construction Group	Stucco/Rail Repair & Door Install	\$4,064.03
3/26/25 Florida State Structures	Pergola Deposit	\$29,542.00
3/26/25 Florida State Structures	Pergola Final	\$22,156.50
4/10/25 MK Construction Group	Additional Repairs	\$3,391.27
4/23/25 Solitude Lake Management	50% Deposit Erosion Repairs	\$6,894.00
4/10/25 Williams Concrete Inc	Deposit- Sidewalk Repair	\$5,500.00
4/10/25 Williams Concrete Inc	Final- Sidewalk Repair	\$5,500.00
5/6/25 GETZ Outdoor	Land Clearing	\$67,870.00
5/19/25 Sarasota Golf Sales	New Golf Cart	\$6,800.00
5/19/25 MK Construction Group	Stucco/Rail Repair & Door Final	\$4,064.03
5/19/25 Solitude Lake Management	Final Payment Erosion Repairs	\$6,894.00
1/15/25 GDP Basil Appliance	Washer and Dryer Combo	\$1,865.00
4/10/25 Viking Electric	Maintenance Shed Lighting	\$2,300.00
4/10/25 Viking Electric	Monument Lighting	\$3,967.00
Total		\$420,430.63

Lakeside Plantation

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 173,818	\$ 161,673	\$ 161,673	\$ -
Assessments - Direct Bill	\$ 8,842	\$ -	\$ -	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ 1,869	\$ 1,869
Interest	\$ -	\$ -	\$ 4,634	\$ 4,634
Total Revenues	\$ 182,660	\$ 161,673	\$ 168,176	\$ 6,503
Expenditures:				
Interest - 11/1	\$ 34,750	\$ 34,750	\$ 34,750	\$ -
Principal - 5/1	\$ 115,000	\$ 115,000	\$ 115,000	\$ -
Interest - 5/1	\$ 34,750	\$ 34,750	\$ 34,750	\$ -
Total Expenditures	\$ 184,500	\$ 184,500	\$ 184,500	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (1,840)		\$ (16,324)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (1,840)		\$ (16,324)	
Fund Balance - Beginning	\$ 60,482		\$ 139,816	
Fund Balance - Ending	\$ 58,642		\$ 123,492	

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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
Revenues:													
Assessments- Tax Roll	\$ -	\$ 257,102	\$ 566,425	\$ 170,937	\$ 36,491	\$ 25,710	\$ 42,804	\$ 16,538	\$ -	\$ -	\$ -	\$ -	\$ 1,116,005
Tennis Club	\$ 2,220	\$ 3,508	\$ 1,514	\$ 867	\$ 130	\$ 508	\$ 1,114	\$ 6,918	\$ -	\$ -	\$ -	\$ -	\$ 16,779
Activities	\$ 314	\$ 2,331	\$ 1,037	\$ 198	\$ (109)	\$ 532	\$ 447	\$ 2,940	\$ -	\$ -	\$ -	\$ -	\$ 7,689
Clubhouse Rentals	\$ 200	\$ 2,158	\$ 500	\$ 720	\$ -	\$ 700	\$ 1,290	\$ 2,150	\$ -	\$ -	\$ -	\$ -	\$ 7,718
Miscellaneous	\$ 386	\$ 540	\$ 834	\$ 152	\$ 1,375	\$ 60	\$ 1,332	\$ 732	\$ -	\$ -	\$ -	\$ -	\$ 5,410
Interest Earnings	\$ 4	\$ 4	\$ 8	\$ 1,411	\$ 2,618	\$ 1,690	\$ 999	\$ 1,035	\$ -	\$ -	\$ -	\$ -	\$ 7,769
Insurance Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 3,123	\$ 265,643	\$ 570,318	\$ 174,284	\$ 40,505	\$ 29,200	\$ 47,986	\$ 30,313	\$ -	\$ -	\$ -	\$ -	\$ 1,161,371

Expenditures:

General & Administrative:

Supervisor Fees	\$ 800	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 600	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 6,200
District Manager	\$ 4,542	\$ 4,542	\$ 4,542	\$ 4,542	\$ 4,542	\$ 4,542	\$ 4,542	\$ 4,333	\$ -	\$ -	\$ -	\$ -	\$ 36,125
District Counsel	\$ 4,391	\$ 2,293	\$ -	\$ 1,265	\$ 3,192	\$ 2,812	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,952
District Engineer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,343
Disclosure Report	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ 667
Trustee Fees	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ -	\$ -	\$ -	\$ -	\$ 2,544
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 1,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,200
Postage, Phone, Faxes, Copies	\$ 56	\$ 1,137	\$ 98	\$ 100	\$ 350	\$ 188	\$ 113	\$ 214	\$ -	\$ -	\$ -	\$ -	\$ 2,256
General Liability Insurance	\$ 419	\$ 418	\$ 418	\$ 419	\$ 687	\$ 419	\$ 419	\$ 419	\$ -	\$ -	\$ -	\$ -	\$ 3,618
Legal Advertising	\$ 269	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 269
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Other Current Charges	\$ 505	\$ 113	\$ 223	\$ 363	\$ 199	\$ 233	\$ 231	\$ 357	\$ -	\$ -	\$ -	\$ -	\$ 2,225
Property Insurance	\$ 2,781	\$ 2,781	\$ 2,886	\$ 2,886	\$ 1,932	\$ 2,886	\$ 2,886	\$ 2,886	\$ -	\$ -	\$ -	\$ -	\$ 21,922
Information Technology	\$ 116	\$ 116	\$ 116	\$ 116	\$ 116	\$ 116	\$ 116	\$ 116	\$ -	\$ -	\$ -	\$ -	\$ 927
Website Administration	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ 593
Website Hosting	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 960
Total General & Administrative	\$ 14,639	\$ 12,985	\$ 8,868	\$ 11,275	\$ 15,104	\$ 14,481	\$ 16,874	\$ 9,750	\$ -	\$ -	\$ -	\$ -	\$ 103,976

