



Lakeside Plantation

Community Development District

Patrick Lavoy, Chairman

Ken Saul, Vice Chairperson

Bud Sabol, Assistant Secretary

Ronald Perry, Assistant Secretary

Devon Poulos, Assistant Secretary

September 17, 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
 September 17, 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 August 20, 2025 Meeting *Pages 6-20*
 - B. Approval of Check Registers
 - 1. August 2025 *Pages 22-84*
 - C. Balance Sheet & Income Statement *Pages 86-96*
 - D. Special Assessment Receipts Schedule *Page 98*
- VI. New Business Items
 - A. Acceptance of District Goals & Objectives for Fiscal Year 2026 *Pages 100-101*
 - B. Consideration of Resolution 2025-13 Setting a Public Hearing to Adopt the Amended Amenity Facilities Policies and Rates, Deposits, and Fees *Pages 103-104*
 - C. Consideration of Non-Exclusive License Agreement (Tennis Lessons) with Robert Carrol *Pages 106-111*
 - D. Discussion of Preserve Clearings
 - E. Consideration of Resolution 2025-14 to Remove Surplus Property - **ADDED** *Pages 113-120*
- VII. General Audience Comments

- VIII. Staff Reports
- A. Attorney
- B. Amenity Manager
1. Report *Pages 122-126*
 2. Grounds Maintenance Report
 - a. Getz Outdoor Monthly Report *Pages 128-131*
 3. Consideration of Proposals for Drainage Repair at Courts *Pages 133-134*
 4. Tennis Court Resurfacing
 - a. Discussion Regarding Welch Tennis Proposal
 - b. Consideration of Proposal from Sports Surfaces, LLC for Court Resurfacing *Pages 136-137*
 5. Consideration of Updated Proposal from Fence Outlet - **ADDED** *Page 139-140*
- IX. Supervisors Requests
- X. Next Regularly Scheduled Board Meeting is **Wednesday, October 17, 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, **August 20, 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 |
| Devon Poulos <i>by Zoom</i> | Assistant Secretary |

Also present:

| | |
|-----------------|--------------------------|
| Amanda Ferguson | GMS |
| Sarah Sandy | Kutak Rock, LLP |
| Harold Myers | Clubhouse Office Manager |
| Residents | |

The following is a summary of the discussions and actions taken at the August 20, 2025 Lakeside Plantation Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Ferguson called the meeting to order at 6:00 p.m. and called the roll. All Supervisors were in attendance, with the exception of Mr. Perry, and three present in person.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

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

Ms. Ferguson opened the public comment period. Mr. Bob Sixt of 1274 Jonah Drive recalled that there used to be flowers on the island and now there were weeds. Mr. Saul confirmed that the Board discussed not having flowers and allowing the island to grow over. Mr. Myers was planning on meeting with Mr. Austin Getz from Getz Outdoor. There being no further comments, Ms. Ferguson closed the general audience comments period.

FOURTH ORDER OF BUSINESS**District Engineer**

Ms. Ferguson noted that there was no reason for the District Engineer to attend the meeting.

FIFTH ORDER OF BUSINESS**Business Administration**

- A. Approval of Minutes of the June 18, 2025 Meeting**
- B. Approval of Check Registers**
 - 1. June 2025 – July 2025**
- C. Balance Sheet & Income Statement**
- D. Special Assessment Receipts Schedule**

Ms. Ferguson presented the minutes of the June 18, 2025 meeting, June and July Check Registers, Unaudited Financial Statements and Special Assessment Receipts Schedule, which were included in the agenda package.

On MOTION by Mr. Sabol seconded by Mr. Saul with all in favor the Minutes of the June 18, 2025 Meeting and June and July 2025 Check Registers were approved as presented.

SIXTH ORDER OF BUSINESS**New Business Items**

- A. Public Hearing Regarding the Budget for Fiscal Year 2026 and the Imposition of Operation & Maintenance Assessments to Fund the Budget for Fiscal Year 2026**

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor the Public Hearings on the Adoption of the Fiscal Year 2026 Budget and the imposition of Operation & Maintenance special assessments to fund the Fiscal Year 2026 Budget were opened.

Ms. Sandy reported that there were two public hearings currently being held by the Board-one on the budget for next fiscal year, as well as the assessments that would be levied in order to fund that budget. Discussion of the proposed budget was on prior agendas several times, with the proposed Budget included in the agenda packages and posted on the CDD's website. Based on the Proposed Budget that the Board previously approved, the Fiscal Year 2025/2026 Operations and Maintenance (O&M) Budget runs from October 1, 2025 through September 30, 2026. It includes the General Fund for both administrative and field service. There were also specific budgets for the outstanding bonds and debt service payments that would be due in the upcoming fiscal year, as well as the Capital Reserve Fund for future capital improvements. O&M assessments would be levied in order to fund the General Fund and Capital Reserve Funds portions of the Budget and there were separate assessments that were levied to fund the debt service due on the two outstanding series of bonds and would continue to be levied until the bonds mature. Ms. Ferguson pointed out that there was no increase in assessments. Mr. Poulos was shocked to see how much money was invested back this year and the state that the District was in since the last meeting, as \$490,000 in capital outlay; was put back into the community, which was remarkable, but would like to eventually see lower assessments. If they did not have any storms this year, Mr. Poulos stated he would like for the Board to look at if they could lower the amount that they were placing into the capital reserve, but residents should be happy that they were even funding it, because two to three years ago, no money was being reserved. However, at this time, there were no assessment increase and hopefully someday, they could have a substantial decrease.

Mr. LaVoy agreed, as the community looked good, but they still had some large expenditures, such as the pond reclamation and road re-paving, which were in excess of \$2.2 million. This would need to be done in the next five years and they needed to start saving for it. However, Mr. LaVoy felt that they were in good shape for this year, as all of the big capital projects were completed and next year they would be able to fund it again, in order to do the repaving. Ms. Ferguson estimated at the end of Fiscal Year 2026, with some typical expenses, they should have at least \$600,000 in capital reserves, but the District was in a better position now with the insurance. Mr. Saul questioned the insurance deductible. Mr. LaVoy indicated it was \$2,500 excluding hurricanes. The bottom line was there was no change in assessments and

there would be a decent reserve in October of \$600,000, with no large capital expenses. They were putting out a great product, thanks to Mr. Myers doing a great job with the Clubhouse and having rentals on a regular basis. Ms. Sandy pointed out that the purpose of the CDD, was to maintain the assets, which the Board and Mr. Myers excelled with. The public was invited to make comments on both the Fiscal Year 2026 Budget and the Levy of O&M Assessments to fund the same. A Resident questioned the interest rate on the Capital Reserve Fund. Ms. Ferguson would provide it.

On MOTION by Ms. Chichelli seconded by Mr. LaVoy with all in favor the Public Hearings on the Adoption of the Fiscal Year 2026 Budget and the imposition of Operation and Maintenance special assessments to fund the Fiscal Year 2026 Budget was closed.

1. Consideration of Resolution 2025-09 Adopting the Fiscal Year 2026 Budget and Relating to Annual Appropriations

Ms. Ferguson presented Resolution 2025-09, Adopting the Fiscal Year 2026 budget, which was included in the agenda package.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor Resolution 2025-09 Adopting the Fiscal Year 2026 Budget and Relating to Annual Appropriations was adopted.

2. Consideration of Resolution 2025-10 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Ferguson presented Resolution 2025-10, Imposing Special Assessments and Certifying an Assessment Roll, which was included in the agenda package. Ms. Sandy indicated that it lays out the collection methods that were utilized. Almost all of the assessments were on-roll and would be placed on the County Property Tax Bill for payment and collection. However, there were one or two that the District directly sends an invoice for. The mechanism for the enforcement for those directly collected assessments was foreclosure if they were not paid.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor Resolution 2025-10 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

B. Approval of Property Insurance Package of Fiscal Year 2026

Ms. Ferguson presented a statement outlining all of the District assets, which was included in the agenda package. The purpose was to ensure that everything was covered. They also meet with the insurance company on occasion, to tour the facilities, ensuring if there were upgrades, they were accounted for. Mr. LaVoy pointed out that he and Mr. Myers met with the insurance company and their Risk Assessment Manager, walking the entire site and going over every line item, placing values that were more in line with today's prices. Everything was covered and Mr. LaVoy felt good about this insurance package. Mr. Poulos noted that Mr. LaVoy did a great job.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor the property insurance package for Fiscal Year 2026 was approved.

C. Consideration of Resolution 2025-11 Election of Officers

Ms. Ferguson requested that the Board appoint her as Secretary and Assistant Treasurer, for check signing purposes and appoint Ms. Hannah Greenwood as Treasurer, since her last name changed upon getting married. This was only a formality.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor, Resolution 2025-11 appointing Ms. Amanda Ferguson as Secretary and Assistant Treasurer and Ms. Hannah Greenwood as Treasurer was adopted.

D. Consideration of Resolution 2025-12 Adopting the Annual Meeting Schedule for Fiscal Year 2026

Ms. Ferguson presented Resolution 2025-12, Adopting the Annual Meeting Schedule for Fiscal Year 2026, which was the same as the prior year, for meetings on the third Wednesday of each month at 6:00 p.m. The exhibit was the standard notice that they would place in the newspaper. There would be no December Board meeting. Mr. Poulos asked if they should remove the July 1st meeting or make that decision closer to the meeting. Mr. LaVoy preferred to leave it for now.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor Resolution 2025-12 Adopting the Annual Meeting Schedule for Fiscal Year 2026 was adopted.

E. Consideration of Audit Engagement Letter for Fiscal Year 2025

Ms. Ferguson presented an audit engagement letter for Fiscal Year 2025 from Grau & Associates, which was included in the agenda package. The letter appears to be consistent with the pricing that the Board approved in the past. This was just a formality in order for Grau & Associates to start the audit.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor the Audit Engagement Letter with Grau & Associates for Fiscal Year 2025 was approved.

SEVENTH ORDER OF BUSINESS

General Audience Comments

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

- A Resident agreed with Mr. Sixt, that the end caps on the parkway look horrible. He lived in the community since July of 2004 and they always had flowers and at this time, there were weeds.
- Mr. James Netzel of 2396 Savannah Drive reported when mowing the CDD area around the ponds, the landscaper was blowing all of the grass into the ponds, causing algae growth. All they needed to do, was blow it in a different direction. Mr. Myers indicated that this was on his list to follow up with the landscaper tomorrow. Mr. Saul would have Mr. Myers discuss the flowers or permanent shrubs with them.
- A Resident questioned where they stood with the maintenance of the tennis courts. *Ms. Ferguson indicated that this item was on the agenda.*
- Ms. Donna Keller of 2395 Savannah Drive recalled that the end caps of the islands have been discussed at more than one meeting and it was decided not to put flowers in there, because the flowers looked bad and did not do well. Instead, it was going to be grassed over, which she agreed with. Natural plants were

recommended, which live longer and do not require watering. *Mr. Myers would discuss with Getz Outdoor whether to go with grass or native plants.*

- A Resident questioned the original purpose of the bond. *Mr. LaVoy explained that it was used to put in the infrastructure of the community. Ms. Sandy indicated that the community infrastructure included things like the roads, the Clubhouse and sewer. The Resident asked if the bonds could be refinanced if interest rates ever come down. Ms. Ferguson explained that the bonds could potentially be refinanced, but CDDs have to reach certain thresholds in order to do so. Mr. LaVoy recalled that the bond would be paid off in 2031. Homeowners had the option to pay their share of the bond off today. Ms. Sandy pointed out that the benefit of paying it off, was not to pay the remaining interest. Ms. Ferguson indicated that any resident could email her for a payoff quote.*
- Mr. Mark Donley of 1755 Scarlett Avenue noticed someone spraying weed killer behind homes, but not behind his. The grass was 12 feet high and his water view was shrinking. *Mr. LaVoy reported that the ponds expanded with the amount of rain. They were not spraying for weeds. They were putting in bio-solids to control the water. Ms. Ferguson pointed out that the grasses were beneficial to the ponds, to help stabilize the slopes for erosion control. Mr. Sabol recalled that Solitude comes in once a month to spray. They did a wonderful job and were doing what they could to control them.*
- Ms. Brea Dantin of 1848 and 1623 Scarlett Avenue noted a section of sidewalk between 1848 Scarlett Avenue and Plantation Boulevard that was sinking, as water was pooling. *Ms. Ferguson confirmed that they would look into this.*

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

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy did not have anything to report.

B. Amenity Manager

1. Report

Mr. Myers reported that revenues for the month of June were \$1,221. In June of 2025, revenues were \$3,082, with an increase of \$1,861. In June of 2024, revenues were \$275, but this was during the transition period where nothing was going on. In July of 2025, revenues were \$2,187, for an increase of \$1,912. He emailed Ms. Greenwood this morning, to get the true figures on the tennis and Clubhouse rentals. In 2023, before they were in-house, tennis revenues were \$13,722, versus \$17,044 for last year. To date, they were at \$19,442 for the tennis program, which they were happy about. The Clubhouse rentals in 2023, generated \$1,805, versus \$2,986, last year. To date, they were at \$10,088. All of the Palm and Oak trees around the Clubhouse and on the Boulevard, have all been completed. The tree service did a good job, as everything was lifted up and all fresh and beautiful looking. All of the irrigation has been tested and repaired by Getz Outdoor. Everything was working except for Zone C. All of the tall invasive grasses and weeds were cleared out of the wetlands by the townhomes, three weeks ago, by Solitude. Two new ceiling fans were installed in the multi-purpose room, to replace ones that were not working and were now up and running. All of the pavers around the swimming pool, have been power washed and a new sealer was applied. The pool was finally opened, even though there was some work to do, as far as putting the dirt back in and fencing around the equipment. He was obtaining a quote to power wash the sidewalks in front of the Clubhouse, from the stop sign on Scarlett Avenue to the corner and in front of all of the preserve areas.

**a. Clubhouse Sound System Proposal from Pro Audio Services
Liaison TCS, Inc. - \$14,972.79**

Mr. Myers presented a proposal from Pro Audio Services for a sound system in the Clubhouse, in the amount of \$14,972.79, which was included in the agenda package. The original estimate was to replace all of the speakers and microphones, which amounted to \$28,000 to \$30,000, but he was able to cut this amount in half, by utilizing existing microphones or purchasing them from Amazon. They could do the work right away. This was necessary with the renovation of the Clubhouse, as they had memorials and baby showers. Mr. Poulos asked if Pro Audio Services were confident that the speakers were not the problem and the issue was with the sound system itself. Mr. Myers confirmed that was the case, as the system was pulled in and out so much and many of the components were not working. They were able to make the current one work, but it was slowly deteriorating. Mr. LaVoy was in favor of moving ahead with a new one, as it would generate revenue. Mr. Sabol agreed, as the current one had issues for the past 10

years. Ms. Ferguson pointed out if they charged an additional fee for the sound system, they must update the rates.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor the proposal with Pro Audio Services for a Clubhouse sound system in the amount of \$14,972.79 was approved.

Mr. LaVoy questioned the timetable on the installation of the sound system. Mr. Myers confirmed that they were four weeks out, but would contact them tomorrow morning, to see if there were any cancellations.

b. Pool Furniture Proposals

i. Horizon Casual, Inc. - \$25,565.29

ii. Pool Furniture Supply - \$31,365.13

Mr. Myers presented proposals for new pool furniture from Horizon Casual, Inc., in the amount of \$25,565.29 and Pool Furniture Supply, in the amount of \$31,365.13, which were included in the agenda package. This was at the request of the Board at the last meeting, to seek additional proposals, as they only had the one proposal from Horizon Casual. Other than the proposal from Pool Furniture Supply, Mr. Myers obtained a proposal online, which was close to \$50,000. Therefore, he recommended the proposal from Horizon Casual, as they were a good company to work with, did custom made furniture and were four to six weeks out on getting the order in. Mr. LaVoy asked if they were a Florida company. Mr. Myers confirmed that both companies were Florida companies. A Resident questioned what they would be getting. Mr. Myers indicated there would be 30 swing loungers, six new 42-inch round fiberglass tabletops with umbrella holes, 30 Estero dining chairs, 14 small aluminum side tables, to be placed between the loungers, six 9-foot acrylic fiberglass umbrellas and six concrete umbrella bases. Mr. LaVoy was in favor of having new pool furniture, as their current furniture was old with many broken straps. Mr. Poulos pointed out that Horizon Casual's proposal included sales tax. Mr. Myers confirmed that the total amount without sales tax would be \$24,016.50. A Resident questioned what they would be doing with the old furniture. Mr. LaVoy stated they would try to sell it.

On MOTION by Mr. Sabol seconded by Mr. Saul with all in favor the proposal with Horizon Casual, Inc. for new pool furniture in the amount of \$24,016.50 (excluding tax) was approved.

c. Pool Fence Proposals

- i. Fence Outlet - \$4,664 Commercial Grade/\$6,074 Industrial Grade**
- ii. All American Fence & Gate, Inc. - \$4,780**

Mr. Myers presented proposals for a pool fence from Fence Outlet, in the amount of \$4,664, for a commercial grade fence with a 5-foot gate and \$6,074, for an industrial grade fence and All American Fence & Gate, for a commercial grade fence, in the amount of \$4,780, which were included in the agenda package. The fence would go around all of the new pool equipment. It extended further than before, due to all of the updated equipment. Mr. Myers was more impressed with Fence Outlet than with All American Fence & Gate. Mr. Sabol asked if an industrial grade fence was white. Mr. Myers confirmed that it would be a special order, if they went with a white fence and would take six weeks to arrive, but if they went with black or bronze, the fence could be installed immediately. Mr. Sabol felt that it should be white to match the other fence. Mr. LaVoy pointed out that the only difference between the commercial and industrial fence, was the pickets and rails were slightly larger, but did not want to spend the money for an industrial fence, as no one would be jumping on it and it was only protecting the equipment. The Board agreed. Mr. Saul was hesitant to go with Fence Outlet, as he had prior issues with them several years ago. Mr. LaVoy recalled that they used All American Fence & Gate for the fence around the shed and they did a great job. Mr. Myers was more impressed with the salesperson for Fence Outlet. When he had an issue the other day with the measurements, they came back out right away with no issues and their office was in North Port.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor the proposal with Fence Outlet for a commercial grade fence in the amount of \$4,644 was approved.

d. Tennis Court Resurfacing

- i. Discussion Regarding Mor Sports Proposal**
- ii. Consideration of Proposal from Welch Tennis for Court Resurfacing**

Ms. Sandy recalled at the last meeting, the Board approved a proposal with Mor Sports for the tennis court resurfacing; however, after looking into Mor Sports further, receiving additional feedback and hearing about potential issues that other Districts had with them, District staff, working with the chair, decided to bring the proposals back to the Board to reconsider whether to move forward with the Mor Sports proposal or consider a new proposal from Welch. Mr. LaVoy reported that the biggest issue that he and Mr. Myers had with Mor Sports, was that they did not return his phone call. The District would receive their deposit back, which was a good thing, but with the issues that other Districts had, he and staff decided to recommend to the Board to rescind the proposal. Welch Tennis was more expensive, but they were the best and did a good job. Mr. Poulos questioned the price difference. Mr. Myers confirmed that the proposal from Welch Tennis was \$41,600. Ms. Ferguson pointed out that the District Engineer raved about Welch Tennis. The proposal from Mor Sports was \$28,000.

