

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

***Adopted Budget***  
***FY 2026***



**Lakeside Plantation  
Community Development District**

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**Lakeside Plantation**  
**Community Development District**  
**Adopted Budget - Fiscal Year 2026**  
**General Fund**

Description	Adopted Budget FY2025	Actuals As of 7/31/25	Projected Next 2 Months	Total Projected 9/30/25	Adopted Budget FY2026
<b>Revenues:</b>					
Operation & Maintenance Assessments	\$ 1,199,840	\$ 1,188,250	\$ 11,590	\$ 1,199,840	\$ 1,199,840
Tennis Club	20,000	19,442	2,000	21,442	25,000
Activities	10,000	8,509	1,000	9,509	10,000
Clubhouse Rentals	5,000	10,088	1,000	11,088	15,000
Miscellaneous	1,500	5,649	500	6,149	1,500
Interest Earnings	50	9,809	1,500	11,309	5,000
Beginning Fund Balance	-	-	59,790	59,790	-
<b>Total Revenues</b>	<b>\$ 1,236,390</b>	<b>\$ 1,241,748</b>	<b>\$ 77,379</b>	<b>\$ 1,319,127</b>	<b>\$ 1,256,340</b>
<b>Administrative:</b>					
Supervisor Fees	\$ 12,000	\$ 6,800	\$ 2,000	\$ 8,800	\$ 10,000
District Manager	52,000	43,333	8,667	52,000	54,725
District Counsel	36,000	19,329	3,866	23,195	24,000
District Engineer	10,000	7,343	1,469	8,811	10,000
Disclosure Report	1,000	833	167	1,000	1,050
Assessment Roll	2,500	2,083	417	2,500	2,500
Trustee Fees	4,771	3,180	1,220	4,400	4,728
Audit Fees	4,200	4,200	-	4,200	4,300
Postage, Phone, Faxes, Copies	1,500	2,662	532	3,194	3,200
General Liability Insurance	8,289	4,455	891	5,346	8,930
Legal Advertising	2,000	269	54	323	700
Dues, Licenses & Fees	175	175	-	175	175
Other Current Charges	3,000	2,864	573	3,437	3,000
Property Insurance	37,331	30,007	6,001	36,008	46,598
Information Technology	1,391	1,159	232	1,391	1,460
Website Administration	890	742	148	890	934
Website Hosting	480	1,260	300	1,560	1,800
<b>Total Administrative</b>	<b>\$ 177,526</b>	<b>\$ 130,695</b>	<b>\$ 26,536</b>	<b>\$ 157,230</b>	<b>\$ 178,100</b>
<b>Operations:</b>					
Common Area Renewal & Maintenance	\$ 10,000	\$ 3,518	\$ 704	\$ 4,222	\$ 6,500
Street Light/Decorative Light	1,000	3,709	742	4,451	1,000
Landscape Maintenance - Contract	154,040	126,321	25,264	151,585	144,310
Landscape Maintenance - Other	10,000	15,763	3,153	18,916	25,000
Lake Maintenance	15,588	13,146	2,629	15,775	17,000
Electric Utility Services - Entrance Feature	7,500	1,446	289	1,735	1,700
Water Utility Services - Entrance Feature	3,000	298	60	357	-
Repairs & Maintenance - Entrance Feature	5,000	3,961	792	4,753	-
Field Contingency	-	-	-	-	50,000
Hurricane Expenses	-	11,044	-	11,044	-
<b>Total Operations</b>	<b>\$ 206,128</b>	<b>\$ 179,205</b>	<b>\$ 33,632</b>	<b>\$ 212,837</b>	<b>\$ 245,510</b>

**Lakeside Plantation**  
**Community Development District**  
**Adopted Budget - Fiscal Year 2026**  
**General Fund**

Description	Adopted Budget FY2025	Actuals As of 7/31/25	Projected Next 2 Months	Total Projected 9/30/25	Adopted Budget FY2026
<b>Clubhouse:</b>					
Personnel Services (Management Contract)	\$ 210,000	\$ 246,509	\$ 49,302	\$ 295,811	\$ 300,000
Activities	22,000	15,553	3,111	18,664	15,000
License/Fees	2,000	6,679	1,336	8,015	8,800
General Supplies	10,000	8,179	1,636	9,815	15,000
Maintenance	15,000	19,949	3,990	23,938	20,000
Office Supplies	3,500	1,738	348	2,086	3,500
Clubhouse Furniture	-	3,812	-	3,812	-
Security	7,760	15,070	3,014	18,084	12,000
AED	500	394	-	394	500
Telephone & Internet Services	6,000	4,511	902	5,413	6,000
Janitorial Supplies	2,500	1,978	396	2,374	2,500
Electric Utility Services - Clubhouse	14,000	7,541	1,508	9,049	12,000
Gas Utility	250	-	-	-	-
Garbage Collection	2,300	2,293	459	2,751	2,700
Water Utility Services - Clubhouse	6,000	2,556	511	3,067	5,000
Electric Utility Services - Tennis Courts/Pool	20,000	13,077	2,615	15,693	17,500
Pool Cleaning	22,800	18,296	5,700	23,996	22,800
Pool Maintenance - Other	10,000	8,942	1,000	9,942	1,000
Pool Furniture	-	2,480	-	2,480	-
Tennis Courts - Maintenance	5,000	4,902	980	5,882	-
Water Utility Services - Tennis Courts/Pool	7,500	1,806	361	2,167	3,000
<b>Total Clubhouse</b>	<b>\$ 367,110</b>	<b>\$ 386,266</b>	<b>\$ 77,168</b>	<b>\$ 463,434</b>	<b>\$ 447,300</b>
<b>Other Expenditures:</b>					
Transfer Out - Capital Reserve Fund (CY)	\$ 485,626	\$ 485,626	\$ -	\$ 485,626	\$ 385,430
<b>Total Other Expenditures</b>	<b>\$ 485,626</b>	<b>\$ 485,626</b>	<b>\$ -</b>	<b>\$ 485,626</b>	<b>\$ 385,430</b>
<b>Total Expenditures</b>	<b>\$ 1,236,390</b>	<b>\$ 1,181,791</b>	<b>\$ 137,336</b>	<b>\$ 1,319,127</b>	<b>\$ 1,256,340</b>
<b>Excess Revenue (Expenditures)</b>	<b>\$ -</b>	<b>\$ 59,957</b>	<b>\$ (59,957)</b>	<b>\$ -</b>	<b>\$ -</b>