Operations & Maintenance

Field Expenditures

Common Area Renewal & Maintenance	\$ 1,209	\$ -	\$ 1,109	\$ -	\$ 400	\$ 400	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,518
Street Light/Decorative Light	\$ (50)	\$ -	\$ -	\$ 459	\$ -	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 459
Landscape Maintenance - Contract	\$ 12,837	\$ 12,837	\$ 12,837	\$ 12,836	\$ 12,836	\$ 12,836	\$ 12,836	\$ 12,836	\$ -	\$ -	\$ -	\$ -	\$ 102,690
Landscape Maintenance - Other	\$ 3,350	\$ -	\$ 412	\$ 155	\$ 184	\$ 8,058	\$ 1,555	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,714
Lake Maintenance	\$ 1,299	\$ 1,299	\$ 1,299	\$ 1,299	\$ 1,299	\$ 1,299	\$ 1,299	\$ 1,351	\$ -	\$ -	\$ -	\$ -	\$ 10,444
Electric Utility Services - Entrance Feature	\$ 123	\$ 88	\$ 120	\$ 179	\$ 169	\$ 116	\$ 105	\$ 174	\$ -	\$ -	\$ -	\$ -	\$ 1,073
Water Utility Services - Entrance Feature	\$ 27	\$ 30	\$ 31	\$ 31	\$ 31	\$ 31	\$ 31	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ 240
Repairs & Maintenance - Entrance Feature	\$ -	\$ -	\$ 3,961	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,961
Hurricane Expenses	\$ 6,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,344
Subtotal Field Expenditures	\$ 25,139	\$ 14,253	\$ 19,768	\$ 14,959	\$ 14,919	\$ 22,790	\$ 16,225	\$ 14,391	\$ -	\$ -	\$ -	\$ -	\$ 142,443