Mr. LaVoy MOVED to rescind the proposal from Mor Sports for the tennis court resurfacing and Mr. Saul seconded the motion.

Mr. LaVoy pointed out that the tennis courts must be resurfaced, as it was a liability, they had many tennis players, it must be done right and the season was coming up quickly. Mr. Myers indicated that he would call Welch first thing in the morning to see what their options were, as they had a couple of scenarios. If it was approved two weeks ago, the resurfacing would not be completed until the last week in October. However, tennis matches were starting on October 27th, but they could work something out with the tennis teams about doing the work during the Thanksgiving holiday, when many people would be gone and there would be no matches or between Christmas and New Years.

On VOICE VOTE with all in favor rescinding the proposal from Mor Sports for the tennis court resurfacing was approved.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor the proposal with Welch Tennis for the tennis court resurfacing in the amount of \$41,600 was approved.

Mr. Myers pointed out that it was good to have the revenues that they had so far this year and if they continued to build on it, the tennis court resurfacing would pay for itself.

e. Resume from Tennis Pro to Provide Tennis Lessons for the District

Ms. Ferguson received a resume from the Tennis Pro to provide tennis lessons for the District, which was included in the agenda package. Mr. Myers indicated that Mr. Bill Roumy, a full-time tennis player recommended Mr. Robert Carroll, who he was impressed with. Mr. Carroll was very aggressive, as far as building his tennis teams and offered to help their maintenance team with the courts. He wanted to hold seven hours of workshops, in order to generate more revenue. The prior pro was on the old regime's payroll and it was a mess. Mr. Myers suggested offering Mr. Carroll 85%, like they do with swimming lessons and having the Board take 15% of the tennis lesson sales, as the District was still receiving the \$10 daily fee. In total, the District would receive \$20 each time Mr. Carroll did a lesson, plus an additional 15%. Mr. LaVoy was amenable to receiving any revenue, as they were giving Mr. Carroll the opportunity to build a business on their courts, but preferred to offer Mr. Carroll 25%. Mr. Saul wanted to meet in the middle and give him 20%. Mr. LaVoy felt that 25% was fair. Mr. Myers pointed out that Mr. Carroll was willing to put his time into these workshops and the CDD was going to receive money off of that. Mr. Poulos agreed 100% with Mr. LaVoy, on giving Mr. Carroll 25% to start with, as he was coming onto their property, but then reducing it, if his business takes off, and the CDD still had to fund the maintenance of the courts. Ms. Sandy pointed out that, if the Board wanted to move forward, Mr. Carroll would be an independent contractor and would have his own insurance and a non-exclusive License Agreement with the District, for him to utilize the tennis courts. *There was Board consensus for Ms. Sandy to work with Mr. Myers and bring back a License Agreement to the Board.*

2. Grounds Maintenance Report

a. Monster Pools Pool Service Report

b. Getz Outdoor Monthly Report

Mr. Myers presented the Getz Outdoor Monthly Report, which was included in the agenda package. There was no report from Monster Pools. Mr. Myers reported that there were some issues with Getz Outdoor over the past couple of weeks, which was why he was meeting

tomorrow morning with them. The items that were discussed during audience comments, would be part of that. They were still transitioning over and would continue to work with them, to ensure that they were maintaining these areas and were held accountable. He was not receiving monthly reports from Monster Pools, but he received a report every Monday, Wednesday and Friday, when the technician was completed their job. There were no concerns. Mr. Saul questioned the status of the Bougainvillea, as the irrigation was supposed to be corrected. Mr. LaVoy confirmed that the irrigation was corrected. They would purchase the Bougainvillea themselves and either plant them or have Getz Outdoor assist with it. Mr. Saul requested that Mr. Myers speak to Getz Outdoor about the end caps and obtain a quote. Mr. LaVoy felt that the little plants were a waste of money, preferred to have good Florida perennials and requested that Mr. Myers obtain a proposal. Mr. Saul suggested that Mr. Myers speak to Getz Outdoor first and go from there. Ms. Sandy noted an advantage to using Getz Outdoor over soliciting proposals from other potential vendors is Getz Outdoors's contract with the District would govern their work, potentially providing the District with more remedial rights such as warranties. Mr. LaVoy wanted one person to be responsible for it.

- 3. Consideration of Proposals for Transformer Rebuild**
 - a. Viking Electric**
 - b. Sargent's Electric**

Mr. Ferguson presented proposals for a new transformer rebuild from Viking Electric, in the amount of \$14,285.33 and Sargent's Electric, in the amount of \$16,677 for the transformer and service the equipment or \$9,309 to replace the transformer only, which were included in the agenda package. Mr. LaVoy met with both vendors. Everything that was upfront by the gas station behind the Palm trees, was completely corroded, which the District was cited by the City of North Port for, this Summer. Viking Electric made temporary repairs, which were fine, but now they had to make permanent repairs and recommended the proposal from Viking Electric, as they were their current electrician, did good work and their price was fair. When Mr. Myers needed them, they were here the same day. Mr. Poulos questioned what the transformer was powering. Mr. LaVoy recalled that it powered all of the irrigation and lights.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the proposal from Viking Electric for a transformer rebuild in the amount of 14,285.33 was approved.

NINTH ORDER OF BUSINESS

Supervisors Requests

Mr. Sabol stated according to some real estate people that he spoke with, who were in the vicinity, this area was running 35% in sales than any other community. Therefore, when they attribute all of the money that they put forth in everything that they have done, it was paying off. A Resident felt that they were secluded, which was nice, but asked if there was any more planned development. Mr. Poulos pointed out that a great deal of development was going to occur on Toledo Blade Boulevard, as North Port was only 35% built out and most of the building was occurring on two sections of the city: out east or out west. The problem with North Port, was that 88% of all people commute out of the city for work, every single day. There would not be many sit-down restaurants in the general vicinity, as there would not be a base of people to support those restaurants. However, Toledo Blade would be a busy corridor with many restaurants and businesses. Mr. LaVoy recalled that a new regional hospital was going in on Sumter Boulevard and reported that he would be on vacation for a couple of weeks, as his son was getting married. Mr. Poulos congratulated Mr. LaVoy on his son and noted that he would attend the next meeting via Zoom, as he would be away for a conference. He was excited to hear the revenue numbers from Mr. Myers and felt that the team was doing a fantastic job. This was a 20-year-old community and they were dealing with 20 plus year old community problems. They may be a couple of years behind on some things, because unfortunately, prior Boards, did not deal with problems for the future, but they were now catching up, to keep the community up to speed.

TENTH ORDER OF BUSINESS

**Next Regularly Scheduled Board Meeting
is Wednesday, September 17, 2025 at 6:00
p.m. at Lakeside Plantation Clubhouse**

Ms. Ferguson reported that the next regularly scheduled Board meeting was Wednesday, September 17, 2025 at 6:00 p.m. at the Clubhouse.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Sabol seconded by Mr. Saul with all in favor the meeting was adjourned at 7:17 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION V

Subsection B-1

Lakeside Plantation
Community Development District

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

| | <i>Date</i> | <i>Check No.'s</i> | <i>Amount</i> |
|--------------------------------|-------------|--------------------|---------------------|
| <i>General Fund</i> | | | |
| | 8/14/25 | 3801-3809 | \$ 52,087.79 |
| | 8/18/25 | 3810 | \$ 3,250.00 |
| | 8/26/25 | 3811-3815 | \$ 12,745.24 |
| | | | <u>\$ 68,083.03</u> |
| <i>General Fund - Auto Pay</i> | | | |
| | 8/31/25 | 80001-80005 | \$ 3,346.27 |
| | | | <u>\$ 3,346.27</u> |
| <i>Capital Reserve Fund</i> | | | |
| | 8/7/25 | 184 | \$ 26,675.00 |
| | 8/14/25 | 185 | \$ 5,402.28 |
| | 8/26/25 | 186 | \$ 11,962.75 |
| | | | <u>\$ 44,040.03</u> |
| Total | | | \$ 112,123 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO... YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|---------------------------|---------------------|-----|-------|-------|----------|-------------------------------------|--------|-----------|--------------|---------|
| 8/14/25 | 00439 | 8/05/25 | 35626 | 202508 | 330 | 53800 | 48700 | | | * | 240.00 | | |
| | | | PREV. MAINT | | | | | | | | | | |
| | | | | | | | | | FITREV | | | 240.00 | 003801 |
| 8/14/25 | 00463 | 7/27/25 | 1261 | 202507 | 320 | 53800 | 46400 | | | * | 11,815.24 | | |
| | | | JULY LANDSCAPE/IRRIGATION | | | | | | | | | | |
| | | 7/28/25 | 1262 | 202507 | 320 | 53800 | 46700 | | | * | 6,635.67 | | |
| | | | IRRIGATION RPR/RPLC+SOD | | | | | | | | | | |
| | | | | | | | | | AUSTIN GETZ DBA GETZ OUTDOOR | | | 18,450.91 | 003802 |
| 8/14/25 | 00417 | 7/28/25 | 34 | 202507 | 330 | 53800 | 12000 | | | * | 21,448.39 | | |
| | | | AMENITY PAYROLL JULY25 | | | | | | | | | | |
| | | 8/01/25 | 35 | 202508 | 310 | 51300 | 34000 | | | * | 4,333.33 | | |
| | | | MGMT FEES AUG25 | | | | | | | | | | |
| | | 8/01/25 | 35 | 202508 | 310 | 51300 | 35300 | | | * | 74.17 | | |
| | | | WEBSITE MAINT AUG25 | | | | | | | | | | |
| | | 8/01/25 | 35 | 202508 | 310 | 51300 | 35100 | | | * | 115.92 | | |
| | | | INFORMATION TECH AUG25 | | | | | | | | | | |
| | | 8/01/25 | 35 | 202508 | 310 | 51300 | 31300 | | | * | 83.33 | | |
| | | | DISS AGENT AUG25 | | | | | | | | | | |
| | | 8/01/25 | 35 | 202508 | 310 | 51300 | 31400 | | | * | 208.33 | | |
| | | | ASSESSMENT ROLL AUG25 | | | | | | | | | | |
| | | 8/01/25 | 35 | 202508 | 310 | 51300 | 42500 | | | * | 20.25 | | |
| | | | PRINTING | | | | | | | | | | |
| | | 8/01/25 | 35 | 202508 | 310 | 51300 | 42000 | | | * | 33.06 | | |
| | | | POSTAGE | | | | | | | | | | |
| | | | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES TP | | | 26,316.78 | 003803 |
| 8/14/25 | 00444 | 7/31/25 | JB073120 | 202507 | 300 | 36900 | 10100 | | | * | 270.00 | | |
| | | | FIT TO CORE CANCE CLASS | | | | | | | | | | |
| | | | | | | | | | JACQUELYN BALDELLI | | | 270.00 | 003804 |
| 8/14/25 | 00371 | 7/29/25 | 3598653 | 202506 | 310 | 51300 | 31500 | | | * | 3,409.14 | | |
| | | | ATTORNEY FEES | | | | | | | | | | |
| | | | | | | | | | KUTAK ROCK LLP | | | 3,409.14 | 003805 |
| 8/14/25 | 00467 | 8/01/25 | 1814 | 202508 | 330 | 53800 | 51100 | | | * | 1,900.00 | | |
| | | | POOL CLEANING SRVC | | | | | | | | | | |
| | | | | | | | | | MONSTER POOLS INCORPORATED | | | 1,900.00 | 003806 |
| 8/14/25 | 00272 | 8/01/25 | PSI19228 | 202508 | 320 | 53800 | 46000 | | | * | 1,350.96 | | |
| | | | ANNUAL LAKE MAINT | | | | | | | | | | |
| | | | | | | | | | SOLITUDE LAKE MANAGEMENT LLC | | | 1,350.96 | 003807 |
| 8/14/25 | 00431 | 8/01/25 | 47733 | 202508 | 310 | 51300 | 35300 | | | * | 150.00 | | |
| | | | WEBSITE HOSTING | | | | | | | | | | |
| | | | | | | | | | VENTURESIN INC | | | 150.00 | 003808 |
| | | | | | | | | | LKSD LAKESIDE PLANT HHENRY | | | | |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # | | |
|------------|-------|--------------|----------|--------|-----|-------|-------|----------|---------------------------|--------|------------------|------------------------------|---------|-----------|--------|
| 8/14/25 | 00446 | 7/22/25 | 1473 | 202507 | 320 | 53800 | 47000 | | STREETLIGHT REPAIR | * | 3,250.00 | | | | |
| | | 7/25/25 | 1460 | 202507 | 330 | 53800 | 48102 | | POOL-ELECTRIC | * | 125.00 | | | | |
| | | 7/25/25 | 1460 | 202507 | 330 | 53800 | 48102 | | CEILING FAN REPLACEMENTS | * | 500.00 | | | | |
| | | 7/22/25 | 1473 | 202507 | 320 | 53800 | 47000 | | STREETLIGHT REPAIR | V | 3,250.00- | | | | |
| | | 7/25/25 | 1460 | 202507 | 330 | 53800 | 48102 | | POOL-ELECTRIC | V | 125.00- | | | | |
| | | 7/25/25 | 1460 | 202507 | 330 | 53800 | 48102 | | CEILING FAN REPLACEMENTS | V | 500.00- | | | | |
| | | | | | | | | | | | | VIKING ELECTRIC | | .00 | 003809 |
| 8/18/25 | 00446 | 7/22/25 | 1473 | 202507 | 320 | 53800 | 47000 | | STREETLIGHT REPAIR | * | 3,250.00 | | | | |
| | | | | | | | | | | | | VIKING ELECTRIC | | 3,250.00 | 003810 |
| 8/26/25 | 00200 | 8/20/25 | AS082020 | 202508 | 310 | 51300 | 11000 | | BOS 8.20.25 | * | 200.00 | | | | |
| | | | | | | | | | | | | ALAN SABOL | | 200.00 | 003811 |
| 8/26/25 | 00463 | 8/18/25 | 1266 | 202508 | 320 | 53800 | 46400 | | AUG25 LANDSCAPE/IRRIGATIO | * | 11,815.24 | | | | |
| | | | | | | | | | | | | AUSTIN GETZ DBA GETZ OUTDOOR | | 11,815.24 | 003812 |
| 8/26/25 | 00453 | 8/20/25 | KS082020 | 202508 | 310 | 51300 | 11000 | | BOS 8.20.25 | * | 200.00 | | | | |
| | | | | | | | | | | | | KENNETH SAUL | | 200.00 | 003813 |
| 8/26/25 | 00401 | 8/20/25 | PL082020 | 202508 | 310 | 51300 | 11000 | | BOS 8.20.25 | * | 200.00 | | | | |
| | | | | | | | | | | | | PATRICK LAVOY | | 200.00 | 003814 |
| 8/26/25 | 00362 | 8/15/25 | I67840 | 202508 | 330 | 53800 | 51000 | | POOL HEATER SERVICE CALL | * | 330.00 | | | | |
| | | | | | | | | | | | | SYMBIONT SERVICES CORP | | 330.00 | 003815 |
| | | | | | | | | | | | TOTAL FOR BANK A | 68,083.03 | | | |



7823 N Dale Mabry Hwy., STE 107
 Tampa, FL 33614
 Ofc: 813-870-2966
 Fax: 813-870-2896

Invoice

| | |
|----------|-----------|
| Date | Invoice # |
| 8/5/2025 | 35626 |

| |
|---|
| Bill To |
| Governmental Management Services 4530 Eagle Falls Pl Tampa, FL 33619 Hannah Henry (813) 344-4844 ext 109 |

| |
|---|
| Ship To |
| Lakeside Plantation Harold Myers 2200 Plantation Blvd North Port, FL 34289 |

| | | | |
|----------|----------|----------------|-----|
| S.O. No. | P.O. No. | Terms | Rep |
| 36479 | | Due on receipt | KM |

| Item | Description | Ordered | Prev. Invoi... | Invoiced | Rate | Amount |
|---------------------|---|---------|----------------|----------|--------|--------|
| PM Quarterly | Preventative Maintenance - adjusted, tightened, tested, lubricated and cleaned Fitness Equipment as needed | | | | 165.00 | 165.00 |
| Parts | Triceps rope | | | | 75.00 | 75.00 |
| 001-330-53800-48700 | | | | | | |

| | | |
|--|-------------------------|----------|
| Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees. | Subtotal | \$240.00 |
| | Sales Tax (7.0%) | \$0.00 |
| | Total | \$240.00 |
| | Payments/Credits | \$0.00 |
| | Balance Due | \$240.00 |

INVOICE

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 Community
Development District
GMS
4530 Eagle Falls Pl
Tampa, FL 33619

Invoice details

Invoice no.: 1261
Terms: Net 30
Invoice date: 07/27/2025
Due date: 08/26/2025

001 - 320 - 53800 - 46400

| # | Date | Product or service | Description | Qty | Rate | Amount |
|----|------|--|----------------------------|-----|-------------|-------------|
| 1. | | Monthly landscape and irrigation services | July 2025 monthly services | 1 | \$11,815.24 | \$11,815.24 |

Total \$11,815.24

Ways to pay



[View and pay](#)

INVOICE

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 Community
 Development District
 GMS
 4530 Eagle Falls Pl
 Tampa, Fl. 33619

Invoice details

Invoice no.: 1262
 Terms: Due on receipt
 Invoice date: 07/28/2025
 Due date: 07/28/2025

001 - 320 - 53800 - 46700

| # | Date | Product or service | Description | Qty | Rate | Amount |
|----|------|---|--|-----|------------|------------|
| 1. | | Irrigation replace/repair plus sod, mulch and weed spraying all mulch beds | Station B Zone 1: - (5) 180 degree Pop up Zone 2: -(8) 180 degree Pop up Zone 3: -passed inspection Zone 4: -(3) 180 pop up Zone 5: -Passed inspection Zone 6: -Passed inspection Zone 7: -Passed inspection Zone 8: -Passed inspection Zone 9: -Passed inspection Zone 10: -Passed inspection Zone 11: -(1) 180 degree rotary -Broken connection, 360 rotary Zone 13: -Passed inspection Zone 14: -Passed inspection Zone 15: | 1 | \$6,635.67 | \$6,635.67 |

-(1) 180 degree Rotary
28

Zone 16:

-zone is very bad. all heads will be replaced. (16-20) 180 degree pop ups.