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
<b>Total</b>	<b>681</b>	<b>\$ 1,199,840</b>		

**Lakeside Plantation**  
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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 1<sup>st</sup> Sarasota County Property Tax Bill.

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**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.

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**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.

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**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.

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**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.

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General Fund Budget  
Fiscal Year 2026

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**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.

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**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**  
**Adopted Budget - Fiscal Year 2026**  
**Capital Reserve Fund**

Description	Adopted Budget FY2025	Actuals As of 7/31/25	Projected Next 2 Months	Total Projected 9/30/25	Adopted Budget FY2026
<b>Revenues:</b>					
Transfer In - Capital Reserve Fund (CY)	\$ 485,626	\$ 485,626	\$ -	\$ 485,626	\$ 385,430
Interest Earnings	-	9,864	2,500	12,364	1,000
Carry Forward Surplus	633,237	588,601	-	588,601	492,685
<b>Total Revenues</b>	<b>\$ 1,118,863</b>	<b>\$ 1,084,091</b>	<b>\$ 2,500</b>	<b>\$ 1,086,591</b>	<b>\$ 879,115</b>
<b>Expenditures:</b>					
Capital Outlay	\$ 62,521	\$ 483,780	\$ 110,000	\$ 593,780	\$ -
Pond Erosion	-	-	-	-	127,934
Clubhouse and Pool Furniture	-	-	-	-	25,000
AV System	-	-	-	-	15,000
Road Paving & Milling	-	-	-	-	68,170
Bank Fees	-	86	40	126	1,000
<b>Total Expenditures</b>	<b>\$ 62,521</b>	<b>\$ 483,866</b>	<b>\$ 110,040</b>	<b>\$ 593,906</b>	<b>\$ 237,104</b>
<b>Excess Revenue (Expenditures)</b>	<b>\$ 1,056,342</b>	<b>\$ 600,225</b>	<b>\$ (107,540)</b>	<b>\$ 492,685</b>	<b>\$ 642,011</b>

**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	642,011.01	(496,235.99)
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**  
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**Adopted Budget - Fiscal Year 2026**  
**Series 1999 Debt Service Fund**

Description	Adopted Budget FY2025	Actuals As of 7/31/25	Projected Next 2 Months	Total Projected 9/30/25	Adopted Budget FY2026
Assessments - On Roll	\$ 173,818	\$ 173,912	\$ -	\$ 173,912	\$ 173,818
Assessments - Direct	8,842	4,421	4,421	8,842	8,842
Assessments - Prepayment	-	1,869	-	1,869	-
Interest Income	-	5,387	1,000	6,387	1,000
Beginning Fund Balance (1)	53,267	54,126	-	54,126	60,637
<b>Total Revenues</b>	<b>\$ 235,927</b>	<b>\$ 239,716</b>	<b>\$ 5,421</b>	<b>\$ 245,137</b>	<b>\$ 244,296</b>
<b>Expenditures:</b>					
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
<b>Total Expenditures</b>	<b>\$ 184,500</b>	<b>\$ 184,500</b>	<b>\$ -</b>	<b>\$ 184,500</b>	<b>\$ 186,508</b>
<b>Excess Revenue (Expenditures)</b>	<b>\$ 51,427</b>	<b>\$ 55,216</b>	<b>\$ 5,421</b>	<b>\$ 60,637</b>	<b>\$ 57,789</b>

(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

\$1,470,745

**Lakeside Plantation**  
**Community Development District**  
**Adopted Budget - Fiscal Year 2026**  
**Series 1999 Bonds**

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/22	1,205,000		6.950%	41,873.75	41,873.75
05/01/23	1,205,000	100,000	6.950%	41,873.75	
11/01/23	1,105,000		6.950%	38,398.75	180,272.50
05/01/24	1,105,000	105,000	6.950%	38,398.75	
11/01/24	1,000,000		6.950%	34,750.00	178,148.75
05/01/25	1,000,000	115,000	6.950%	34,750.00	
11/01/25	885,000		6.950%	30,753.75	180,503.75
05/01/26	885,000	125,000	6.950%	30,753.75	
11/01/26	760,000		6.950%	26,410.00	182,163.75
05/01/27	760,000	130,000	6.950%	26,410.00	
11/01/27	630,000		6.950%	21,892.50	178,302.50
05/01/28	630,000	140,000	6.950%	21,892.50	
11/01/28	490,000		6.950%	17,027.50	178,920.00
05/01/29	490,000	150,000	6.950%	17,027.50	
11/01/29	340,000		6.950%	11,815.00	178,842.50
05/01/30	340,000	165,000	6.950%	11,815.00	
11/01/30	175,000		6.950%	6,081.25	182,896.25
05/01/31	175,000	175,000	6.950%	6,081.25	181,081.25
<b>\$ 1,205,000</b>				<b>\$ 458,005</b>	<b>\$ 1,663,005</b>

**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%