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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
Amenity Expenditures													
Personnel Services (Management Contract)	\$ 24,126	\$ 24,936	\$ 25,403	\$ 33,632	\$ 22,516	\$ 26,557	\$ 22,543	\$ 22,857	\$ -	\$ -	\$ -	\$ -	\$ 202,570
Activities	\$ 868	\$ 3,254	\$ 2,860	\$ 3,775	\$ 1,083	\$ 1,063	\$ 796	\$ 700	\$ -	\$ -	\$ -	\$ -	\$ 14,400
License/Fees	\$ 641	\$ 1,484	\$ 551	\$ 401	\$ 426	\$ 700	\$ 401	\$ 580	\$ -	\$ -	\$ -	\$ -	\$ 5,181
General Supplies	\$ 1,230	\$ 534	\$ 1,294	\$ 695	\$ 424	\$ 353	\$ 436	\$ 741	\$ -	\$ -	\$ -	\$ -	\$ 5,706
Maintenance	\$ 4,243	\$ 1,439	\$ 2,986	\$ 2,126	\$ 3,000	\$ 4,301	\$ 368	\$ 533	\$ -	\$ -	\$ -	\$ -	\$ 18,996
Office Supplies	\$ 332	\$ 326	\$ 137	\$ 286	\$ 155	\$ 101	\$ 67	\$ 56	\$ -	\$ -	\$ -	\$ -	\$ 1,459
Clubhouse Furniture	\$ -	\$ -	\$ 987	\$ -	\$ -	\$ -	\$ -	\$ 794	\$ -	\$ -	\$ -	\$ -	\$ 1,781
Security	\$ 775	\$ 1,265	\$ 735	\$ 1,286	\$ 1,419	\$ 5,826	\$ 751	\$ 659	\$ -	\$ -	\$ -	\$ -	\$ 12,715
AED	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 394	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 394
Telephone & Internet Services	\$ 460	\$ 537	\$ 538	\$ 675	\$ 173	\$ 173	\$ 307	\$ 398	\$ -	\$ -	\$ -	\$ -	\$ 3,263
Janitorial Supplies	\$ 113	\$ 134	\$ -	\$ 52	\$ 467	\$ 58	\$ 327	\$ 365	\$ -	\$ -	\$ -	\$ -	\$ 1,517
Electric Utility Services - Clubhouse	\$ 927	\$ 706	\$ 646	\$ 664	\$ 817	\$ 760	\$ 530	\$ 724	\$ -	\$ -	\$ -	\$ -	\$ 5,773
Gas Utility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Garbage Collection	\$ 185	\$ 185	\$ 221	\$ 219	\$ 218	\$ 258	\$ 225	\$ 225	\$ -	\$ -	\$ -	\$ -	\$ 1,739
Water Utility Services - Clubhouse	\$ 148	\$ 816	\$ 162	\$ 162	\$ 162	\$ 191	\$ 261	\$ 205	\$ -	\$ -	\$ -	\$ -	\$ 2,107
Electric Utility Services - Tennis Courts/Pool	\$ 862	\$ 1,330	\$ 1,153	\$ 1,136	\$ 1,557	\$ 1,747	\$ 1,820	\$ 1,357	\$ -	\$ -	\$ -	\$ -	\$ 10,962
Pool Cleaning	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,196	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,596
Pool Maintenance - Other	\$ 272	\$ 2,055	\$ 2,348	\$ 1,660	\$ 80	\$ 548	\$ 1,328	\$ 2,181	\$ -	\$ -	\$ -	\$ -	\$ 10,472
Pool Furniture	\$ -	\$ 2,480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,480
Tennis Courts - Maintenance	\$ 4,012	\$ -	\$ 86	\$ 22	\$ 416	\$ 105	\$ 152	\$ 109	\$ -	\$ -	\$ -	\$ -	\$ 4,902
Water Utility Services - Tennis Courts/Pool	\$ 127	\$ 156	\$ 193	\$ 187	\$ 163	\$ 193	\$ 195	\$ 204	\$ -	\$ -	\$ -	\$ -	\$ 1,418
Subtotal Amenity Expenditures	\$ 41,222	\$ 43,537	\$ 42,199	\$ 48,878	\$ 34,978	\$ 45,226	\$ 31,704	\$ 32,688	\$ -	\$ -	\$ -	\$ -	\$ 320,431
Total Operations & Maintenance	\$ 66,360	\$ 57,790	\$ 61,967	\$ 63,836	\$ 49,897	\$ 68,016	\$ 47,929	\$ 47,079	\$ -	\$ -	\$ -	\$ -	\$ 462,874
Total Expenditures	\$ 81,000	\$ 70,774	\$ 70,835	\$ 75,111	\$ 65,000	\$ 82,497	\$ 64,803	\$ 56,829	\$ -	\$ -	\$ -	\$ -	\$ 566,849
Excess (Deficiency) of Revenues over Expenditures	\$ (77,877)	\$ 194,868	\$ 499,483	\$ 99,173	\$ (24,495)	\$ (53,297)	\$ (16,817)	\$ (26,517)	\$ -	\$ -	\$ -	\$ -	\$ 594,522
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ (485,626)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (485,626)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ (485,626)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (485,626)
Net Change in Fund Balance	\$ (77,877)	\$ 194,868	\$ 499,483	\$ 99,173	\$ (510,121)	\$ (53,297)	\$ (16,817)	\$ (26,517)	\$ -	\$ -	\$ -	\$ -	\$ 108,896

Lakeside Plantation
Community Development District
Long Term Debt Report

SERIES 1999A, CAPITAL IMPROVEMENT REVENUE BONDS		
INTEREST RATE:		6.950%
MATURITY DATE:		5/1/2031
RESERVE FUND REQUIREMENT		MADS
RESERVE FUND REQUIREMENT	\$	182,164
RESERVE FUND BALANCE	\$	86,257
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)
LESS: PRINCIPAL PAYMENT 5/1/25	\$	(115,000.00)
Current Bonds Outstanding	\$	885,000

SECTION V

Subsection D

103
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
03/31/25	02/01/2025-02/28/2025	\$29,882.51	\$0.00	(\$448.24)	\$0.00	\$29,434.27	\$25,709.76	\$3,724.51	\$29,434.27
04/30/25	03/01/2025-03/31/2025	\$48,453.68	\$0.00	(\$726.81)	\$1,277.55	\$49,004.42	\$42,803.57	\$6,200.85	\$49,004.42
05/30/25	04/01/2025-04/30/2025	\$0.00	\$0.00	\$0.00	\$0.00	\$18,933.41	\$16,537.64	\$2,395.77	\$18,933.41
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 1,273,031.95	\$ -	\$ (18,383.71)	\$ 4,096.78	\$ 1,277,678.43	\$ 1,116,005.41	\$ 161,673.02	\$ 1,277,678.43

93%	Net Percent Collected
\$95,979.28	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

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

SECTION VI

Subsection A

Lakeside Plantation
Community Development District

Approved Proposed Budget
FY 2026



**Lakeside Plantation
Community Development District**

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Lakeside Plantation
Community Development District
Approved Proposed Budget - Fiscal Year 2026
General Fund