(1) 360 degree fixed head.

Zone 17:

-passed inspection

Zone 18:

-passed inspection

Zone 19:

-passed inspection

Zone 20:

-Passed inspection

Zone 21:

-(12) 180 degree pop up

Zone 22:

-(5) 180 degree pop up

Zone 23:

unused

Zone 24:

unused

Station C:

Zone 1:

-(27) 180 degree pop up, (1) 360 degree pop up

Zone 2:

-Passed inspection

Zone 3:

-(1) 360 degree fixed head, (3) 180 degree pop up

Zone 4:

-passed inspection

Zone 5:

-Passed inspection

Zone 6:

-Passed inspection

Zone 7:

-Passed inspection

Zone 8:

-Passed inspection

Zone 9:

-Passed inspection

Zone 10:

-(2) 180 degree rotary

Zone 11:

-Passed inspection

Zone 12:

-(1) 180 degree rotary

Zone 13:

-Passed inspection

Zone 14:

- At least (1) broken connection. (3) 180 degree pop up.

Zone 15:

-(5) 180 degree pop up

Zone 16:

-zone very bad. All heads need replacement. At least (1) broken connection. (18-22) 180 degree pop up

Zone 17:

-Passed inspection

Zone 18:

-Passed inspection
Zone 19: 29
-(5) 180 degree pop up
Zone 20:
-(3) 180 degree pop up. (1) broken
connection.
Zone 21:
-(4) 180 degree pop up. At least (1)
broken connection
Zone 22:
-Unused
Zone 23:
-Unused
Zone 24:
-Unused

Pop ups are 6 inch heads
Rotary's are 6 inch heads

360 degree fixed heads attach to the
hedge areas onto a 3 foot above
ground line

Total count:
117 head replacements
7 broken connections

STATION B1:

Zone 1:
-Passed inspection
Zone 2:
-passed inspection
Zone 3:
-(4) 180 degree pop up
Zone 4:
-Passed inspection
Zone 5:
-(1) 180 degree pop up (2) 180 degree
12" pop up
Zone 6:
-Passed inspection
Zone 7:
-Passed inspection
Zone 8:
-Passed inspection
Zone 9:
-Passed inspection
Zone 10 - 16:
-unused

STATION D (CLUBHOUSE RAINBIRD)

Zone 1:
-(6) 180 degree pop up 12"
Zone 2:
-Passed inspection
Zone 3:
-Passed inspection
Zone 4:
-Passed inspection
Zone 5:
-no response. assumed unused.

Zone 6:

-Passed inspection

Zone 7:

-(1) clog. 180 degree pop up

Zone 8:

-passed inspection. Material behind shed has a head covered and obstructs watering.

Zone 9:

-Passed inspection

Zone 10:

- Broken connection, (1) 180 pop up 12", (3) 180 pop up; convert to 12".

Zone 11:

-(3) 180 degree pop up; convert to 12"

Zone 12:

-Passed inspection

Zone 13:

-Pass inspection

Zone 14:

-set to 35 min run time. will reduce to 20 min. Passed inspection

Zone 15:

-Reports of flooding to tennis courts. Upon inspection run time was set to 45:00 min with rotary heads. WAY TOO long for that area. Under instruction to leave (OFF) during summer months. Run time will be changed to 20 min.

Zone 16:

-no response, assume unused

Zone 17:

-Passed inspection

Zone 18:

-Multiple broken connections. (3) 180 degree pop up

Zone 19:

-Passed inspection

Zone 20:

-Passed inspection

Zone 21:

-Passed inspection

Zone 22:

-(1) Broken connection, 180 rotary

Zone 23 - 24:

-Unused

Total count:

22 replaced heads

4 broken connections

Combine total: 139 broken heads

11 broken connections = \$3,435.67

All the new mulch LMP laid down was laid on top of weeds so that has to be sprayed to kill them 4x (\$800 x 4) = \$3200

All weeds on property have been sprayed 4x and all irrigation repairs have been made as of 7/28/2025

Total

\$6,635.67

Ways to pay



View and pay

INVOICE

Viking Electric
11339 Third Ave
Punta Gorda, FL 33955

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



Bill to

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

Ship to

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

Invoice details

Invoice no.: 1473
Terms: Due on receipt
Invoice date: 07/25/2025
Due date: 07/25/2025

| # | Date | Product or service | Description | Qty | Rate | Amount |
|----|------------|--------------------|---|-----|------------|------------|
| 1. | 07/22/2025 | Services | Street Lamps Repair Job: Provide material and labor for the following Replace 3 pole lighting contactors x2 Rewire 277V lighting control panel Install new photocell for contactor coils Install blank fillers at unused holes in panel Replace damaged underground feed at poles #5 and #6 at Scarlett median stretch Install replacement corncob LEDs and sockets as necessary at 11 poles Install missing fixture lantern head at Toledo Entrance | 1 | \$3,250.00 | \$3,250.00 |

Please issue a check made out to Viking Electric.

Total **\$3,250.00**

Overdue 07/25/2025

in ap- on hold

Governmental Management Services- Tampa, LLC

1001 Bradford Way
TN 37763

Invoice

Invoice #: 34

Invoice Date: 7/28/2025

Due Date: 7/11/2025

Project:

P.O. Number:

Bill To:

Lakeside Plantation CDD
C/O GMS- Tampa, LLC

| Description | Hours/Qty | Rate | Amount |
|---|-----------|-----------|-----------|
| Amenity Payroll- July 25 601-330-53800-12000 | | 21,448.39 | 21,448.39 |

Total \$21,448.39

Payments/Credits \$0.00

Balance Due \$21,448.39

Governmental Management Services- Tampa, LLC

1001 Bradford Way
 TN 37763

Invoice

Invoice #: 35
Invoice Date: 8/1/2025
Due Date: 8/1/2025
Project:
P.O. Number:

Bill To:

Lakeside Plantation CDD
 C/O GMS- Tampa, LLC


| Description | Hours/Qty | Rate | Amount |
|--|-----------|----------|----------|
| Management Fees- Aug 25 001 - 310 - 51300 - 34000 | | 4,333.33 | 4,333.33 |
| Website Maintenance- Aug 25 001 - 310 - 51300 - 35300 | | 74.17 | 74.17 |
| Information Tech- Aug 25 001 - 310 - 51300 - 35100 | | 115.92 | 115.92 |
| Dissemination Agent- Aug 25 001 - 310 - 51300 - 311300 | | 83.33 | 83.33 |
| Assessment Roll - Aug 25 001 - 310 - 51300 - 31400 | | 208.33 | 208.33 |
| Printing 001 - 310 - 51300 - 42500 | | 20.25 | 20.25 |
| Postage 001 - 310 - 51300 - 42000 | | 33.06 | 33.06 |

Total \$4,868.39

Payments/Credits \$0.00

Balance Due \$4,868.39

Check Request

| | | | |
|---------------------|---|----------------|-------------|
| District | Lakeside Plantation CDD | Date | 7.31.25 |
| Payable to | Jackie Bairdell | Account Number | |
| Amount Requested | \$ 270.00 | Requested By | Frank Meyer |
| Description of Need | Fit to Core Dance CINS | | |
| Approved By |  | Signature | |
| Received By | | Signature | |

July total #360.00
 Gms 85% \$ 90.00
 check request \$ 270.00

Jackie Bairdell
 5725 Greenwood Ave # 3904
 North Port FL 34887

941-735-2763



KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 29, 2025

Check Remit To:Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157**ACH/Wire Transfer Remit To:**ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3598653
Client Matter No. 12323-1
Notification Email: eftgroup@kutakrock.comJordan Lansford
Lakeside Plantation CDD
4530 Eagle Falls Place
Tampa, FL 3361906/2025
001-310-51300-31500Invoice No. 3598653
12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

| | | | | |
|----------|------------|------|--------|---|
| 06/03/25 | S. Sandy | 0.20 | 66.00 | Confer with Lavoy regarding parking on district right of ways |
| 06/07/25 | J. Johnson | 0.60 | 231.00 | Review correspondence from Parks on Monterrey transaction and follow up; research Toll documents. |
| 06/08/25 | S. Sandy | 0.30 | 99.00 | Review FY 2026 proposed budget and assessments; prepare remaining documents for same |
| 06/10/25 | S. Sandy | 2.90 | 957.00 | Review landscape deficiencies and contracts regarding same; confer with Lavoy and Ferguson regarding same; confer regarding non resident annual user fee rate; review draft minutes and agenda; prepare for board meeting |
| 06/16/25 | S. Sandy | 0.50 | 165.00 | Confer regarding parking on district right of ways and traffic enforcement agreement related to same |

KUTAK ROCK LLP

Lakeside Plantation CDD
 July 29, 2025
 Client Matter No. 12323-1
 Invoice No. 3598653
 Page 2

| | | | | |
|-----------------------------|-------------|-------|--------|---|
| 06/17/25 | S. Sandy | 0.80 | 264.00 | Confer with Poulous regarding district roadways; review proposal for repairs following Landscape Maintenance Professional's termination; prepare demand letter regarding same |
| 06/18/25 | S. Sandy | 2.60 | 858.00 | Prepare for and attend board meeting; conduct follow up regarding same |
| 06/20/25 | S. Sandy | 0.40 | 132.00 | Prepare demand letter to Landscape Maintenance Professionals regarding irrigation remediation work |
| 06/20/25 | D. Wilbourn | 0.80 | 148.00 | Prepare demand letter to Landscape Maintenance Professionals regarding irrigation remediation work |
| 06/23/25 | S. Sandy | 0.30 | 99.00 | Facilitate sending Landscape Maintenance Professionals demand letter; prepare MOR sport court agreement and tree pruning agreement |
| 06/23/25 | D. Wilbourn | 1.40 | 259.00 | Prepare tennis court resurfacing agreement; prepare tree pruning agreement |
| 06/24/25 | D. Wilbourn | 0.30 | 55.50 | Revise tree pruning agreement |
| 06/25/25 | S. Sandy | 0.20 | 66.00 | Confer regarding Mor Sports Group proposal |
| TOTAL HOURS | | 11.30 | | |
| TOTAL FOR SERVICES RENDERED | | | | \$3,399.50 |
| DISBURSEMENTS | | | | |
| Freight and Postage | | | 9.64 | |
| TOTAL DISBURSEMENTS | | | | <u>9.64</u> |
| TOTAL CURRENT AMOUNT DUE | | | | <u>\$3,409.14</u> |

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 1814
DATE 08/01/2025
TERMS Due on receipt
DUE DATE 08/01/2025

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

BALANCE DUE

\$1,900.00

Pay invoice

001 - 330 - 53800 - 51100



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: PS1192288
 Invoice Date: 8/1/2025

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

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

Ship Via
 Ship Date 8/1/2025
 Due Date 8/31/2025
 Terms Net 30

Customer ID L2077
 P.O. Number
 P.O. Date 8/1/2025
 Our Order No.

| Item/Description | Unit | Order Qty | Quantity | Unit Price | Total Price |
|----------------------------------|------|-----------|----------|------------|-------------|
| Annual Maintenance | | 1 | 1 | 1,350.96 | 1,350.96 |
| August Billing | | | | | |
| 8/1/2025 - 8/31/2025 | | | | | |
| Site 15 Littoral/Wetland | | | | | |
| Site 16 Littoral/Wetland | | | | | |
| Site 18 Littoral/Wetland | | | | | |
| Site 19 Littoral/Wetland | | | | | |
| Lakeside Plantation Cdd LAKE ALL | | | | | |

001-320-53800-46000

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 # |
|----------|-----------|
| 8/1/2025 | 47733 |

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 |
|-------------------------------------|----------|----------------|----------|
| 8/1/2025 | | Due on receipt | |
| Description | Qty | Rate | Amount |
| CommunityXS Application Hosting | 1 | 80.00 | 80.00 |
| Microsoft 365 Business Professional | 2 | 35.00 | 70.00 |
| 001-310-51300 - 35300 | | | |
| 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.

INVOICE

Viking Electric
 11339 Third Ave
 Punta Gorda, FL 33955

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



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

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

Invoice details

Invoice no.: 1460
 Terms: Due on receipt
 Invoice date: 07/25/2025
 Due date: 07/25/2025

| # | Date | Product or service | Description | Qty | Rate | Amount |
|--------------|------------|--------------------|--|-----|----------|-----------------|
| 1. | 07/07/2025 | Services | Service Call @ Club house pool: Investigate pool pumps not running, determine failed motor windings. T/M | 1 | \$125.00 | \$125.00 |
| 2. | 07/21/2025 | Services | Club house Replace dance room ceiling fans. Install combo switch/receptacle devices in mirror wall x2 Install receptacles in fire place shelves x2 T/M | 1 | \$500.00 | \$500.00 |
| Total | | | | | | \$625.00 |

*320-53800-43200
 Pool-electric*

*Replaced Defective
 Ceiling Fans
 new ploss.
 INV*

Please issue a check made out to Viking Electric.

330-53800-43100

INVOICE

Viking Electric
 11339 Third Ave
 Punta Gorda, FL 33955

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

**Bill to**

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

Ship to

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

Invoice details

Invoice no.: 1473
 Terms: Due on receipt
 Invoice date: 07/25/2025
 Due date: 07/25/2025

| # | Date | Product or service | Description | Qty | Rate | Amount |
|----|------------|--------------------|--|-----|------------|------------|
| 1. | 07/22/2025 | Services | Street Lamps Repair Job: Provide material and labor for the following Replace 3 pole lighting contactors x2 Rewire 277V lighting control panel Install new photocell for contactor coils Install blank fillers at unused holes in panel Replace damaged underground feed at poles #5 and #6 at Scarlett median stretch Install replacement cornucob LEDs and sockets as necessary at 11 poles Install missing fixture lantern head at Toledo Entrance | 1 | \$3,250.00 | \$3,250.00 |

Total**\$3,250.00**

Please issue a check made out to Viking Electric.

Overdue

07/25/2025

in ap- on hold

Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

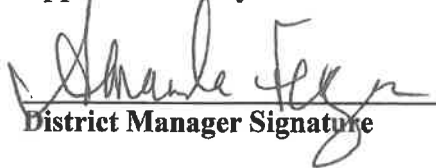
Board Meeting Date: August 20, 2025

001-310-51300-11000

| | <i>Name</i> | <i>In Attendance Please ✓</i> | <i>Fee Involved Yes / No</i> |
|--------------|-------------------------|-----------------------------------|----------------------------------|
| 1 | Devon Poulos | ✓ ZOOM | No (\$0) |
| 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

8/20/25
Date

****RETURN SIGNED DOCUMENT TO GMS-Tampa Invoices****

INVOICE

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 Community
Development District
GMS
4530 Eagle Falls Pl
Tampa, Fl. 33619

Invoice details

Invoice no.: 1266
Terms: Net 30
Invoice date: 08/18/2025
Due date: 09/17/2025

001-320-53800-46400

| # | Date | Product or service | Description | Qty | Rate | Amount |
|----|------|--|------------------------------|-----|-------------|-------------|
| 1. | | Monthly landscape and irrigation services | August 2025 monthly services | 1 | \$11,815.24 | \$11,815.24 |

Total \$11,815.24

Ways to pay



[View and pay](#)



45
 Symbiont Service Corp.
 4372 North Access Road
 Englewood, FL 34224

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

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

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

Phone Number: (941) 423-5500

Work Order #: 82634

Transaction Date: 8/15/2025

Terms: Net

Invoice #: i67840

Assigned Tech: Brett E.

001-330-53800-51000

| Item | Description | Price | Amount | Equipment |
|---------------|---|----------|----------|-----------|
| SERVICE CALL | Service Call - Regular Hours (Zone 1, 2, 3, 6) | \$120.00 | \$120.00 | 210601843 |
| DIAG FEE | Diagnostic Fee (No PM) | \$45.00 | \$45.00 | 210601843 |
| Notes | Lead heater out on no pool, spa, water flow. Spa heater out on LP5. They just had all new piping and pumps installed. Finally found the bypass valve opened so the heaters are now getting enough water. Also had to remark all the breakers in the main panel, and labeled the heaters. Heater #3 was reading low pressure fault, completely out of freon, added freon, low side bolt on low pressure switch was leaking badly at the schrader valve. Replaced valve, started to add freon, then the weather hit. Will need to return and check on the freon pressures. All the other heaters are working, need to check temperature splits. | \$0.00 | \$0.00 | 210601843 |
| MSCNLR70060 | Labor Only Repair | \$165.00 | \$165.00 | 210601843 |
| Return Needed | Return Needed - Use this code to notify of return needed on invoices. | \$0.00 | \$0.00 | 210601843 |

You could have saved \$21.00

Subtotal: \$330.00
 Total: \$330.00
 Payments: \$0.00
 Balance Due: \$330.00

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

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------------------|-------|--------------|----------|------------------|-----|-------|-------|----------|---------------------------|--------|----------|--------------|---------|
| 8/31/25 | 00012 | 8/31/25 | AUG25 | 202508 | 330 | 53800 | 48600 | | COMCAST TV/INTERNET AUG25 | * | 172.98 | | |
| COMCAST COMMUNICATIONS | | | | | | | | | | | | 172.98 | 080001 |
| 8/31/25 | 00472 | 5/20/25 | 15878054 | 202508 | 330 | 53800 | 48400 | | REM BALANCE - SECURITY | * | .40 | | |
| | | 6/13/25 | 15899062 | 202508 | 330 | 53800 | 48400 | | TRIP CHARGE | * | 75.00 | | |
| | | 7/08/25 | 15918200 | 202508 | 330 | 53800 | 48400 | | TRIP CHARGE | * | 75.00 | | |
| | | 7/20/25 | 15927156 | 202508 | 330 | 53800 | 48400 | | SECURITY VIDEO SVC AUG25 | * | 501.30 | | |
| EVERON SOLUTIONS | | | | | | | | | | | | 651.70 | 080002 |
| 8/31/25 | 00470 | 8/31/25 | AUG25 | 202508 | 320 | 53800 | 43000 | | FPL- FTN AUG25 | * | 141.23 | | |
| | | 8/31/25 | AUG25 | 202508 | 320 | 53800 | 43200 | | FPL- POOL AUG25 | * | 785.61 | | |
| | | 8/31/25 | AUG25 | 202508 | 320 | 53800 | 43100 | | FPL- CLBH AUG25 | * | 832.25 | | |
| FPL | | | | | | | | | | | | 1,759.09 | 080003 |
| 8/31/25 | 00033 | 8/31/25 | AUG 25 | 202508 | 320 | 53800 | 43500 | | NORTH PORT - FNT AUG25 | * | 27.51 | | |
| | | 8/31/25 | AUG 25 | 202508 | 320 | 53800 | 43700 | | NORTH PORT - POOL AUG25 | * | 160.20 | | |
| | | 8/31/25 | AUG 25 | 202508 | 320 | 53800 | 43600 | | NORTH PORT - CLBH AUG25 | * | 201.80 | | |
| | | 8/31/25 | AUG 25 | 202508 | 320 | 53800 | 43400 | | NORTH PORT - REFUSE AUG25 | * | 225.45 | | |
| NORTH PORT UTILITIES | | | | | | | | | | | | 614.96 | 080004 |
| 8/31/25 | 00471 | 8/31/25 | AUG25 | 202508 | 310 | 51300 | 49000 | | COPIER LEASE AUG25 | * | 147.54 | | |
| PEAC SOLUTIONS | | | | | | | | | | | | 147.54 | 080005 |
| TOTAL FOR BANK Z | | | | | | | | | | | 3,346.27 | | |

Hello Lakeside Plantation,

Thanks for choosing Comcast Business.

Your bill at a glance

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

| | | |
|-------------------------------|--------|-----------------|
| Previous balance | | \$172.98 |
| EFT Payment - thank you | Jul 13 | -\$172.98 |
| 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 | \$19.33 |
| New charges | | \$172.98 |

Amount due \$172.98

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 Aug 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

1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

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

Account number Aug 12, 2025
Automatic payment **\$172.98**

Please pay

Electronic payment will be applied Aug 12, 2025

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

853510055062439400172981

| Regular monthly charges | | \$149.70 |
|---|---------|-----------------|
| Comcast Business | | \$149.70 |
| TV services | | \$149.70 |
| TV Select Business Video. | \$72.95 | |
| TV Box + Remote | \$11.95 | |
| Service To Additional TV With TV Box and Remote. Qty 2 @ \$11.95 each | \$23.90 | |
| Broadcast TV Fee | \$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 | Jul 21 | \$3.95 |

| Taxes, fees and other charges | | \$19.33 |
|-------------------------------|--|---------------|
| Other charges | | \$0.15 |
| Regulatory Cost Recovery | | \$0.15 |

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

Additional information

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

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

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.



| Account Number | Invoice Date | Payment Due Date | PO Number | Amount Due |
|----------------|--------------|------------------|-----------|------------|
| 70180815 | 5/20/2025 | 6/14/2025 | | \$182.40 |

| Description | Qty | Unit Price | Amount |
|--|-----|------------|-----------------|
| LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Services Provided (06/19/25-09/18/25) <i>Includes: Extended Service Protection, Secure Access</i> | | | \$182.40 |
| Sub Total | | | \$182.40 |

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.

Payment \$0.40

Please detach this portion and send with your payment.



| | |
|------------------|-----------|
| Invoice Number | 158780543 |
| Account Number | 70180815 |
| Invoice Date | 5/20/2025 |
| Payment Due Date | 6/14/2025 |
| Amount Due | \$182.40 |

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



50

Invoice 158990620

everonsolutions.com

| Account Number | Invoice Date | Payment Due Date | PO Number | Amount Due |
|----------------|--------------|------------------|-----------|------------|
| 70180815 | 6/13/2025 | 7/8/2025 | | \$75.00 |

| Description | Qty | Unit Price | Amount |
|--|-----|------------|----------------|
| LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Job # 300722842 Services Provided <i>Includes: Trip Charge</i> | | | \$75.00 |
| Sub Total | | | \$75.00 |

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.

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Make checks payable to Everon and please include your account number.

Please detach this portion and send with your payment.



| | |
|------------------|-----------|
| Invoice Number | 158990620 |
| Account Number | |
| Invoice Date | 6/13/2025 |
| Payment Due Date | 7/8/2025 |
| Amount Due | \$75.00 |

Amount Enclosed: \$

PO Box 49292 · Wichita, KS 67201

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

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



EVERON
PO BOX 872987
KANSAS CITY MO 64187-2987



51

Invoice 159182006

everonsolutions.com

| Account Number | Invoice Date | Payment Due Date | PO Number | Amount Due |
|----------------|--------------|------------------|-----------|------------|
| | 7/8/2025 | 8/2/2025 | | \$75.00 |

| Description | Qty | Unit Price | Amount |
|--|-----|------------|----------------|
| LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Job # 300759776 Services Provided <i>Includes: Trip Charge</i> | | | \$75.00 |
| Sub Total | | | \$75.00 |

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 | 159182006 |
| Account Number | 70180815 |
| Invoice Date | 7/8/2025 |
| Payment Due Date | 8/2/2025 |
| Amount Due | \$75.00 |

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



52

Invoice 159271566

everonsolutions.com

| Account Number | Invoice Date | Payment Due Date | PO Number | Amount Due |
|----------------|--------------|------------------|-----------|------------|
| | 7/20/2025 | 8/14/2025 | | \$501.30 |

| Description | Qty | Unit Price | Amount |
|--|-----|------------|-----------------|
| LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Services Provided (08/19/25-09/18/25) <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 | 159271566 |
| Account Number | 70180815 |
| Invoice Date | 7/20/2025 |
| Payment Due Date | 8/14/2025 |
| Amount Due | \$501.30 |

Amount Enclosed: \$

PO Box 49292 · Wichita, KS 67201

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

Powered by Experience. Driven by Excellence.™

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



EVERON
PO BOX 872987
KANSAS CITY MO 64187-2987



Electric Bill Statement

For: Jun 24, 2025 to Jul 24, 2025 (30 days)

Statement Date: Jul 24, 2025

Account Number:

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

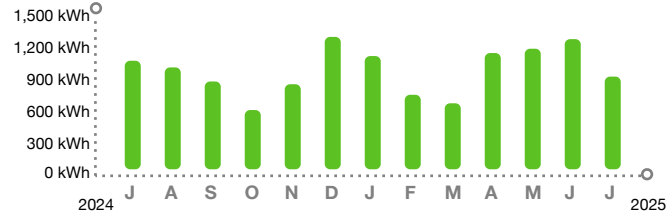
\$141.23

TOTAL AMOUNT YOU OWE

Aug 14, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|-----------------|
| Amount of your last bill | 192.63 |
| Payments received | -192.63 |
| Balance before new charges | 0.00 |
| ----- | |
| Total new charges | 141.23 |
| Total amount you owe | \$141.23 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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

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 | \$141.23 | Aug 14, 2025 | \$ Auto pay - DO NOT PAY |
| ACCOUNT NUMBER | TOTAL AMOUNT YOU OWE | NEW CHARGES DUE BY | AMOUNT ENCLOSED |



Customer Name: Account Number: 54
 LAKESIDE PLANTATION 04126-05586
 COMMUNITY
 DEVELOPMENT DIST

BILL DETAILS

| | |
|------------------------------|---------|
| Amount of your last bill | 192.63 |
| Payment received - Thank you | -192.63 |
| 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) | \$91.09 |
| Fuel: (\$0.027180 per kWh) | \$25.77 |
| Electric service amount | 129.73 |
| Gross receipts tax (State tax) | 3.33 |
| Franchise fee (Reqd local fee) | 8.05 |
| Taxes and charges | 11.38 |
| Regulatory fee (State fee) | 0.12 |
| Total new charges | \$141.23 |
| Total amount you owe | \$141.23 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KJ00314. Next meter reading Aug 25, 2025.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 15120 | | 14172 | | 948 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------------|-------------------|------------------|
| Service to | Jul 24, 2025 | Jun 24, 2025 | Jul 25, 2024 |
| kWh Used | 948 | 1331 | 1110 |
| Service days | 30 | 32 | 30 |
| kWh/day | 31 | 41 | 37 |
| Amount | \$141.23 | \$192.63 | \$149.16 |

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.

Easy way to reduce costs

Earn bill credits by allowing Business On Call® to cycle off your A/C, only when necessary.

Claim credits

Download the app

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: Jun 24, 2025 to Jul 24, 2025 (30 days)

Statement Date: Jul 24, 2025

Account Number: 57421-67439

Service Address:

2800 PLANTATION BLVD # CLBHSE
NORTH PORT, FL 34289

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

CURRENT BILL

\$832.25

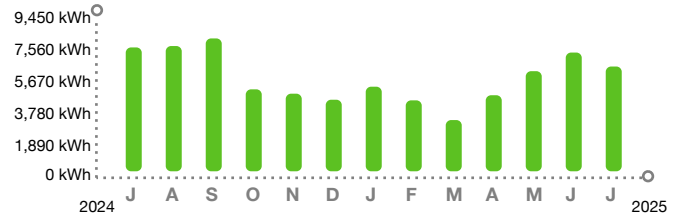
TOTAL AMOUNT YOU OWE

Aug 14, 2025

NEW CHARGES DUE BY

Enroll in FPL Budget Billing® and have \$775.08 withdrawn instead of \$832.25. [FPL.com/AutoBB](https://www.fpl.com/AutoBB)

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|-----------------|
| Amount of your last bill | 925.73 |
| Payments received | -925.73 |
| Balance before new charges | 0.00 |
| Total new charges | 832.25 |
| Total amount you owe | \$832.25 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$775.08 instead of \$832.25 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at [FPL.com/AutoBB](https://www.fpl.com/AutoBB)
- Payment received after October 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 August 04, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

\$832.25
TOTAL AMOUNT YOU OWE

Aug 14, 2025
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number: 57421-67439

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FPL.com Page 2

E001

BILL DETAILS

| | |
|------------------------------|---------|
| Amount of your last bill | 925.73 |
| Payment received - Thank you | -925.73 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|------------------------------------|-----------------|
| Rate: GSD-1 GENERAL SERVICE DEMAND | |
| Base charge: | \$30.41 |
| Non-fuel: (\$0.033890 per kWh) | \$228.76 |
| Fuel: (\$0.027180 per kWh) | \$183.47 |
| Demand: (\$13.41 per KW) | \$321.84 |
| Electric service amount | 764.48 |
| Gross receipts tax (State tax) | 19.62 |
| Franchise fee (Reqd local fee) | 47.44 |
| Taxes and charges | 67.06 |
| Regulatory fee (State fee) | 0.71 |
| Total new charges | \$832.25 |
| Total amount you owe | \$832.25 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Aug 25, 2025.

| Usage Type | Current | - Previous | x Const | = Usage |
|------------|---------|------------|---------|---------|
| kWh used | 05452 | 04777 | 10 | 6750 |
| Demand KW | 2.44 | | 10.00 | 24 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|--------------|--------------|--------------|
| Service to | Jul 24, 2025 | Jun 24, 2025 | Jul 25, 2024 |
| kWh Used | 6750 | 7650 | 7980 |
| Service days | 30 | 32 | 30 |
| kWh/day | 225 | 239 | 266 |
| Amount | \$832.25 | \$965.07 | \$890.21 |

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.

Easy way to reduce costs

Earn bill credits by allowing Business On Call® to cycle off your A/C, only when necessary.

[Claim credits](#)

Download the app

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: Jun 24, 2025 to Jul 24, 2025 (30 days)

Statement Date: Jul 24, 2025

Account Number: 84595-15071

Service Address:

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

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

CURRENT BILL

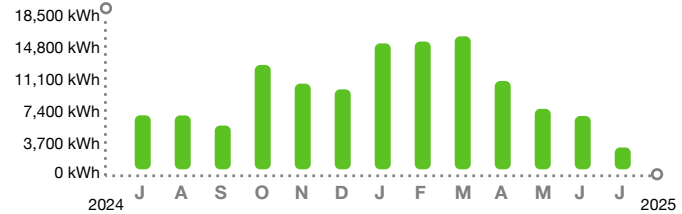
\$785.61

TOTAL AMOUNT YOU OWE

Aug 14, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|-----------------|
| Amount of your last bill | 1,020.15 |
| Payments received | -1,020.15 |
| Balance before new charges | 0.00 |
| ----- | |
| Total new charges | 785.61 |
| Total amount you owe | \$785.61 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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

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

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



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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

84595-15071
ACCOUNT NUMBER

\$785.61
TOTAL AMOUNT YOU OWE

Aug 14, 2025
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number: 84595-15071

BILL DETAILS

| | |
|------------------------------|-----------|
| Amount of your last bill | 1,020.15 |
| Payment received - Thank you | -1,020.15 |
| 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> | \$93.36 |
| Fuel: <small>(\$0.027180 per kWh)</small> | \$74.88 |
| Demand: <small>(\$13.41 per KW)</small> | \$522.99 |
| Electric service amount | 721.64 |
| Gross receipts tax (State tax) | 18.52 |
| Franchise fee (Reqd local fee) | 44.78 |
| Taxes and charges | 63.30 |
| Regulatory fee (State fee) | 0.67 |
| Total new charges | \$785.61 |
| Total amount you owe | \$785.61 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Aug 25, 2025.

| Usage Type | Current | - | Previous | = | Usage |
|------------|---------|---|----------|---|-------|
| kWh used | 26979 | | 24224 | | 2755 |
| Demand KW | 38.59 | | | | 39 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|--------------|--------------|--------------|
| Service to | Jul 24, 2025 | Jun 24, 2025 | Jul 25, 2024 |
| kWh Used | 2755 | 6722 | 6809 |
| Service days | 30 | 32 | 30 |
| kWh/day | 91 | 210 | 226 |
| Amount | \$785.61 | \$1,020.15 | \$986.51 |

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.

Easy way to reduce costs

Earn bill credits by allowing Business On Call® to cycle off your A/C, only when necessary.

Claim credits

Download the app

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.



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 | 07/26/2025 | 08/16/2025 |

| | |
|-----------------------|---------|
| Total Current Charges | \$27.51 |
| Balance Forward | \$0.00 |
| Total Amount Due | \$27.51 |



LAKESIDE PLANTATION COMM DEV
 4530 EAGLE FALLS PL
 TAMPA FL 33619

000043123000154658000000027518

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

SERVICE ADDRESS 2021 PLANTATION BLVD FICT

*** E CYC BILL-AUTO PAY ***

| ACCOUNT NUMBER | CYCLE | BILL DATE | DUE DATE |
|----------------|-------|------------|------------|
| 43123-154658 | 18-29 | 07/26/2025 | 08/16/2025 |

| | |
|------------------|----------|
| Last Bill Amount | \$27.51 |
| Payments | -\$27.51 |
| Adjustments | \$0.00 |
| Balance Forward | \$0.00 |

Rate Class: COMMERCIAL

Last payment amount/date: \$27.51 07/18/2025

| Service Period | Days | Meter Number | Mult | Units | Current | Previous | Usage |
|----------------------------|------|--------------|--------|-------|---------|----------|-------|
| 06/17/2025 - 07/16/2025 | 29.0 | 36607560 | 1.0000 | TGAL | 1695.00 | 1695.00 | 0.00 |
| Previous year Usage | | | | | | 07/24 | 0.00 |

| Service | Consumption | Charge | Total |
|----------------------|-------------|-----------------------|---------|
| WA Base facility chg | | \$27.51 | |
| TOTAL WATER | | | \$27.51 |
| | | Total Current Charges | \$27.51 |
| | | Balance Forward | \$0.00 |
| | | Total Amount Due | \$27.51 |



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 | 07/26/2025 | 08/16/2025 |

| | |
|-----------------------|----------|
| Total Current Charges | \$160.20 |
| Balance Forward | \$0.00 |
| Total Amount Due | \$160.20 |



LAKESIDE PLANTATION COMM DEV
 4530 EAGLE FALLS PL
 TAMPA FL 33619

000043123000154656000000160207

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

SERVICE ADDRESS 2800 PLANTATION BLVD

*** E CYC BILL-AUTO PAY ***

| ACCOUNT NUMBER | CYCLE | BILL DATE | DUE DATE |
|----------------|-------|------------|------------|
| 43123-154656 | 18-29 | 07/26/2025 | 08/16/2025 |

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

Rate Class: COMMERCIAL

Last payment amount/date: \$195.42 07/18/2025

| Service Period | Days | Meter Number | Mult | Units | Current | Previous | Usage |
|----------------------------|------|--------------|--------|-------|---------|----------|-------|
| 06/17/2025 - 07/16/2025 | 29.0 | 80005382 | 1.0000 | TGAL | 37.00 | 31.00 | 6.00 |
| Previous year Usage | | | | | | 07/24 | 3.00 |

| Service | Consumption | Charge | Total |
|-----------------------|-------------|----------|----------|
| WA Base facility chg | | \$124.98 | |
| WA Usage block 1 | 6.00 | \$35.22 | |
| TOTAL WATER | | | \$160.20 |
| Total Current Charges | | | \$160.20 |
| Balance Forward | | | \$0.00 |
| Total Amount Due | | | \$160.20 |



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 | 07/26/2025 | 08/16/2025 |

| | |
|-----------------------|----------|
| Total Current Charges | \$201.80 |
| Balance Forward | \$0.00 |
| Total Amount Due | \$201.80 |



LAKESIDE PLANTATION COMM DEV
 4530 EAGLE FALLS PL
 TAMPA FL 33619

000043123000156052000000201805

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

SERVICE ADDRESS 2800 PLANTATION BLVD

*** E CYC BILL-AUTO PAY ***

| ACCOUNT NUMBER | CYCLE | BILL DATE | DUE DATE |
|----------------|-------|------------|------------|
| 43123-156052 | 18-29 | 07/26/2025 | 08/16/2025 |

| | |
|------------------|-----------|
| Last Bill Amount | \$201.80 |
| Payments | -\$201.80 |
| Adjustments | \$0.00 |
| Balance Forward | \$0.00 |

Rate Class: COMMERCIAL

Last payment amount/date: \$201.80 07/18/2025

| Service Period | Days | Meter Number | Mult | Units | Current | Previous | Usage |
|----------------------------|------|--------------|--------|-------|---------|----------|-------|
| 06/17/2025 - 07/16/2025 | 29.0 | 15464397 | 1.0000 | TGAL | 24.00 | 21.00 | 3.00 |
| Previous year Usage | | | | | | 07/24 | 2.00 |

| Service | Consumption | Charge | Total |
|-----------------------|-------------|---------|----------|
| WA Base facility chg | | \$64.07 | |
| WA Usage block 1 | 3.00 | \$17.61 | |
| TOTAL WATER | | | \$81.68 |
| SE Base facility chg | | \$95.25 | |
| SE Consumption | 3.00 | \$24.87 | |
| TOTAL SEWER | | | \$120.12 |
| Total Current Charges | | | \$201.80 |
| Balance Forward | | | \$0.00 |
| Total Amount Due | | | \$201.80 |

Remittance Section

INVOICE

Address Service Requested

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

Customer Account Number:

Invoice Number: 21832230
Invoice Date: 07/14/2025
Invoice Due Date: 08/05/2025
Total Due: **\$147.54**

Amount Paid: \$ _____

Use enclosed envelope and make check payable to:

PEAC SOLUTIONS
PO BOX 13604
PHILADELPHIA PA 19101-3604

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



00001002183223030000001475462

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

Important Messages



Customer Connect

Same great technology...new name + look!