Description	Adopted Budget FY2025	Actuals As of 4/30/25	Projected Next 5 Months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues:					
Operation & Maintenance Assessments	\$ 1,199,840	\$ 1,099,468	\$ 100,372	\$ 1,199,840	\$ 1,199,840
Tennis Club	20,000	9,861	2,500	12,361	15,000
Activities	10,000	4,749	1,000	5,749	10,000
Clubhouse Rentals	5,000	5,568	1,000	6,568	8,000
Miscellaneous	1,500	4,678	500	5,178	1,500
Interest Earnings	50	6,735	2,500	9,235	5,000
Beginning Fund Balance	-	-	125,372	125,372	-
Total Revenues	\$ 1,236,390	\$ 1,131,059	\$ 233,244	\$ 1,364,302	\$ 1,239,340
Administrative:					
Supervisor Fees	\$ 12,000	\$ 5,400	\$ 5,000	\$ 10,400	\$ 12,000
District Manager	54,500	31,792	22,708	54,500	57,225
District Counsel	36,000	13,952	9,966	23,918	30,000
District Engineer	10,000	7,343	5,245	12,587	10,000
Disclosure Report	1,000	583	417	1,000	1,050
Trustee Fees	4,771	2,226	2,024	4,250	4,728
Audit Fees	4,200	4,200	-	4,200	4,300
Postage, Phone, Faxes, Copies	1,500	2,042	1,000	3,042	3,200
General Liability Insurance	8,289	3,199	2,095	5,294	8,930
Legal Advertising	2,000	269	192	461	700
Dues, Licenses & Fees	175	175	-	175	175
Other Current Charges	3,000	1,868	1,334	3,202	3,000
Property Insurance	37,331	19,036	13,597	32,634	46,598
Information Technology	1,391	811	580	1,391	1,460
Website Administration	890	519	371	890	934
Website Hosting	480	810	579	1,389	1,800
Total Administrative	\$ 177,526	\$ 94,226	\$ 65,107	\$ 159,333	\$ 186,100
Operations:					
Common Area Renewal & Maintenance	\$ 10,000	\$ 3,518	\$ 2,513	\$ 6,031	\$ 6,500
Street Light/Decorative Light	1,000	459	328	787	1,000
Landscape Maintenance - Contract	154,040	89,854	59,076	148,930	144,310
Landscape Maintenance - Other	10,000	13,714	9,796	23,510	25,000
Lake Maintenance	15,588	9,093	6,495	15,588	17,000
Electric Utility Services - Entrance Feature	7,500	900	643	1,543	1,700
Water Utility Services - Entrance Feature	3,000	209	149	359	-
Repairs & Maintenance - Entrance Feature	5,000	3,961	2,829	6,790	-
Field Contingency	-	-	-	-	50,000
Hurricane Expenses	-	6,344	-	6,344	-
Total Operations	\$ 206,128	\$ 128,052	\$ 81,829	\$ 209,881	\$ 245,510

Lakeside Plantation
Community Development District
Approved Proposed Budget - Fiscal Year 2026
General Fund

Description	Adopted Budget FY2025	Actuals As of 4/30/25	Projected Next 5 Months	Total Projected 9/30/25	Proposed Budget FY2026
Clubhouse:					
Personnel Services (Management Contract)	\$ 210,000	\$ 179,712	\$ 150,000	\$ 329,712	\$ 300,000
Activities	22,000	13,699	10,000	23,699	22,000
License/Fees	2,000	4,602	4,000	8,602	8,800
General Supplies	10,000	4,965	3,500	8,465	10,000
Maintenance	15,000	24,730	7,500	32,230	25,000
Office Supplies	3,500	1,404	1,404	2,807	3,500
Clubhouse Furniture	-	2,852	-	2,852	-
Security	7,760	12,057	2,510	14,567	15,000
AED	500	394	-	394	500
Telephone & Internet Services	6,000	2,731	2,731	5,461	6,000
Janitorial Supplies	2,500	1,152	1,000	2,152	2,500
Electric Utility Services - Clubhouse	14,000	5,050	5,000	10,050	12,000
Gas Utility	250	-	250	250	-
Garbage Collection	2,300	1,513	1,100	2,613	2,700
Water Utility Services - Clubhouse	6,000	1,902	2,500	4,402	5,000
Electric Utility Services - Tennis Courts/Pool	20,000	9,605	6,861	16,466	17,500
Pool Cleaning	22,800	12,596	9,500	22,096	22,800
Pool Maintenance - Other	10,000	8,291	3,500	11,791	1,000
Pool Furniture	-	2,480	-	2,480	-
Tennis Courts - Maintenance	5,000	4,793	1,500	6,293	-
Water Utility Services - Tennis Courts/Pool	7,500	1,214	867	2,080	3,000
Total Clubhouse	\$ 367,110	\$ 295,741	\$ 213,722	\$ 509,463	\$ 457,300
Other Expenditures:					
Transfer Out - Capital Reserve Fund (CY)	\$ 485,626	\$ 485,626	\$ -	\$ 485,626	\$ 350,430
Total Other Expenditures	\$ 485,626	\$ 485,626	\$ -	\$ 485,626	\$ 350,430
Total Expenditures	\$ 1,236,390	\$ 1,003,644	\$ 360,658	\$ 1,364,302	\$ 1,239,340
Excess Revenue (Expenditures)	\$ -	\$ 127,415	\$ (127,415)	\$ (0)	\$ -

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family	243	\$ 454,184	\$ 1,869	\$ 1,988
Multi Family	236	\$ 299,949	\$ 1,271	\$ 1,352
Villas	192	\$ 287,090	\$ 1,495	\$ 1,591
Commercial	10	\$ 158,617	\$ 15,121	\$ 16,086
Total	681	\$ 1,199,840		

Lakeside Plantation
Community Development District
 General Fund Budget
 Fiscal Year 2026

REVENUES:

Tennis Club

Represents fees collected by onsite management company related to various tennis programs operated by the District. The programs consist of tennis lessons, clinics, tournaments, etc. The amounts are based upon historical results and future projections.