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

Visit and register today at leaseservices.com!

**some restrictions apply and processing fee incurred*

| CUSTOMER ACCOUNT NUMBER | INVOICE DATE | INVOICE NUMBER | DUE DATE | LAST PAYMENT RECEIVED | | | |
|-------------------------|----------------------------------|----------------|------------------|-----------------------|------------------|-------------------|---------------|
| 1833219 | 07/14/2025 | 21832230 | 08/05/2025 | 07/05/2025 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 |
| | 2024 PROPERTY TAX BILLING | 39.89 | | | | | 39.89 |
| | TAX ON 2024 PROPERTY TAX BILLING | 2.79 | | | | | 2.79 |
| | BALANCE DUE: | 147.54 | | | | | 147.54 |

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



| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|---|-------|--------------|----------|------------------|-----------------|-------|-----|----------|--------------------------|--------|-----------|--------------|---------|
| 8/07/25 | 00079 | 7/23/25 | 596 | 202507 | 600-53800-61000 | | | | TREE TRIMMING | * | 24,675.00 | | |
| | | 7/23/25 | 597 | 202507 | 600-53800-61000 | | | | TREE STUMP REMOVAL/GRIND | * | 2,000.00 | | |
| ----- GREENTOPPS LANDSCAPE MAINTENANCE & ----- | | | | | | | | | | | 26,675.00 | 000184 | |
| 8/14/25 | 00080 | 8/04/25 | 06242026 | 202508 | 600-53800-61000 | | | | PAVER SEALING & CLEANING | * | 5,402.28 | | |
| ----- MS SERVICE SOLUTIONS & PROJECT MANA ----- | | | | | | | | | | | 5,402.28 | 000185 | |
| 8/26/25 | 00081 | 8/21/25 | 4715 | 202508 | 600-53800-61000 | | | | OUTDOOR FURNITURE | * | 11,962.75 | | |
| ----- HORIZON CASUAL, INC ----- | | | | | | | | | | | 11,962.75 | 000186 | |
| ----- | | | | | | | | | | | | | |
| TOTAL FOR BANK C | | | | | | | | | | | 44,040.03 | | |
| TOTAL FOR REGISTER | | | | | | | | | | | 44,040.03 | | |



Greentopps Landscape Maintenance & Tree Services

3403 Kennedy Drive | Venice, Florida 34292
 (941) 468-1655 | greentopps2@gmail.com

RECIPIENT:

Lakeside Plantation
 2800 Plantation Boulevard
 North Port, Florida 34289

→
 Board
 Approval
 June

| Invoice #596 | |
|-----------------|--------------------|
| Issued | Jul 23, 2025 |
| Due | Jul 23, 2025 |
| Total | \$24,675.00 |
| Account Balance | \$26,675.00 |

For Services Rendered

| Product/Service | Description | Qty. | Unit Price | Total |
|-------------------------|--|------|-------------|-------------|
| James Asbury | Estimate completed by James Asbury ISA Certified Arborist FL -10116A Greentopps estimator3@gmail.com (941)-204-9615 | 1 | \$0.00 | \$0.00 |
| Equipment Needed | Cat Miniskid Walking floor Grapple little buckets Big bucket Mats Pole saw chains | 1 | \$0.00 | \$0.00 |
| Bulk hard wood trimming | We are pleased to offer a comprehensive tree trimming package for all hardwood trees located from Scarlet Avenue past the clubhouse down to the main road. Our services will include lifting the tree canopies to a height of 14 feet above the roadway to ensure adequate clearance for vehicles. We will also aim to maintain a clearance of 12 feet around the remaining canopy, subject to the trees' growth patterns and current structural conditions. Additionally, we will remove any dead wood exceeding 2 inches in diameter from the lower and mid canopies to enhance safety for both pedestrians and vehicles. Lastly, we will address epicormic growth up to 20 feet off the ground, allowing the trees to breathe more easily and removing excess non-structural foliage in preparation for the upcoming storm season. | 1 | \$20,675.00 | \$20,675.00 |



Greentopps Landscape Maintenance & Tree Services

3403 Kennedy Drive | Venice, Florida 34292
 (941) 468-1655 | greentopps2@gmail.com

| Product/Service | Description | Qty. | Unit Price | Total |
|-------------------------------------|---|------|-------------|-------------|
| Bulk oak trimming around club house | <p>This is for the oak trees around the club house.</p> <p>For the Oaks around the property, we will lift the drip lines of the canopys up to a minimum of 10 feet, giving plenty of ground clearance. Around the parking lot, we will lift these up to 14 feet to allow better clearance for vehicles. Also, remove any dead wood over 2" in diameter in the lower and mid canopys. Finally, we will clean out the lower interior of epicomic growth, allowing the trees to breathe better and the plants underneath to gain a little more sunlight. I counted approximately 20 oaks around the club house marked in the picture attached.</p> | 1 | \$5,000.00 | \$5,000.00 |
| Discount | The original discount will be reduced by 50%, resulting in a total discount of \$1,000.00. | 1 | -\$1,000.00 | -\$1,000.00 |

Thank you for your business. Please contact us with any questions regarding this invoice.

Preferred method of payment:
 Check- mail to PO Box 7452 North Port, FL. 34290

Alternative options:
 ACH Transfer- 1% fee will apply, can be done through Client Hub
 Credit Card- 2.9% fee will apply, please call office to pay with a card
 (941) 468-1655

| | |
|-----------------|--------------------|
| Total | \$24,675.00 |
| Account balance | \$26,675.00 |





Greentopps Landscape Maintenance & Tree Services

3403 Kennedy Drive | Venice, Florida 34292
(941) 468-1655 | greentopps2@gmail.com

RECIPIENT:

Lakeside Plantation

2800 Plantation Boulevard
North Port, Florida 34289

→
change
order

Invoice #597

| | |
|-----------------|-------------------|
| Issued | Jul 23, 2025 |
| Due | Jul 23, 2025 |
| Total | \$2,000.00 |
| Account Balance | \$26,675.00 |

For Services Rendered

| Product/Service | Description | Qty. | Unit Price | Total |
|-----------------------------|---|------|------------|------------|
| James Asbury | Estimate completed by James Asbury ISA Certified Arborist FL -10116A Greentopps estimator3@gmail.com (941)-204-9615 | 1 | \$0.00 | \$0.00 |
| Equipment Needed | Stump grinder This job is to be done will on site | 1 | \$0.00 | \$0.00 |
| Tree Removal/Stump Grinding | There are 5 Washingtonian palms that are dead. we will remove these and grind the stumps below grade. Removing the stump grinding debris back to level One Palm is by the club house, and the other 4 are in a cluster on the main road. | 1 | \$2,000.00 | \$2,000.00 |
| Haul Debris | Remove and haul away all debris related to work performed. | 1 | \$0.00 | \$0.00 |
| Administration Fee- 3% | If you are paying by check, please contact the office to remove this fee | 1 | \$0.00 | \$0.00 |

Thank you for your business. Please contact us with any questions regarding this invoice.

Preferred method of payment:
Check- mail to PO Box 7452 North Port, FL. 34290

Alternative options:
ACH Transfer- 1% fee will apply, can be done through Client Hub
Credit Card- 2.9% fee will apply, please call office to pay with a card
(941) 468-1655

| | |
|-----------------|-------------------|
| Total | \$2,000.00 |
| Account balance | \$26,675.00 |

Pay Now

DEBIT CARD RECONCILIATION

Aug-25

| Amount | Vendor | GL Code |
|--------------------|----------------------|---------------------|
| \$ 600.00 | Viking Electric | 001.300.13100.10200 |
| \$ 258.00 | New Life Well & Pump | 001.320.53800.46700 |
| \$ 318.86 | All County Toilets | 001.330.53800.48000 |
| \$ 44.76 | Walmart | 001.330.53800.48000 |
| \$ 50.00 | BJ Wholesale | 001.330.53800.48000 |
| \$ 15.19 | Amazon | 001.330.53800.48000 |
| \$ 116.53 | Amazon | 001.330.53800.48000 |
| \$ (39.99) | Amazon | 001.330.53800.48000 |
| \$ 198.00 | Microsoft | 001.330.53800.48100 |
| \$ 99.00 | Constant Contact | 001.330.53800.48100 |
| \$ 13.54 | Spotify | 001.330.53800.48100 |
| \$ 115.74 | Mindbody | 001.330.53800.48100 |
| \$ 57.99 | Amazon | 001.330.53800.48101 |
| \$ 5.89 | Walmart | 001.330.53800.48101 |
| \$ 33.18 | Amazon | 001.330.53800.48101 |
| \$ 104.75 | Culligan Water | 001.330.53800.48101 |
| \$ 7.69 | Amazon | 001.330.53800.48101 |
| \$ 26.97 | Amazon | 001.330.53800.48101 |
| \$ 9.95 | Amazon | 001.330.53800.48101 |
| \$ 13.99 | Amazon | 001.330.53800.48101 |
| \$ 13.44 | Amazon | 001.330.53800.48200 |
| \$ 677.10 | Amazon | 001.330.53800.48200 |
| \$ 6.99 | Amazon | 001.330.53800.48900 |
| \$ 49.90 | Amazon | 001.330.53800.48900 |
| \$ 70.28 | Amazon | 001.330.53800.50000 |
| <u>\$ 2,867.75</u> | | |



Details for Order #114-5063743-6821824

Order Placed: August 1, 2025
Amazon.com order number: 114-5063743-6821824
Order Total: \$57.99

| Not Yet Shipped | |
|---|-------------------------|
| Items Ordered 1 of: <i>Wincup H10S Foam Cups, 10 oz, White 1000 Count</i> Sold by: Great Brands Inc (seller profile) Condition: New | Price \$57.99 |
| <i>Coffee cups 330-53800-48101 general supplies</i> | |
| Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States | |
| Shipping Speed: Expedited Shipping | |

| Payment information | |
|---|--|
| Payment Method: Visa Last digits: 0709 | Item(s) Subtotal: \$57.99 Shipping & Handling: \$0.00 |
| Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States | Total before tax: \$57.99 Estimated Tax: \$0.00 |
| | Grand Total: \$57.99 |

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



330-53800-48101
Bowls for kitchen - Gen Supplies

Give us feedback @ survey.walmart.com
Thank you! ID #:7VQ9KQ7T1S0



WM Supercenter
941-625-2399 Mgr. SCOTT
19100 MURDOCK CIR
PORT CHARLOTTE FL 33948
ST# 00721 OP# 008780 TE# 03 TR# 01127

ITEMS SOLD 22
TC# 1498 8877 8797 2583 6921



Salad Bowls
for kitchen

BOWL 849434055720 5.50 T
22 AT 1 FOR 0.25

SUBTOTAL 5.50
TAX1 7.0000 % 0.39
TOTAL 5.89

VISA TEND 5.89
CHANGE DUE 0.00

US DEBIT- 0709 I 0 APPR#081707
5.89 TOTAL PURCHASE
REF # U4791I169260
TRANS ID - 305214504337816
VALIDATION - 66T9
PAYMENT SERVICE - E
AID A0000000980840
TERMINAL # 55464975
*No Signature Required
08/02/25 10:00:33



Get free delivery
from this store
with Walmart+

Scan for 20-day free trial

Low Prices You Can Trust. Every Day.
08/02/25 10:00:37



amazon.com

paid on August 3/25

Details for Order #114-9306505-9781864

Order Placed: August 1, 2025

Amazon.com order number: 114-9306505-9781864

Order Total: \$33.18

Not Yet Shipped

Items Ordered

Price

1 of: Raxwell Large Clear Vinyl Disposable Gloves, 100 Count, Latex Free, Powder Free, Food Safe Gloves for Cooking, Handling and Prep, Non-Sterile Cleaning, Hair Dye

\$7.19

Sold by: Raxwell Premium Industrial Supplies (seller profile)

Business Price

Condition: New

Kitchen gloves
330-53800-4810.1
general supplies

1 of: OurWarm Acrylic Wedding Table Numbers 1-20 with Stands, 4x6 Inch Clear Acrylic Sign Place Cards with Gold Trim Green Flo

\$25.99

ral Theme for Wedding Reception Bridal Shower Wedding Table Decorations

Sold by: FSHA18 (seller profile)

Condition: New

table numbers

Shipping Address:

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

Shipping Speed:

Delivery in fewer trips to your address

Payment information

Payment Method:

Visa | Last digits: 0709

Item(s) Subtotal: \$33.18

Shipping & Handling: \$0.00

Billing address

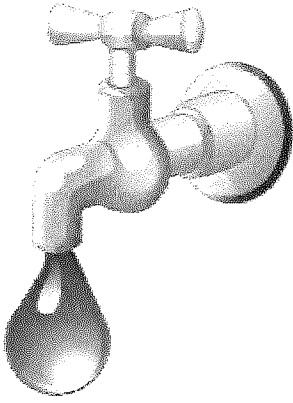
Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
NORTH PORT, FL 34289-9472
United States

Total before tax: \$33.18

Estimated Tax: \$0.00

Grand Total: \$33.18

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



New Life Well and Pump, Inc
941-375-1065
6520 Beedla Street
North Port, FL 34291

C.C.

Fix well pump
on irrigation zone C
Across from clubhouse

320-53800-46700
irrigation maintenance

Billed To
Lakeside Plantation
2200 plantation blvd.
North port, FL 34288

Date of Issue
08/03/2025

Due Date
08/03/2025

Invoice Number
1245790428

Amount Due (USD)

\$0.00

| Description | Rate | Qty | Line Total |
|-----------------------------------|----------|-----|------------|
| Standard Service Call | \$85.00 | 1 | \$85.00 |
| Labor Labor per hour | \$150.00 | 0.5 | \$75.00 |
| Submersible splice kit #14-#10 | \$15.00 | 1 | \$15.00 |
| 2" pvc fittings Per fitting | \$5.00 | 2 | \$10.00 |
| 2" union scd 80 | \$48.00 | 1 | \$48.00 |
| 3/4" brass pressure relief valve | \$25.00 | 1 | \$25.00 |

Subtotal 258.00

Tax 0.00

Total 258.00

Amount Paid 258.00

Amount Due (USD) \$0.00

Notes



Final Details for Order #114-3423693-5725065

Order Placed: August 5, 2025

Amazon.com order number: 114-3423693-5725065

Order Total: \$6.99

| Shipped on August 5, 2025 | |
|--|--|
| Items Ordered | Price |
| 1 Of: Small Trash Bags 4 Gallon - 100 Count 4 Gallon Trash Bag, Small Garbage Bags for Office Bedroom Bathroom Trash Bags, White 4 Gal Small Trash Can Liners Sold by: BENEVAL (seller profile) Condition: New | \$6.99 |
| <p style="font-size: 1.2em; font-family: cursive;">330 - 53800 - 48900 Trash bags - Janitorial Supplies</p> | |
| Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States | Item(s) Subtotal: \$6.99 Shipping & Handling: \$0.00 ----- Total before tax: \$6.99 Sales Tax: \$0.00 ----- |
| Shipping Speed: FREE Prime Delivery | ----- Total for This Shipment: \$6.99 ----- |

| Payment information | |
|---|---|
| Payment Method: Visa Last digits: 0709 | Item(s) Subtotal: \$6.99 Shipping & Handling: \$0.00 ----- |
| Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States | Total before tax: \$6.99 Estimated Tax: \$0.00 ----- Grand Total: \$6.99 ----- |
| Credit Card transactions | Visa ending in 0709: August 5, 2025: \$6.99 |

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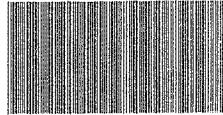


Give us feedback @ survey.walmart.com
Thank you! ID #:7VQC8Q15NZC6



WM Supercenter
941-423-5266 Mgr. DANIEL
17000 TAMiami TrL
NORTH PORT FL 34287
ST# 03387 OP# 009046 TE# 46 TR# 01753

ITEMS SOLD 18
TC# 6948 8261 8741 2031 0646



| | | | |
|--------------|--------------|------|---|
| DINNER BOWL | 849434057270 | 0.50 | X |
| DINNER BOWL | 849434057270 | 0.50 | X |
| DINNER BOWL | 849434057270 | 0.50 | X |
| DINNER BOWL | 849434057270 | 0.50 | X |
| DINNER BOWL | 849434057270 | 0.50 | X |
| DINNER BOWL | 849434057270 | 0.50 | X |
| DINNER BOWL | 849434057270 | 0.50 | X |
| DINNER BOWL | 849434057270 | 0.50 | X |
| GV LMNADE26Q | 078742002280 | 7.74 | N |
| LITE RANCH | 041335000630 | 3.34 | N |
| KEN LTBALSAM | 041335329550 | 3.34 | N |
| DRESSING | 041335335170 | 3.34 | N |
| POPPYSD DRSG | 021000641990 | 2.98 | N |
| ORG SALAD | 681131354760 | 4.98 | N |
| ORG SALAD | 681131354760 | 4.98 | N |
| ROMAINE HRTS | 033383651620 | 3.04 | N |
| PKG SALAD | 681131328950 | 3.37 | N |
| PKG SALAD | 681131328950 | 3.37 | N |

Salad Lunch
330-53800-48000
Club house activities

| | |
|---------------|-------|
| SUBTOTAL | 44.48 |
| TAX1 7.0000 % | 0.28 |
| TOTAL | 44.76 |
| VISA TEND | 44.76 |
| CHANGE DUE | 0.00 |

US DEBIT- 0709 I 0 APPR#030497
44.76 TOTAL PURCHASE
REF # 523090281812
TRANS ID - 305230618048770
VALIDATION - 32VW
PAYMENT SERVICE - E
AID A0000000980840
TERMINAL # 26950561
*No Signature Required
08/18/25 13:10:04



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Low prices You Can Trust. Every Day.
08/18/25 13:10:11

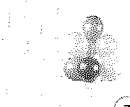


Order Summary

Order placed August 18, 2025 | Order # 113-6238472-2216259

| | | |
|---|---|---|
| Ship to Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States | Payment method Visa ending in 0709 View related transactions | Order Summary Item(s) Subtotal: \$26.97 Shipping & Handling: \$0.00 Total before tax: \$26.97 Estimated tax to be collected: \$0.00 Grand Total: \$26.97 |
| Placed by Lakeside Plantation | | |

Arriving tomorrow



Balloon Stand Kit (4 Sets) - Durable Balloon Sticks with a Sticky, Stable Base for Tabletop Decorations, Perfect for Weddings, Birthdays, Baby Showers, and Graduation Parties.
 Sold by: ailang
 Supplied by: Other
 3 \$8.99

Balloon Holders for events
 330-53800-48101
 Gen. Supplies

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- Pay by Invoice
- Purchasing Line
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Business Settings

- Add people
- Simplify Your Reporting
- Billing & shipping
- Manage your Budgets (Blanket PO)
- Buying Policies & Approvals
- Tax Exemption & licenses
- System integrations

Buy For Your Business

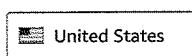
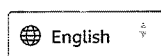
- Buy wholesale
- Today's Deals
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- PPE for Work
- Request for quote



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Final Details for Order #114-2645980-5093853

Order Placed: August 20, 2025

Amazon.com order number: 114-2645980-5093853

Order Total: \$25.14

| Shipped on August 20, 2025 | |
|--|--|
| Items Ordered 1 of: <i>ORIENTAL CHERRY Halloween Party Supplies - 4 Pack 6 Pack Golden Best Costume Skeleton Trophies for Kids Adults</i> Contest A wards Prizes - 6 Pack Sold by: MoreDots US (seller profile) Business Price Condition: New | Price \$15.19 <i>Halloween party- Activities</i> <i>330-53800-48000</i> |
| 1 of: <i>Nestle Coffee mate Coffee Creamer, Original, Liquid Creamer Singles, Non Dairy, No Refrigeration, 0.375 fl oz Tubs (Pack of 180)</i> Sold by: Amazon.com Condition: New | \$12.99 <i>coffee creamer / Gen. Supplies</i> <i>330-53800-48101</i> |
| Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States | Item(s) Subtotal: \$28.18 Shipping & Handling: \$0.00 Your Coupon Savings: -\$3.04 ----- Total before tax: \$25.14 Sales Tax: \$0.00 ----- Total for This Shipment: \$25.14 ----- |
| Shipping Speed: FREE Prime Delivery | |
| Payment information | |
| Payment Method: Visa Last digits: 0709 | Item(s) Subtotal: \$28.18 Shipping & Handling: \$0.00 Promotion applied: -\$3.04 ----- Total before tax: \$25.14 Estimated Tax: \$0.00 ----- Grand Total: \$25.14 ----- |
| Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States | |
| Credit Card transactions | Visa ending in 0709: August 21, 2025: \$25.14 |

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



Details for Order #114-3076485-1341040

Order Placed: August 23, 2025
Amazon.com order number: 114-3076485-1341040
Order Total: \$13.99

Events
General Supplies
330-53800-48101

| Not Yet Shipped | |
|--|--------------|
| Items Ordered | Price |
| 1 of: 24 Pcs 7 Inch Bamboo Tongs, Reusable Wooden Cooking Tong for Charcuterie, Serving Pickle Muffin, Cheese Fruits Salad, To ast Sold by: jiningshigepei (seller profile) Condition: New | \$13.99 |
| 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: \$13.99 Shipping & Handling: \$0.00 ---- |
| Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States | Total before tax: \$13.99 Estimated Tax: \$0.00 ----- Grand Total: \$13.99 |

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



amazon.com

Details for Order #113-7548557-3885022

Paid on Aug 24, 2025

Order Placed: August 22, 2025

Amazon.com order number: 113-7548557-3885022

Order Total: \$116.53

Activities
330-53800-48000

Not Yet Shipped

Items Ordered

Price

| | | |
|---|-----------------------|---------|
| 1 of: 300PCS Cocktail Picks Bamboo Skewers for Appetizers, FATLODA Paddle Wooden Skewers, Fancy Flat Toothpicks for Appetizers 4.7 IN Bamboo Sticks for Party Sandwich Fruit Charcuterie Boards Accessories Sold by: FATLODA (seller profile) Business Price Condition: New | Costume Party | \$7.89 |
| 1 of: Halloween Decorative Cocktail Picks, 200PCS Halloween Toothpicks Skewers for Appetizers, Halloween Cupcake Toppers Food Picks Decorations, Fruit Toothpicks for Olives BBQ Sandwiches Cherries Sold by: YumSur Store (seller profile) Condition: New | Costume Party | \$9.99 |
| 1 of: PLASTICPRO 100 PCS Black Plastic Plates Light Weight 7 Inch Plastic Dinner Dessert Appetizer Plates Black Plates Disposable for Party and Wedding Sold by: Plastic Disposables (seller profile) Condition: New | Costume Party | \$11.99 |
| 1 of: Small Portable Projector Screen Tripod Stand -Lejiada Mobile Projection Screen, Lightweight Carry & Durable Easy Adjustable for Schools Meeting Conference Indoor Outdoor Use, 60 Inch Sold by: LEJIADA (seller profile) Condition: New | Rentals | \$39.99 |
| 1 of: JollyPack 2000 Count White Paper Napkins - 1-Ply 6.5 x 6.5 Folded Bulk Disposable Beverage Cocktail Napkins, Dinner Paper for Restaurants, Bars and Parties - 13 x 13 Unfolded Sold by: JOLLY PACK (seller profile) Condition: New | Events | \$27.19 |
| 1 of: 98" x 19" Large Happy Fall Harvest Banner - Long Fall Thanksgiving Outdoor Decoration - Orange Leaves Pumpkin Autumn Banner for Wall, Office, Fence, Yard, Garage Sold by: Pumkryth (seller profile) Condition: New | Oct. Fall Fest. Event | \$8.99 |
| 1 of: 5 Pieces Mini Halloween Cookie Cutters, Size 2.2" to 2.6" Small Stainless Steel Molds Ghost, Cat, Bat, Pumpkin Holiday Shapes for Halloween Party Decorations Sold by: Q-BAKER Cookie Cutters (seller profile) Condition: New | Costume Party | \$6.99 |
| 1 of: Wilton Edible Candy Eyeball Sprinkles, Small Edible Googly Eyes for Decorating Cupcakes, Cookies & Halloween Treats, Black and White, 0.88 oz Sold by: Amazon.com Condition: New | Costume Party | \$3.50 |

**Shipping Address:**

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

Shipping Speed:

Delivery in fewer trips to your address

| Payment information | |
|---|--|
| Payment Method: Visa Last digits: 0709 | Item(s) Subtotal: \$116.53 |
| Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States | Shipping & Handling: \$0.00 ----- Total before tax: \$116.53 Estimated Tax: \$0.00 ----- Grand Total: \$116.53 |

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

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Aug 25

Initiated

Drop off

Refund Issued

Refund Credited

8/26/2025

Return code

Edit return

Total estimated refund

\$39.99

FREE Return

VISA \$39.99 will be refunded to your Visa ending in 0709

[View Invoice](#)

Kohl's Return Instructions

79



No shipping box required
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. Kohl's associate will help you to ship your return. Print label and instructions



Bring your return to any Kohl's location
[See locations](#)
[Change return method](#)

[See full instructions](#)



Small Portable
Projector Screen Tripod
Stand -tejlada Mobile...

Return code



[Download](#)

Movie Screen return
Activities
330 - 53800 - 48000





Details for Order #113-7798955-8802666

Order Placed: August 26, 2025

Amazon.com order number: 113-7798955-8802666

Order Total: \$49.90

| Not Yet Shipped | |
|--|-------------------------|
| Items Ordered 2 Of: Glade Automatic Spray Refill, Air Freshener for Home and Bathroom, Coastal Sunshine Citrus, 6.2 Oz, 3 Count Sold by: Amazon.com Condition: New | Price \$14.97 |
| 2 Of: Glade Automatic Spray Refill, Pumpkin & Ginger, Scented Air Freshener for Home and Bathroom, 6.2 Oz, 2 Count Sold by: Amazon.com Condition: New | \$9.98 |
| Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States | |
| Shipping Speed: FREE Prime Delivery | |

add freshers
 Restrooms/
 Janitorial Supplies
 330-5380-48900

| Payment information | |
|---|---|
| Payment Method: Visa Last digits: 0709 | Item(s) Subtotal: \$49.90 Shipping & Handling: \$0.00 ----- |
| Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States | Total before tax: \$49.90 Estimated Tax: \$0.00 ----- |
| Grand Total: \$49.90 | |

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



Details for Order #113-5151585-8697021

Order Placed: August 26, 2025

Amazon.com order number: 113-5151585-8697021

Order Total: \$70.28

| Not Yet Shipped | |
|---|--|
| <p>Items Ordered</p> <p>2 of: Lifebuoy Set 20Inch Life Preserver Ring and Water Floating Lifesaving Rope 98.7FT, Swim Foam Buoy, Swimming Pool Safety Throwing Ring with Perimeter Rope, Throwable Flotation Device</p> <p>Sold by: Peter Wakefield (seller profile)</p> <p>Business Price</p> <p>Condition: New</p> | <p>Price</p> <p>\$35.14</p> |
| <p><i>Safety Swim Rings pool</i></p> <p><i>pool furniture</i></p> <p><i>330-53800-50000</i></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: \$70.28</p> <p>Shipping & Handling: \$0.00</p> <p>-----</p> <p>Total before tax: \$70.28</p> <p>Estimated Tax: \$0.00</p> <p>-----</p> <p>Grand Total: \$70.28</p> |

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

Payment receipt

You paid \$600.00

to Viking Electric on 8/5/2025

*Ceiling Fans new outlets
in mult. purpose room.*

| | |
|------------------|-----------------|
| Invoice no. | 1460 |
| Invoice amount | \$600.00 |
| Total | \$600.00 |
| Status | Paid |
| Payment method | Credit Card |
| Authorization ID | MU0257394914 |

Thank you



Viking Electric

+12393008318

vikingelectricswfl@gmail.com

11339 Third Ave, Punta Gorda, FL 33955

*320-53800-43100
320-53800-43200
Pool Electric &
Ceiling Fans replacement.*

No additional transfer fees or taxes apply.

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*Replaced Invoice 1460
for \$625 - (VOID)
from July*

INVOICE

MS Service Solutions & Project Management LLC
8815 Dolomite Ave
North Port, FL 34287

msservicesolutionswfl@gmail.com
+1 (845) 326-7308
https://www.msservicesolutionsllc.com



Bill to
Harold Myers
2200 Plantation Blvd.
North Port, FL 34289

Ship to
Harold Myers
2200 Plantation Blvd.
North Port, FL 34289

031 prop site

031 600 53800 61006

Invoice details

Invoice no.: 06242026
Terms: Net 15
Invoice date: 08/04/2025
Due date: 08/19/2025

| # | Product or service | Description | Qty | Rate | Amount |
|----|--------------------------------|---|-----|------------|------------|
| 1. | Paver Clean & Seal | Prepare surface to be sealed using a combination of professional surfactant and degreasers to remove stains. Apply two coats of professional grade water based sealer. | 1 | \$4,427.28 | \$4,427.28 |
| 2. | Surface Cleaning | Pavers surrounding the clubhouse. Pre-treat surface with our specialized cleaning solution. Surface clean area to remove organic build up. Rinse and post treat surface for sparkling results. | 1 | \$975.00 | \$975.00 |
| 3. | Surface Cleaning | Same service as above for all concrete walkways surrounding pool area. | 1 | \$0.00 | \$0.00 |
| 4. | PREMIER SERVICE PACKAGE | We use professional soft wash and pressure cleaning equipment for superior results. Landscape and property protection. We use a specialized chemical neutralizer to ensure your landscape, property or the environment isn't harmed during cleaning. | 1 | \$0.00 | \$0.00 |

Subtotal

Subtotal

\$5,402.28

Ways to pay

Total

\$5,402.28

Horizon Casual, Inc

P.O Box 1000
 Ocala, FL 34478
 +13526226852
 www.horizoncasual.com



001-330-53800-48800

INVOICE

BILL TO
 Lakeside Plantation CDD
 2220 Plantation Blvd
 North Port, FL 34289

SHIP TO
 Lakeside Plantation CDD
 2220 Plantation Blvd
 North Port, FL 34289

INVOICE 4715
DATE 08/21/2025
TERMS Net 30
DUE DATE 09/20/2025

| QTY | ITEM | DESCRIPTION | RATE | AMOUNT |
|------|-----------|---|----------|-----------|
| 15 | 4111 | Madiera Sling Chaise Lounge w/ Arms- 16" Seat Height | 345.00 | 5,175.00T |
| 3 | 4203F-H | 42" Round Fiberglass Top Dining Table w/ Umbrella Hole | 260.00 | 780.00T |
| 15 | 6049 | Estero Sling Dining Chair (Stackable) | 175.00 | 2,625.00T |
| 7 | 18 x 18 | 18" x 18" Press Break Aluminum Side Table | 175.00 | 1,225.00T |
| 3 | 9FIBER | 9' Acrylic Market Umbrella- Fiberglass Ribs w/ Crank | 335.00 | 1,005.00T |
| 3 | 7085C | 85lb Concrete Umbrella Base w/ Painted Aluminum Shell | 115.00 | 345.00T |
| 0.50 | Colors | Frame- Sandea Sling Fabric- Blue Lagoon Umbrella Fabric- Classic Royal Umbrella Frame- Champagne Table Top Color- | 0.00 | 0.00 |
| 0.50 | Surcharge | 5% Surcharge | 1,115.50 | 557.75T |

Thank you for your business!