Activities

Represents fees collected by onsite management company related to various activities operated by the District. The Activities include, but not limited to swim lessons, clinics, summer camps, winter camps, fitness training, holiday parties, etc. The budgeted amounts are based upon historical results and future projections.

Clubhouse Rentals

The District allows members of the public to rent the Clubhouse for various functions such as birthday parties, anniversaries, weddings, etc. The budgeted amounts are based upon historical results and future projections.

Miscellaneous

Represents estimated income the District may receive that is not accounted for in other categories.

Interest Earnings

The District receives interest earnings from funds held in the various operating accounts.

Operation & Maintenance Assessments

The District adopts an annual operating budget that is funded primarily by operation and maintenance assessments levied on assessable property within the District. The assessments are levied based upon benefit received by the property from the goods and services provided by the District. The levied operation and maintenance assessments are certified for collection to the county tax collector to be placed on property owners November 1st Sarasota County Property Tax Bill.

EXPENDITURES:

Administrative:

Supervisors Fees

The Florida Statutes allows each supervisor to be paid per meeting, for the time devoted to District business and board meetings. The amount is based upon 5 supervisors attending 11 meetings for the fiscal year.

District Manager

The District has contracted with Governmental Management Services - Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2026

District Counsel

Requirements for legal services are estimated at an annual expenditure as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, contract preparation and review, etc. The District has a contract with Kutak Rock, LLP.

District Engineer

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

Disclosure Report

As part of the reporting requirements of the Series 1999, Capital Improvement Revenue Bonds, the District has contracted with Prager & Co., LLC to act as Dissemination Agent. The Dissemination Agent files Annual Reports and various other notices to the Municipal Securities Rulemaking Board (EMMA) as a requirement of the Securities Exchange Commission rule 15c2-12(b)(5).

Trustee Fees

The District will pay annual trustee fees to US Bank as trustee for the Series 1999A, Capital Improvement Revenue Bonds issued.

Audit Fees

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

Postage, Phone, Faxes, Copies

Mailing of agenda packages, overnight deliveries, vendor checks, and any other necessary correspondence. Also includes telephone, facsimile, and copy machine services.

General Liability Insurance

The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to government agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation. This is in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Dues, Licenses & Fees

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Other Current Charges

Bank charges and any other miscellaneous expenses that are incurred during the fiscal year.

Lakeside Plantation
Community Development District
 General Fund Budget
 Fiscal Year 2026

Property Insurance

The District has a property insurance policy with Egis Risk Advisors. The following represents the structures covered under that policy: clubhouse, pool, tennis courts, equipment shed, gazebo, pool pavilion, guard shack, water fountains, and street lights.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Administration

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Website Hosting

The District is in contract with Community XS for hosting of the CDD website.

Operations:

Common Area Renewal & Maintenance

Miscellaneous expenses incurred for common areas throughout the District other than clubhouse area.

Street Light/Decorative Light

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

Landscape Maintenance - Contract

The District contracts with Getz Outdoor to provide landscape maintenance for all the common areas of the community. This fee does not include replacement material or irrigation repairs.

Landscape Maintenance - Other

The District incurs landscape expenses that are not covered under the landscape maintenance contract with Landscape Maintenance.

Lake Maintenance

The District currently has a management contract with Solitude Lake Management to maintain the lakes throughout the community that provides storm water management. The monthly and annual amounts are as follows

Field Contingency

Any unforeseen costs to the community for field related items.

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2026

Clubhouse:

Personnel Services (Management Contract)

The District currently has an agreement with GMS-Tampa, LLC to provide amenity management services. The various services and compensation are further detailed in the agreement.

Activities

The District's facility manager will coordinate and provide various activities throughout the year. The amount represents the cost of supplies, entertainment, and refreshments.

License/Fees

Various permits and license for the clubhouse are required by the regulatory organizations. The amount represents the estimated cost for those items.

General Supplies

Estimated cost of supplies purchased for operating and maintaining the clubhouse not budgeted in other line items.

Maintenance

This item is for the monthly maintenance and repairs of the clubhouse facility.

Office Supplies

Represents the cost of daily supplies required by the District to facilitate operations.

Security

This item is for the alarm system and monitoring of the clubhouse. Monitoring services are provided by Security Alarm Corp and ADT.

AED

Estimated cost to purchase, maintain and operate the AED machines.

Telephone & Internet Services

The following represents the telephone and internet services for the Clubhouse paid to Comcast, as well as pool telephone dispatch services provided by Kings III of America, LLC.

Janitorial Supplies

The District's clubhouse management company provides janitorial services under their management agreement however the supplies are purchased directly by the District. The amount represents the estimated cost of those supplies.

Electric Utility Services - Clubhouse

Estimated costs for electricity in the clubhouse provided by Florida Power & Light.

Gas Utility

Estimated costs for gas in the clubhouse provided by TECO.

Lakeside Plantation
Community Development District
General Fund Budget
Fiscal Year 2026

Garbage Collection

Estimated costs for garbage collection at the clubhouse provided by North Port Solid Waste.