All claims must be made within five days after receipt of goods, and claims for loss or damage in transit must be filed at once with carrier. We hold a shipping receipt in good order and accept no liability. If merchandise is damaged in transit and so received, you are responsible for securing proper notation of such damage from your local freight agent in order to secure settlement. Title of shipment passes to you upon delivery to, properly receipted by, transportation carrier. We are not responsible for delays in transit and our terms are not to be affected by such delays. Merchandise returned without written authorization will be refused. Goods listed herein remain property of Horizon Casual Inc. until invoice is paid.

| | |
|-------------|--------------------|
| SUBTOTAL | 11,712.75 |
| TAX | 0.00 |
| SHIPPING | 250.00 |
| TOTAL | 11,962.75 |
| BALANCE DUE | \$11,962.75 |

SECTION V

Subsection C

Lakeside Plantation
Community Development District

Unaudited Financial Reporting
August 31, 2025



Table of Contents

| | | |
|-----|-------|----------------------------------|
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| 4 | <hr/> | Capital Reserve |
| 5 | <hr/> | Capital Reserve Check Register |
| 6 | <hr/> | Debt Service Series 1999 |
| 7-8 | <hr/> | Month to Month |
| 9 | <hr/> | Long Term Debt Report |
| 10 | <hr/> | Assessment Receipt Schedule |
| 11 | <hr/> | Utility Schedule and Comparisons |

Lakeside Plantation
Community Development District
Combined Balance Sheet
August 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 | \$ 49,746 | \$ - | \$ - | \$ 49,746 |
| Debit Card Account | 2,566 | - | - | 2,566 |
| Money Market Account | 45,486 | - | - | 45,486 |
| Capital Reserve Account | - | 331,896 | - | 331,896 |
| Due from General Fund | - | - | 95 | 95 |
| Due from Capital Reserve | 11,304 | - | - | 11,304 |
| Due from Other | - | 14,492 | - | 14,492 |
| Prepaid Expenses | 10,726 | - | - | 10,726 |
| Deposits | 14,736 | - | - | 14,736 |
| Investments: | | | | |
| State Board of Administration Series 1999 | 275,773 | 263,248 | - | 539,021 |
| Reserve | - | - | 86,822 | 86,822 |
| Revenue | - | - | 49,914 | 49,914 |
| Prepayment | - | - | 4,075 | 4,075 |
| Total Assets | \$ 410,337 | \$ 609,636 | \$ 140,905 | \$ 1,160,878 |
| Liabilities: | | | | |
| Accounts Payable | \$ 29,060 | \$ - | \$ - | \$ 29,060 |
| Accrued Expenses | - | - | - | - |
| Due to General Fund | - | 11,304 | - | 11,304 |
| Due to Debt Service | 95 | - | - | 95 |
| Total Liabilities | \$ 29,154 | \$ 11,304 | \$ - | \$ 40,458 |
| Fund Balance: | | | | |
| Nonspendable: | | | | |
| Prepaid Items | \$ 10,726 | \$ - | \$ - | \$ 10,726 |
| Deposits | 14,736 | - | - | 14,736 |
| Restricted for: | | | | |
| Debt Service - Series 1999 | - | - | 140,905 | 140,905 |
| Assigned for: | | | | |
| Capital Reserves | - | 598,333 | - | 598,333 |
| Unassigned | 355,720 | - | - | 355,720 |
| Total Fund Balances | \$ 381,182 | \$ 598,333 | \$ 140,905 | \$ 1,120,420 |
| Total Liabilities & Fund Balance | \$ 410,337 | \$ 609,636 | \$ 140,905 | \$ 1,160,878 |

89
Lakeside Plantation
Community Development District

General Fund

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

| | Adopted Budget | Prorated Budget Thru 08/31/25 | Actual Thru 08/31/25 | Variance |
|--|---------------------|----------------------------------|-------------------------|-------------------|
| Revenues: | | | | |
| Assessments- Tax Roll | \$ 1,199,840 | \$ 1,199,840 | \$ 1,188,250 | \$ (11,590) |
| Tennis Club | 20,000 | 18,333 | 20,442 | 2,109 |
| Activities | 10,000 | 9,167 | 8,554 | (612) |
| Clubhouse Rentals | 5,000 | 4,583 | 10,288 | 5,705 |
| Miscellaneous | 1,500 | 1,375 | 5,774 | 4,399 |
| Interest Earnings | 50 | 46 | 10,846 | 10,800 |
| Insurance Proceeds | - | - | - | - |
| Total Revenues | \$ 1,236,390 | \$ 1,233,344 | \$ 1,244,155 | \$ 10,811 |
| Expenditures: | | | | |
| <u>General & Administrative:</u> | | | | |
| Supervisor Fees | \$ 12,000 | \$ 11,000 | \$ 7,400 | \$ 3,600 |
| District Manager | 52,000 | 47,667 | 47,667 | 0.01 |
| District Counsel | 36,000 | 33,000 | 22,738 | 10,262 |
| District Engineer | 10,000 | 9,167 | 7,343 | 1,824 |
| Disclosure Report | 1,000 | 917 | 917 | 0 |
| Assessment Roll | 2,500 | 2,292 | 2,292 | (0) |
| Trustee Fees | 4,771 | 4,373 | 3,498 | 875 |
| Audit Fees | 4,200 | 4,200 | 4,200 | - |
| Postage, Phone, Faxes, Copies | 1,500 | 1,375 | 2,715 | (1,340) |
| General Liability Insurance | 8,289 | 7,598 | 4,874 | 2,724 |
| Legal Advertising | 2,000 | 1,833 | 269 | 1,564 |
| Dues, Licenses & Fees | 175 | 175 | 175 | - |
| Other Current Charges | 3,000 | 2,750 | 3,051 | (301) |
| Property Insurance | 37,331 | 34,220 | 32,892 | 1,328 |
| Information Technology | 1,391 | 1,275 | 1,275 | (0) |
| Website Administration | 890 | 816 | 816 | (0) |
| Website Hosting | 480 | 440 | 1,410 | (970) |
| Total General & Administrative | \$ 177,526 | \$ 163,097 | \$ 143,531 | \$ 19,565 |
| <u>Operations & Maintenance</u> | | | | |
| Field Expenditures | | | | |
| Common Area Renewal & Maintenance | \$ 10,000 | \$ 9,167 | \$ 3,518 | \$ 5,649 |
| Street Light/Decorative Light | 1,000 | 917 | 3,709 | (2,792) |
| Landscape Maintenance - Contract | 154,040 | 141,203 | 134,700 | 6,503 |
| Landscape Maintenance - Other | 10,000 | 9,167 | 22,657 | (13,490) |
| Lake Maintenance | 15,588 | 14,289 | 14,497 | (208) |
| Electric Utility Services - Entrance Feature | 7,500 | 6,875 | 1,587 | 5,288 |
| Water Utility Services - Entrance Feature | 3,000 | 2,750 | 325 | 2,425 |
| Repairs & Maintenance - Entrance Feature | 5,000 | 4,583 | 3,961 | 622 |
| Hurricane Expenses | - | - | 11,044 | (11,044) |
| Subtotal Field Expenditures | \$ 206,128 | \$ 188,950 | \$ 195,998 | \$ (7,047) |

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Lakeside Plantation
Community Development District

General Fund

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

| | Adopted Budget | Prorated Budget Thru 08/31/25 | Actual Thru 08/31/25 | Variance |
|--|---------------------|----------------------------------|-------------------------|--------------------|
| Amenity Expenditures | | | | |
| Personnel Services (Management Contract) | \$ 210,000 | \$ 192,500 | \$ 275,569 | \$ (83,069) |
| Activities | 22,000 | 20,167 | 16,058 | 4,108 |
| License/Fees | 2,000 | 1,833 | 7,106 | (5,272) |
| General Supplies | 10,000 | 9,167 | 8,440 | 727 |
| Maintenance | 15,000 | 13,750 | 20,549 | (6,799) |
| Office Supplies | 3,500 | 3,208 | 2,429 | 779 |
| Clubhouse Furniture | - | - | 4,052 | (4,052) |
| Security | 7,760 | 7,113 | 15,893 | (8,779) |
| AED | 500 | 458 | 394 | 64 |
| Telephone & Internet Services | 6,000 | 5,500 | 4,684 | 816 |
| Janitorial Supplies | 2,500 | 2,292 | 2,035 | 257 |
| Electric Utility Services - Clubhouse | 14,000 | 12,833 | 8,373 | 4,461 |
| Gas Utility | 250 | 229 | - | 229 |
| Garbage Collection | 2,300 | 2,108 | 2,518 | (410) |
| Water Utility Services - Clubhouse | 6,000 | 5,500 | 2,758 | 2,742 |
| Electric Utility Services - Tennis Courts/Pool | 20,000 | 18,333 | 13,863 | 4,470 |
| Pool Cleaning | 22,800 | 20,900 | 20,196 | 704 |
| Pool Maintenance - Other | 10,000 | 9,167 | 9,272 | (105) |
| Pool Furniture | - | - | 2,550 | (2,550) |
| Tennis Courts - Maintenance | 5,000 | 4,583 | 4,902 | (319) |
| Water Utility Services - Tennis Courts/Pool | 7,500 | 6,875 | 1,966 | 4,909 |
| Subtotal Amenity Expenditures | \$ 367,110 | \$ 336,518 | \$ 423,606 | \$ (87,089) |
| Total Operations & Maintenance | \$ 573,238 | \$ 525,468 | \$ 619,604 | \$ (94,136) |
| Total Expenditures | \$ 750,764 | \$ 688,565 | \$ 763,135 | \$ (74,570) |
| Excess (Deficiency) of Revenues over Expenditures | \$ 485,626 | | \$ 481,020 | |
| <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 | \$ - | | \$ (4,606) | |
| Fund Balance - Beginning | \$ - | | \$ 385,788 | |
| Fund Balance - Ending | \$ - | | \$ 381,182 | |

Lakeside Plantation

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

| | Adopted Budget | Prorated Budget Thru 08/31/25 | Actual Thru 08/31/25 | Variance |
|--|---------------------|----------------------------------|-------------------------|---------------------|
| Revenues | | | | |
| Interest | \$ - | \$ - | \$ 10,854 | \$ 10,854 |
| Total Revenues | \$ - | \$ - | \$ 10,854 | \$ 10,854 |
| Expenditures: | | | | |
| Bank Fee | \$ - | \$ - | \$ 95 | \$ (95) |
| Capital Outlay | 62,521 | 57,311 | 486,653 | (429,342) |
| Total Expenditures | \$ 62,521 | \$ 57,311 | \$ 486,748 | \$ (429,437) |
| Excess (Deficiency) of Revenues over Expenditures | \$ (62,521) | | \$ (475,894) | |
| 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 | | \$ 9,732 | |
| Fund Balance - Beginning | \$ 633,237 | | \$ 588,601 | |
| Fund Balance - Ending | \$ 1,056,342 | | \$ 598,333 | |

Lakeside Plantation
Community Development District
Capital Reserve Fund
Capital Outlay Check Register Detail
For The Period Ending August 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 | \$2,900.00 |
| 4/10/25 Viking Electric | Maintenance Shed Lighting | \$2,300.00 |
| 4/10/25 Viking Electric | Monument Lighting | \$3,967.00 |
| 6/23/25 Williams Concrete Inc | Repair Soil and Replace Brick Pavers | \$5,500.00 |
| 7/31/25 Aztec Plumbing & Drains | Underground Storm Drain | \$6,948.00 |
| 8/7/25 Greentops Landscaping | Tree Trimming | \$24,675.00 |
| 8/7/25 Greentops Landscaping | Tree Stump Removal & Grinding | \$2,000.00 |
| 8/12/25 Home Depot | Outdoor Fans | \$399.58 |
| 7/22/25 New Restoration & Recovery | Storm Drain Replacement | \$8,300.00 |
| 8/14/25 MS Service Solutions | Pavel Sealing & Cleaning | \$5,402.28 |
| 8/26/25 Horizon Casual Inc | Outdoor Furniture | \$11,962.75 |
| Total | | \$486,653.24 |

Lakeside Plantation

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

| | Adopted Budget | Prorated Budget Thru 08/31/25 | Actual Thru 08/31/25 | Variance |
|--|-------------------|----------------------------------|-------------------------|-----------------|
| Revenues: | | | | |
| Assessments - Tax Roll | \$ 173,818 | \$ 173,912 | \$ 173,912 | \$ - |
| Assessments - Direct Bill | \$ 8,842 | \$ 8,842 | \$ 4,421 | \$ (4,421) |
| Assessments - Prepayment | \$ - | \$ - | \$ 1,869 | \$ 1,869 |
| Interest | \$ - | \$ - | \$ 5,387 | \$ 5,387 |
| Total Revenues | \$ 182,660 | \$ 182,754 | \$ 185,589 | \$ 2,835 |
| 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) | | \$ 1,089 | |
| Other Financing Sources/(Uses): | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ - | \$ - |
| Total Other Financing Sources/(Uses) | \$ - | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ (1,840) | | \$ 1,089 | |
| Fund Balance - Beginning | \$ 60,482 | | \$ 139,816 | |
| Fund Balance - Ending | \$ 58,642 | | \$ 140,905 | |

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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 | \$ 71,592 | \$ 653 | \$ - | \$ - | \$ 1,188,250 |
| Tennis Club | \$ 2,220 | \$ 3,508 | \$ 1,514 | \$ 867 | \$ 130 | \$ 508 | \$ 1,114 | \$ 6,918 | \$ 1,328 | \$ 1,335 | \$ 1,000 | \$ - | \$ 20,442 |
| Activities | \$ 314 | \$ 2,331 | \$ 1,037 | \$ 198 | \$ (109) | \$ 532 | \$ 447 | \$ 2,588 | \$ 349 | \$ 554 | \$ 315 | \$ - | \$ 8,554 |
| Clubhouse Rentals | \$ 200 | \$ 2,158 | \$ 500 | \$ 720 | \$ - | \$ 700 | \$ 1,290 | \$ 2,150 | \$ 1,695 | \$ 675 | \$ 200 | \$ - | \$ 10,288 |
| Miscellaneous | \$ 386 | \$ 540 | \$ 834 | \$ 152 | \$ 1,375 | \$ 60 | \$ 1,332 | \$ 732 | \$ 70 | \$ 169 | \$ 125 | \$ - | \$ 5,774 |
| Interest Earnings | \$ 4 | \$ 4 | \$ 8 | \$ 1,411 | \$ 2,618 | \$ 1,690 | \$ 999 | \$ 1,035 | \$ 1,002 | \$ 1,038 | \$ 1,037 | \$ - | \$ 10,846 |
| Insurance Proceeds | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Revenues | \$ 3,123 | \$ 265,643 | \$ 570,318 | \$ 174,284 | \$ 40,505 | \$ 29,200 | \$ 47,986 | \$ 29,960 | \$ 76,036 | \$ 4,423 | \$ 2,677 | \$ - | \$ 1,244,155 |

Expenditures:

General & Administrative:

| | | | | | | | | | | | | | |
|---|------------------|------------------|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|-----------------|-----------------|-------------|-------------------|
| Supervisor Fees | \$ 800 | \$ 1,000 | \$ - | \$ 1,000 | \$ 1,000 | \$ 1,000 | \$ 600 | \$ 800 | \$ 600 | \$ - | \$ 600 | \$ - | \$ 7,400 |
| District Manager | \$ 4,333 | \$ 4,333 | \$ 4,333 | \$ 4,333 | \$ 4,333 | \$ 4,333 | \$ 4,333 | \$ 4,333 | \$ 4,333 | \$ 4,333 | \$ 4,333 | \$ - | \$ 47,667 |
| District Counsel | \$ 4,391 | \$ 2,293 | \$ - | \$ 1,265 | \$ 3,192 | \$ 2,812 | \$ 3,725 | \$ 1,652 | \$ 3,409 | \$ - | \$ - | \$ - | \$ 22,738 |
| District Engineer | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 7,343 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 7,343 |
| Disclosure Report | \$ 83 | \$ 83 | \$ 83 | \$ 83 | \$ 83 | \$ 83 | \$ 83 | \$ 83 | \$ 83 | \$ 83 | \$ 83 | \$ - | \$ 917 |
| Assessment Roll | \$ 208 | \$ 208 | \$ 208 | \$ 208 | \$ 208 | \$ 208 | \$ 208 | \$ 208 | \$ 208 | \$ 208 | \$ 208 | \$ - | \$ 2,292 |
| Trustee Fees | \$ 318 | \$ 318 | \$ 318 | \$ 318 | \$ 318 | \$ 318 | \$ 318 | \$ 318 | \$ 318 | \$ 318 | \$ 318 | \$ - | \$ 3,498 |
| Audit Fees | \$ - | \$ - | \$ - | \$ - | \$ 2,500 | \$ 1,700 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 4,200 |
| Postage, Phone, Faxes, Copies | \$ 56 | \$ 1,137 | \$ 98 | \$ 100 | \$ 350 | \$ 188 | \$ 113 | \$ 214 | \$ 232 | \$ 175 | \$ 53 | \$ - | \$ 2,715 |
| General Liability Insurance | \$ 419 | \$ 418 | \$ 418 | \$ 419 | \$ 687 | \$ 419 | \$ 419 | \$ 419 | \$ 419 | \$ 419 | \$ 419 | \$ - | \$ 4,874 |
| Legal Advertising | \$ 269 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 269 |
| Dues, Licenses & Fees | \$ 175 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 175 |
| Other Current Charges | \$ 505 | \$ 113 | \$ 223 | \$ 363 | \$ 199 | \$ 233 | \$ 231 | \$ 357 | \$ 502 | \$ 137 | \$ 186 | \$ - | \$ 3,051 |
| Property Insurance | \$ 2,781 | \$ 2,781 | \$ 2,886 | \$ 2,886 | \$ 1,932 | \$ 5,199 | \$ 2,886 | \$ 2,886 | \$ 2,886 | \$ 2,886 | \$ 2,886 | \$ - | \$ 32,892 |
| Information Technology | \$ 116 | \$ 116 | \$ 116 | \$ 116 | \$ 116 | \$ 116 | \$ 116 | \$ 116 | \$ 116 | \$ 116 | \$ 116 | \$ - | \$ 1,275 |
| Website Administration | \$ 74 | \$ 74 | \$ 74 | \$ 74 | \$ 74 | \$ 74 | \$ 74 | \$ 74 | \$ 74 | \$ 74 | \$ 74 | \$ - | \$ 816 |
| Website Hosting | \$ 110 | \$ 110 | \$ 110 | \$ 110 | \$ 110 | \$ 110 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ - | \$ 1,410 |
| Total General & Administrative | \$ 14,639 | \$ 12,985 | \$ 8,868 | \$ 11,275 | \$ 15,104 | \$ 16,794 | \$ 20,599 | \$ 11,610 | \$ 13,331 | \$ 8,900 | \$ 9,427 | \$ - | \$ 143,531 |

Operations & Maintenance

Field Expenditures

| | | | | | | | | | | | | | |
|--|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------|-------------------|
| Common Area Renewal & Maintenance | \$ 1,209 | \$ - | \$ 1,109 | \$ - | \$ 400 | \$ 400 | \$ 400 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,518 |
| Street Light/Decorative Light | \$ (50) | \$ - | \$ - | \$ 459 | \$ - | \$ 50 | \$ - | \$ - | \$ - | \$ 3,250 | \$ - | \$ - | \$ 3,709 |
| Landscape Maintenance - Contract | \$ 12,837 | \$ 12,837 | \$ 12,837 | \$ 12,836 | \$ 12,836 | \$ 12,836 | \$ 12,836 | \$ 12,836 | \$ 11,815 | \$ 11,815 | \$ 8,380 | \$ - | \$ 134,700 |
| Landscape Maintenance - Other | \$ 3,350 | \$ - | \$ 412 | \$ 155 | \$ 184 | \$ 8,058 | \$ 1,555 | \$ - | \$ 424 | \$ 8,261 | \$ 258 | \$ - | \$ 22,657 |
| Lake Maintenance | \$ 1,299 | \$ 1,299 | \$ 1,299 | \$ 1,299 | \$ 1,299 | \$ 1,299 | \$ 1,299 | \$ 1,351 | \$ 1,351 | \$ 1,351 | \$ 1,351 | \$ - | \$ 14,497 |
| Electric Utility Services - Entrance Feature | \$ 123 | \$ 88 | \$ 120 | \$ 179 | \$ 169 | \$ 116 | \$ 105 | \$ 174 | \$ 179 | \$ 193 | \$ 141 | \$ - | \$ 1,587 |
| Water Utility Services - Entrance Feature | \$ 27 | \$ 30 | \$ 31 | \$ 31 | \$ 31 | \$ 31 | \$ 31 | \$ 31 | \$ 31 | \$ 28 | \$ 28 | \$ - | \$ 325 |
| Repairs & Maintenance - Entrance Feature | \$ - | \$ - | \$ 3,961 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,961 |
| Hurricane Expenses | \$ 6,344 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 4,700 | \$ - | \$ - | \$ - | \$ 11,044 |
| Subtotal Field Expenditures | \$ 25,139 | \$ 14,253 | \$ 19,768 | \$ 14,959 | \$ 14,919 | \$ 22,790 | \$ 16,225 | \$ 14,391 | \$ 13,800 | \$ 29,597 | \$ 10,157 | \$ - | \$ 195,998 |