Water Utility Services - Clubhouse

Estimated costs for water in the clubhouse provided by North Port Utilities.

Electric Utility Services - Pool

Estimated costs for electricity at the pool provided by Florida Power & Light.

Pool Cleaning

The District is in contract with Monster Pool's to provide monthly cleaning service.

Pool Maintenance - Other

Represents miscellaneous pool maintenance costs incurred during the fiscal year.

Tennis Courts - Maintenance

Represents cost associated with maintaining the tennis courts.

Water Utility Services - Pool

Estimated costs for water at the tennis courts provided by North Port Utilities:

Other Expenditures:

Transfer Out - Capital Reserve Fund (Current Year)

In December 2010, the District had Reserve Advisor's prepare a long-term reserve study completed that detailed the projected funding and spending requirements through fiscal year ending 2040. The amount represents the recommended funding requirements for the fiscal year in order to properly maintain the capital infrastructure owned by the District. The expenditures will be detailed and recorded in the Capital Reserve Fund.

**Lakeside Plantation
Community Development District
Approved Proposed Budget - Fiscal Year 2026
Capital Reserve Fund**

Description	Adopted Budget FY2025	Actuals As of 4/30/25	Projected Next 5 Months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues:					
Transfer In - Capital Reserve Fund (CY)	\$ 485,626	\$ 485,626	\$ -	\$ 485,626	\$ 350,430
Interest Earnings	-	5,979	2,500	8,479	1,000
Carry Forward Surplus	633,237	588,601	-	588,601	687,107
Total Revenues	\$ 1,118,863	\$ 1,080,206	\$ 2,500	\$ 1,082,706	\$ 1,038,536
Expenditures:					
Capital Outlay	\$ 62,521	\$ 394,541	\$ -	\$ 394,541	\$ -
Pond Erosion	-	-	-	-	127,934
Clubhouse and Pool Furniture	-	-	-	-	45,000
AV System	-	-	-	-	25,000
Oak Trimming	-	-	-	-	78,000
Road Paving & Milling	-	-	-	-	68,170
Bank Fees	-	59	1,000	1,059	1,000
Total Expenditures	\$ 62,521	\$ 394,600	\$ 1,000	\$ 395,600	\$ 345,104
Excess Revenue (Expenditures)	\$ 1,056,342	\$ 685,607	\$ 1,500	\$ 687,107	\$ 693,432

Reserve Study Funding Plan (Next 5 Years)

	<u>Funding</u>	<u>Expenses</u>	<u>Planned Balance</u>	<u>Budgeted Balance</u>	<u>Variance</u>
Fiscal Year 2026	175,300	29,196	1,138,247	693,432.39	(444,814.61)
Fiscal Year 2027	181,400	129,817	1,213,111		
Fiscal Year 2028	187,700	282,870	1,141,252		
Fiscal Year 2029	194,300	809,104	543,125		
Fiscal Year 2030	201,100	268,961	485,448		

**Lakeside Plantation
Community Development District
Approved Proposed Budget - Fiscal Year 2026
Series 1999 Debt Service Fund**

Description	Adopted Budget FY2025	Actuals As of 4/30/25	Projected Next 5 Months	Total Projected 9/30/25	Proposed Budget FY2026
Assessments - On Roll	\$ 173,818	\$ 159,277	\$ 14,541	\$ 173,818	\$ 173,818
Assessments - Direct	8,842	-	8,842	8,842	8,842
Assessments - Prepayment	-	1,869	-	1,869	-
Interest Income	-	3,833	1,000	4,833	1,000
Beginning Fund Balance (1)	53,267	54,126	-	54,126	58,988
Total Revenues	\$ 235,927	\$ 219,106	\$ 24,383	\$ 243,488	\$ 242,648
Expenditures:					
Interest- 11/1	\$ 34,750	\$ 34,750	\$ -	\$ 34,750	\$ 30,754
Principal- 5/1	115,000	-	115,000	115,000	125,000
Interest- 5/1	34,750	-	34,750	34,750	30,754
Total Expenditures	\$ 184,500	\$ 34,750	\$ 149,750	\$ 184,500	\$ 186,508
Excess Revenue (Expenditures)	\$ 51,427	\$ 184,356	\$ (125,367)	\$ 58,988	\$ 56,141

(1) Beginning Fund Balance is net of reserve funds of \$85,690

Interest Payment 11/1/2026 \$ 26,410

Development	Units	Gross Per Unit	Gross Assessments
Single Family	238	\$ 410	\$ 97,580
Villas	192	\$ 328	\$ 62,976
Commercial	7	\$ 3,287	\$ 24,357
Imagine School (Direct)	1	\$ 9,407	\$ 9,407
Subtotal: Gross Assessments			\$ 194,319
Less Discounts (6%)			\$ (11,659)
Net Annual Assessment	438		\$ 182,660

Lakeside Plantation
Community Development District
Per Unit Assessment Summary

Land Use	Fund	Proposed Gross Per Unit- FY 2026	Adopted Gross Per Unit FY 2025	\$ Increase /(Decrease)	% Increase /(Decrease)
Single Family	O&M	\$ 1,988.37	\$ 1,988.37	\$0.00	0%
	Total	\$ 1,988.37	\$ 1,988.37	\$0.00	0%
Multi Family	O&M	\$ 1,352.10	\$ 1,352.10	\$0.00	0%
	Total	\$ 1,352.10	\$ 1,352.10	\$0.00	0%
Villas	O&M	\$ 1,590.70	\$ 1,590.70	\$0.00	0%
	Total	\$ 1,590.70	\$ 1,590.70	\$0.00	0%
Commercial	O&M	\$ 16,085.96	\$ 16,085.95	\$0.01	0%
	Total	\$ 16,085.96	\$ 16,085.95	\$0.01	0%

SECTION VII

Subsection A-1

ESTIMATE**Getz Outdoor Services**

22460 Cherokee Rose Place
Land O' Lakes, FL 34639-3817

getzoutdoorservices@gmail.com

+1 (813) 701-6831

http://Getzoutdoorservices.com

**Bill to**

Lakeside Plantation CDD
2800 Plantation Blvd
North Port, FL

Estimate details

Estimate no.: 1026

Estimate date: 06/08/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Palm tree trimming	36 palms around amenity center, 72 palms total. \$50 per palm.	1	\$3,600.00	\$3,600.00
					Total	\$3,600.00

Accepted date

Accepted by

SECTION IX

Subsection B-1

Lakeside Plantation Community Development District

Amenity Management Report

06/18/2025



HAROLD MYERS

AMENITY MANAGER LAKESIDE PLANTATION
GMS, LLC



Lakeside Plantation
Community Development District

Amenity Management Report
June 18, 2025

To: The Board of Supervisors

From: Harold Myers, Amenity Manager Lakeside Plantation

RE: Lakeside Plantation CDD Amenity Management Report, June 18, 2025

Amenities Events and Revenues for May 2025, Total Revenues were \$4,879.00,
Expenses were \$1,117.50 with a plus of \$3,761.40



Recent Updates to the Community

- The trimming around the preserve areas have been completed by Getz Lawn and Landscape.**
- The defective storm drain box at 1596 Scarlett has been repaired by Aqualis**
- All lake drain boxes have been installed by Solitude.**
- New maintenance golf cart has been purchased. Sarasota Carts offered us a brand new cart for \$6,800.00. The cart was originally 10K.**

--



Work in Progress

--Still working on quotes for the Clubhouse Sound System.

--Pool Renovations are scheduled to start on August 11, 2025.

--Clubhouse and pool pavers are scheduled to be cleaned and resealed on or about August 11, 2025.

--Quote received for bouganvillias at the entrance around pergolas.

--Waiting on one quote for the tennis court resurfacing and new lines.

Staff Requests



Conclusion

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

LakesidePlantationAmenityManager@gms-tampa.com

Respectfully,

**Harold Myers
Amenity Manager**



SECTION IX

Subsection B-2-a

Your Pool Is Now Sparkling Clean!



Hi Harold,

Thanks for allowing us to serve you & keep your pool looking great!

David



DATE OF SERVICE

June 9, 2025 at 7:15 AM

LOCATION

[2200 Plantation Blvd.](#)
[North Port, FL 34289](#)

SERVICED BY

Yoan Luis

SPA SERVICE INFO

READINGS

2 ppm total chlorine

7.4 ph

60 ppm total alkalinity

300 ppm total hardness

782 orp

770 orp setpoint

POOL SERVICE INFO

READINGS

5 ppm total chlorine

7.5 ph

90 ppm total alkalinity

30 ppm cyanuric acid

250 ppm total hardness

710 orp

690 orp setpoint



Monster Pools Inc.

3534 Plover Ave #102

NAPLES FL 34117

(239) 220-4238

service@monsterpoolsinc.com

SECTION IX

Subsection B-2-b-i

SECTION IX

Subsection B-3-a

MAY

ESTIMATE

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

Estimate details

Estimate no.: 1075
 Estimate date: 04/22/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	04/22/2025	Services	LAKESIDE PLANTATION - TOLEDO ENTRANCE SERVICE EQUIPMENT REBUILD PROJECT located @ approximately 1020 Plantation Blvd, North Port, FL 34289	1	\$0.00	\$0.00
2.		Services	Provide labor and material for the following: Permit required Remove and replace: 12' x 12' x 6' Jbox 200A nonfused 200A 480V 3P disconnect 36" x 4" 3R outdoor rated wiring trough 75kva Step Down Transformer 480V 3PH -> 208/120V 3PH Hurricane pad for transformer to sit upon 200A 208V 3PH MB Siemens 40 space outdoor panel WR GFCI in bellbox with bubble cover Refeed rainbird and pump wiring All necessary fittings, conduit, misc. materials			\$14,285.33
Total						\$14,285.33

SECTION IX

Subsection B-3-b

SERGEANT'S

51196



ELECTRIC

CUSTOMER INVOICE

LIC # EC13008043

1075 Innovation Ave., Unit 111
North Port, FL 34289

941.373.5658
SgtElect.com

HOME OWNER INFORMATION

Date 04 07 2025 Technician Nick Nicely & Mike
Name Lakeside Plantation Phone 941-433-5500 Email manager@lakesideplantationcdd.com
Address 2800 Lakeside Plantation Blvd City North Port State FL Zip 34289

DEVICES

WAS THE WORK DONE?
YES NO

LEVEL 1 DEVICE = UP TO 2-STD LAMPS, 110V SWITCH/OUTLET, STD COAX/TEL OUTLET IN USE COVER, CS FAN LIGHT KIT, LIGHT KIT PULL CHAIN, COAX SPLITTER, DOORBELL BUTTON, TOMBSTONE, KEYLESS LIGHT FIXTURE, WP BOX, CS DEVICE, PANCAKE BOX, PICO REMOTE \$81.00 x Qty = \$ YES NO

LEVEL 2 DEVICE = 3 OR 4 WAY SWITCH, 20A APPLIANCE CORD, RANGE/DRYER OUTLET, GFCI OUTLET, STACK SWITCH, 110V LITH SMOKE DETECTOR, SMALL J BOX, DOORBELL TRANSF, SP 15-20A BREAKER, 150W LED STD DIMMER, FAN SPEED CONTROL SWITCH, PHOTO CELL, CS FAN REMOTE KITS, UNDER CABINET WIRING PER 5'. DOORBELL CHIME, CS T-STAT, PANEL INSPECTION, USB OUTLET, SURGE FLUSH KIT \$121.00 x Qty = \$ YES NO

LEVEL 3 DEVICE = TANDEM 8 DP STD 15-60A BREAKER, SP 15-20A AFCI/GFCI BREAKER, PHOTO CELL, MEDIUM J BOX, FAN BRACE BOX, LV DIMMER, CARBON SMOKE DETECTOR/WIRELESS, FAN REMOTE KITS, SMART SWITCH, IN WALL TIMER, OCCUPANCY SENSOR SWITCH \$187.00 x Qty = \$ YES NO

LEVEL 4 DEVICE = 60A DISCONNECT, DIRECT BURIAL SPLICE KIT, HARD WIRE RANGE, COOK TOP, POOL PUMP, H/W HEATER, POOL HEATER, DP 70-90A STD BREAKER, 2FT-4FT 2 LAMP LED RETROFIT, OBSOLETE SP 15-20 BREAKER, 110V INDOOR B2B OUTLET, LARGE J BOX, SINGLE CIRCUIT ANALYSIS, HOME INSPECTION UP TO 3,000 SQ FT, CS OVER COUNTER MICROWAVE, COAX/TEL WIRING, CS TV MOUNTED, CS WIFI T-STAT, CHIME KIT, 30A-240V PRESSURE SWITCH/CONTACTOR \$232.00 x Qty = \$ YES NO

LEVEL 5 DEVICE = WIRING FOR LIGHT/OUTLET, HARD WIRE RANGE, COOK TOP, POOL PUMP, H/W HEATER, POOL HEATER, OBSOLETE TANDEM/DP 15- 60A BREAKER, 100-125A STD BREAKER, 110V OUTDOOR B2B GFCI OUTLET, 15/20A DP AFCI/BREAKER, COAX/TEL WIRING, 4FT-4 LAMP LED RETROFIT \$299.00 x Qty = \$ YES NO

LEVEL 6 DEVICE = 15-30A DP GFCI BREAKER, OBSOLETE 70-90A BREAKER, WIRING FOR LIGHT/OUTLET DIFF 2, 100-125A STD MAIN BREAKER, MULTI CIRCUIT ANALYSIS, HOME INSPECTION OVER 6,000 SQ FT, LEVEL 1 SURGE PROTECTOR, 8FT-2 LAMP LED RETROFIT, SMART BRIDGE, WIRE TUGGER/DAY \$387.00 x Qty = \$ YES NO

LEVEL 7 DEVICE = 50A DP GFCI BREAKER, WIRING FOR LIGHT/OUTLET DIFF 3, LEVEL 2 SURGE PROTECTOR, CS B2B 50A WP GENERATOR INLET, 120V/240V MECHANICAL TIMER, POOL LIGHT TRANSFORMER, SCAFFOLDING \$492.00 x Qty = \$ YES NO

LEVEL 8 DEVICE = 15-30A 120/240V CIRCUIT/OUTLET, 150-200A STD. MAIN BREAKER, B2B 50A WP GENERATOR INLET, WALK BEHIND TRENCHER/DAY, 30-50A B2B RV OUTLET \$593.00 x Qty = \$ YES NO

LEVEL 9 DEVICE = 50A 240V WITHOUT GFCI, 15-30A 120/240V CIRCUIT/OUTLET, 50A WP GENERATOR INLET, SCISSORS LIFT/DAY, 30-50A RV OUTLET \$827.00 x Qty = \$ YES NO

LEVEL 10 DEVICE = 50A 240V WITHOUT GFCI, OBSOLETE 1PH MAIN BREAKER \$1,186.00 x Qty = \$ YES NO

ADDITIONAL INSTALLATIONS

See notes page. \$ x Qty _____ = \$ _____ YES NO
\$ x Qty _____ = \$ _____ YES NO
\$ x Qty _____ = \$ _____ YES NO
\$ x Qty _____ = \$ _____ YES NO
\$ x Qty _____ = \$ _____ YES NO

FUSE PANEL YES NO PANEL MFG _____ AGE _____

PAID CASH CHECK # _____ TOTAL INVESTMENT \$ _____
CREDIT CARD # _____ EXP / AUTH # _____