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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 | \$ 22,491 | \$ 21,448 | \$ 29,060 | \$ - | \$ 275,569 |
| Activities | \$ 868 | \$ 3,254 | \$ 2,860 | \$ 3,775 | \$ 1,083 | \$ 1,063 | \$ 796 | \$ 700 | \$ 1,103 | \$ 50 | \$ 505 | \$ - | \$ 16,058 |
| License/Fees | \$ 641 | \$ 1,484 | \$ 551 | \$ 401 | \$ 426 | \$ 700 | \$ 401 | \$ 580 | \$ 1,087 | \$ 412 | \$ 426 | \$ - | \$ 7,106 |
| General Supplies | \$ 1,230 | \$ 534 | \$ 1,294 | \$ 695 | \$ 424 | \$ 353 | \$ 436 | \$ 741 | \$ 1,434 | \$ 1,038 | \$ 260 | \$ - | \$ 8,440 |
| Maintenance | \$ 4,243 | \$ 1,439 | \$ 2,986 | \$ 2,126 | \$ 3,000 | \$ 4,301 | \$ 368 | \$ 593 | \$ 665 | \$ 228 | \$ 600 | \$ - | \$ 20,549 |
| Office Supplies | \$ 332 | \$ 326 | \$ 137 | \$ 286 | \$ 155 | \$ 101 | \$ 67 | \$ 56 | \$ 211 | \$ 68 | \$ 691 | \$ - | \$ 2,429 |
| Clubhouse Furniture | \$ - | \$ - | \$ 987 | \$ - | \$ - | \$ - | \$ - | \$ 1,865 | \$ 794 | \$ 166 | \$ 240 | \$ - | \$ 4,052 |
| Security | \$ 775 | \$ 1,265 | \$ 735 | \$ 1,286 | \$ 1,419 | \$ 5,826 | \$ 751 | \$ 659 | \$ 1,658 | \$ 696 | \$ 823 | \$ - | \$ 15,893 |
| AED | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 394 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 394 |
| Telephone & Internet Services | \$ 460 | \$ 537 | \$ 538 | \$ 675 | \$ 173 | \$ 173 | \$ 307 | \$ 398 | \$ 516 | \$ 732 | \$ 173 | \$ - | \$ 4,684 |
| Janitorial Supplies | \$ 113 | \$ 134 | \$ - | \$ 52 | \$ 467 | \$ 58 | \$ 327 | \$ 365 | \$ 335 | \$ 126 | \$ 57 | \$ - | \$ 2,035 |
| Electric Utility Services - Clubhouse | \$ 927 | \$ 706 | \$ 646 | \$ 664 | \$ 817 | \$ 760 | \$ 530 | \$ 724 | \$ 841 | \$ 926 | \$ 832 | \$ - | \$ 8,373 |
| Gas Utility | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Garbage Collection | \$ 185 | \$ 185 | \$ 221 | \$ 219 | \$ 218 | \$ 258 | \$ 225 | \$ 225 | \$ 329 | \$ 225 | \$ 225 | \$ - | \$ 2,518 |
| Water Utility Services - Clubhouse | \$ 148 | \$ 816 | \$ 162 | \$ 162 | \$ 162 | \$ 191 | \$ 261 | \$ 205 | \$ 247 | \$ 202 | \$ 202 | \$ - | \$ 2,758 |
| Electric Utility Services - Tennis Courts/Pool | \$ 862 | \$ 1,330 | \$ 1,153 | \$ 1,136 | \$ 1,557 | \$ 1,747 | \$ 1,820 | \$ 1,357 | \$ 1,095 | \$ 1,020 | \$ 786 | \$ - | \$ 13,863 |
| Pool Cleaning | \$ 1,900 | \$ 1,900 | \$ 1,900 | \$ 1,900 | \$ 1,900 | \$ 1,900 | \$ 1,196 | \$ 1,900 | \$ 1,900 | \$ 1,900 | \$ 1,900 | \$ - | \$ 20,196 |
| Pool Maintenance - Other | \$ 272 | \$ 2,055 | \$ 2,348 | \$ 2,026 | \$ 80 | \$ 182 | \$ 1,328 | \$ 281 | \$ 30 | \$ 340 | \$ 330 | \$ - | \$ 9,272 |
| Pool Furniture | \$ - | \$ 2,480 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 70 | \$ - | \$ 2,550 |
| 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 | \$ 193 | \$ 195 | \$ 160 | \$ - | \$ 1,966 |
| Subtotal Amenity Expenditures | \$ 41,222 | \$ 43,537 | \$ 42,199 | \$ 49,243 | \$ 34,978 | \$ 44,861 | \$ 31,704 | \$ 33,819 | \$ 34,931 | \$ 29,773 | \$ 37,341 | \$ - | \$ 423,606 |
| Total Operations & Maintenance | \$ 66,360 | \$ 57,790 | \$ 61,967 | \$ 64,202 | \$ 49,897 | \$ 67,650 | \$ 47,929 | \$ 48,210 | \$ 48,731 | \$ 59,370 | \$ 47,498 | \$ - | \$ 619,604 |
| Total Expenditures | \$ 81,000 | \$ 70,774 | \$ 70,835 | \$ 75,477 | \$ 65,000 | \$ 84,444 | \$ 68,528 | \$ 59,820 | \$ 62,062 | \$ 68,270 | \$ 56,925 | \$ - | \$ 763,135 |
| Excess (Deficiency) of Revenues over Expenditures | \$ (77,877) | \$ 194,868 | \$ 499,483 | \$ 98,808 | \$ (24,495) | \$ (55,244) | \$ (20,542) | \$ (29,860) | \$ 13,974 | \$ (63,846) | \$ (54,248) | \$ - | \$ 481,020 |
| 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 | \$ 98,808 | \$ (510,121) | \$ (55,244) | \$ (20,542) | \$ (29,860) | \$ 13,974 | \$ (63,846) | \$ (54,248) | \$ - | \$ (4,606) |

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 | \$ | 86,822 |
| | | |
| 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

98
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 | \$19,011.11 | \$0.00 | (\$210.63) | \$0.00 | \$18,933.41 | \$16,537.64 | \$2,395.77 | \$18,933.41 |
| 06/30/25 | 05/01/2025-05/31/2025 | \$85,012.24 | \$0.00 | (\$1,275.18) | \$0.00 | \$83,737.06 | \$71,592.17 | \$12,144.89 | \$83,737.06 |
| 07/31/25 | INTEREST | \$0.00 | \$0.00 | \$0.00 | \$747.03 | \$747.03 | \$652.50 | \$94.53 | \$747.03 |
| | | \$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 | | \$ 1,377,055.30 | \$ - | \$ (19,869.52) | \$ 4,843.81 | \$ 1,362,162.52 | \$ 1,188,250.08 | \$ 173,912.44 | \$ 1,362,162.52 |

| | |
|--------------------|-------------------------------------|
| 99% | Net Percent Collected |
| \$11,495.19 | 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 Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least five regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of five board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct quarterly inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed, as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within field management services agreement

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

_____ Community Development District

District Manager: _____

Date: _____

Print Name: _____

_____ Community Development District

SECTION VI

Subsection B

RESOLUTION 2025-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENDED AMENITY FACILITIES POLICIES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Lakeside Plantation Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of North Port, Florida; and

WHEREAS, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, the District previously adopted its *Amenity Facilities Policies*, as last revised and adopted November 20, 2024 (“Policies”); and

WHEREAS, the District now desires to amend the *Amenity Facilities Policies* to provide for updates to the Policies that address the establishment and/or amendment of certain Amenity Facility policies and related rates, deposits, and/or fees, as described in **Exhibit A** attached hereto (“Amended Amenity Facilities Policies”):

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. A Public Hearing will be held to adopt Amended Amenity Facilities Policies on _____, 2025, at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida 34289

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 17th day of September 2025.

ATTEST:

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT A

ATTACH REVISED POLICIES OR, IF JUST RATES, PROVIDE UPDATED RATE SCHEDULE LIKE THE BELOW:

| Rate Category | Proposed Rate |
|---|--|
| Standard Rental of Great Room (<i>maximum of 6 hours</i>) | Patron Rate: \$500 - \$750 Non-Resident Rate: \$750 – \$1,000 |
| Kitchen Use Fee (<i>additional fee charged to renters of the Amenity Facilities for events that need to use the Kitchen</i>) | Patron Rate: \$150 Non-Resident Rate: \$150 - \$250 |
| Set Up / Take Down Fee (<i>upon management approval and staff availability</i>) | Patron Rate: \$150 Non-Resident Rate: \$150 - \$250 |

SECTION VI

Subsection C

**NON-EXCLUSIVE LICENSE AGREEMENT
[TENNIS LESSONS]**

THIS LICENSE AGREEMENT (“Agreement”) is made and entered into on _____, 2025, by and between:

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in the City of North Port, Florida, and with offices at 4530 Eagle Falls Place, Tampa, Florida 33619 (the “**District**”), and

ROBERT H. CARROLL, an individual, with a mailing address of 5207 Pine Shadow Lane, North Port, Florida 34287 (the “**Licensee**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

WHEREAS, the District owns, operates, and/or maintains various recreation facilities within the boundaries of the District, including tennis courts and associated improvements (“**Tennis Facilities**”); and

WHEREAS, Licensee currently provides tennis lessons and has asked the Board of Supervisors of the District for permission to provide tennis lessons at the Tennis Facilities (“**Services**”); and

WHEREAS, the District is willing to grant a non-exclusive, revocable license allowing the Licensee to utilize the Tennis Facilities for the purposes of providing the Services, provided that such use does not impede the District’s operation of the Tennis Facilities as a public improvement; and

WHEREAS, in order for the District to recover certain additional costs it will incur in the provision of the License, hereinafter defined (*e.g. electricity and court maintenance*), the Licensee shall pay the District twenty-five percent (25%) of gross revenues derived from the provision of the Services.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Licensee agree as follows:

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

2. LICENSE. The District hereby grants and conveys to the Licensee a non-exclusive license to utilize the Tennis Facilities for the purposes of providing the Services (“**License**”). At the District’s request, Licensee shall provide a list of the persons who utilize Licensee’s Services to the District Manager, as such list may change from time to time. This list must contain names, addresses, and Patron or Tennis Member status, if any, as such terms are defined in the District’s Amenity Facilities Policies, as amended and revised from time to time and as last revised and adopted on November 20, 2024.

3. HOURS AND AREA. Licensee shall coordinate Services, including use of the Tennis Facilities, directly with the Amenity Manager or his/her on-site management designee. Licensee shall schedule all Services in advance pursuant to the means and methods set forth by the Amenity Manager and his/her on-site management designee, who shall have final and absolute discretion with respect to matters related to scheduling and designation of area of Tennis Facilities where such Services may be provided.

4. USE OF AREA. Licensee shall not have exclusive use of the Tennis Facilities, but shall have exclusive use of the designated portion or area of the Tennis Facilities for operation of the Services during the hours approved by Amenity Manager. However, Licensee’s use shall not interfere with the operation of the Tennis Facilities as a public improvement and the Licensee hereby agrees that in the event District-owned real property is assessed real property taxes by virtue of this License, Licensee hereby agrees to pay any all such taxes. The Licensee agrees that all use of the Tennis Facilities shall be subject to the rules and policies of the District and the District shall have the right to take such actions as are necessary to preserve the health, safety, and welfare of its residents, landowners, lands, and facilities.

5. FEES. In consideration of the provision of the License, Licensee hereby agrees to pay the District **twenty-five percent (25%) of gross revenues** derived from the Services to reimburse the District for certain additional costs it will incur in connection with the License (*e.g. electricity and court maintenance*).

6. TERM. This Agreement shall commence upon the date and time first written above, and shall continue in effect until terminated by either party hereto.

7. PROFESSIONAL JUDGMENT. Licensee represents that it is qualified to provide the Services and to provide certified, trained and qualified instructors. Licensee shall maintain all required licenses in effect and shall at all times exercise sound professional judgment in provision of the Services, including taking precautions for the safety of its students and employees. All minors taking part in the Services offered shall only be with the consent of a parent or guardian. The District shall in no way be responsible for the safety of any student while taking part in the Services. Any and all waivers signed by Licensee’s users shall acknowledge the fact that the District is not responsible. Licensee shall remain an active Florida business in good standing during the term of this License. Failure to do so shall allow the District to immediately terminate the License.

8. CARE OF PROPERTY. The Licensee agrees to use all due care to protect the property of the District, its residents, and landowners from damage, and to require any participants in the Services to do the same. The Licensee agrees that it shall assume responsibility for any and all damage to the District's Tennis Facilities or other property as a result of the Licensee's use under this Agreement and other damage, other than ordinary wear and tear, which may be attributable to an act or omission by the Licensee or its agent. In the event that any damage to the District's Tennis Facilities or other property occurs, the District shall notify the Licensee of such damage. The Licensee agrees that the District may make whatever arrangements the District, in its sole discretion, deems necessary to promptly make any such repairs as are necessary to preserve the health, safety, and welfare of the District's lands, facilities, residents and landowners. The Licensee agrees to reimburse the District for any such repairs within thirty (30) days of receipt of an invoice from the District reflecting the cost of the repairs made under this Paragraph.

9. REVOCATION. The District shall have the right to revoke the License at any time upon notice to the Licensee due to the Licensee's failure to perform in accordance with the terms of this Agreement or for any other reason.

10. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

11. INSURANCE AND INDEMNITY. Licensee shall acquire and maintain general commercial liability insurance coverage acceptable to the District in an amount not less than \$1,000,000 per occurrence, which shall include all claims and losses that may relate in any manner whatsoever to use of the License by Licensee, its employees, agents, students, guests or invitees. The District shall be a named insured on such policy. Licensee shall provide continuous proof of such insurance coverage to the District.

A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

B. Licensee will indemnify, save, and hold the District harmless and shall defend the District from all loss, damage, or injury, including all judgments, liens, liabilities, debts, and obligations resulting directly from the negligent or intentional acts or omissions of Licensee's officers, directors, agents, assigns, or employees, which cause harm to persons or property, specifically including but not limited to all acts or omissions of Licensee's officers, directors, agents, assigns, or employees. Licensee agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

12. RECOVERY OF COSTS AND FEES. In the event either party to this Agreement is required to enforce this Agreement by court proceedings or otherwise, the prevailing party shall be

entitled to recover from the other party all fees and costs incurred, including reasonable attorneys' fees and costs.

13. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

14. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties to the Agreement.

15. ASSIGNMENT. Neither the District nor the Licensee may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

16. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any dispute arising hereunder shall be in a court of appropriate jurisdiction in Sarasota County, Florida.

17. NOTICES. All notices, requests, consents, and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by Federal Express or First-Class Mail, postage prepaid, to the parties as follows:

A. If to the District: Lakeside Plantation Community
Development District
4530 Eagle Falls Place
Tampa, Florida 33619
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Licensee: Robert H. Carroll
5207 Pine Shadow Lane
North Port, Florida 34287
508-728-2861

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business

day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

18. SEVERABILITY. Should any provision of this Agreement be held invalid or unenforceable for any reason, the remaining provisions shall remain valid and enforceable.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chair/Vice Chair, Board of Supervisors

ROBERT H. CARROLL

By: _____

SECTION VI

Subsection E

RESOLUTION 2025-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING SURPLUS TANGIBLE PERSONAL PROPERTY; AUTHORIZING DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY PURSUANT TO F.S. § 274.06; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

[FOR PROPERTY VALUED AT LESS THAN \$5,000.00]

WHEREAS, the Lakeside Plantation Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, as such, the District is a governmental unit within the meaning of Chapter 274, *Florida Statutes* ("**Governmental Unit**"); and

WHEREAS, the District has purchased and owns certain furniture and/or other personal property as listed in more detail in the attached **Exhibit A** ("**Surplus Property**"); and

WHEREAS, the District desires to classify the Property as surplus tangible personal property, and to determine that the Property is obsolete and that continued use of the Property is uneconomical, inefficient to maintain, and/or serves no useful function; and

WHEREAS, the District has considered the best interests of the District, and the value and condition of the Property, and

WHEREAS, the District desires to dispose of the Property for value to any person, or for value without bids to the state, to any Governmental Unit, or to any political subdivision as defined in Section 1.01, *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, the District hereby determines that the Property is without commercial value and desires to destroy or abandon it, all in accordance with the provisions of Chapter 274, *Florida Statutes*; and

WHEREAS, the District believes that disposing of the Property in this fashion is the most efficient and cost-effective means of disposing of the Property; and

WHEREAS, the District has estimated the value of the respective pieces of Property to be less than Five Thousand Dollars (\$5,000.00), or without commercial value; and

WHEREAS, the District believes that it is in its best interests to dispose of the Property in this fashion.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF RECITALS. All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. CLASSIFICATION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby classifies the Property as surplus tangible personal property, and hereby determines that the continued use of the Property is uneconomical, inefficient to maintain, and/or serves no useful function.

SECTION 3. DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby directs and authorizes staff to dispose of the Property for value to any person, or for value without bids to the state, to any Governmental Unit, or to any political subdivision as defined in Section 1.01, *Florida Statutes*; or, if sale cannot reasonably be accomplished, by donating, destroying or abandoning it, all in accordance with the provisions of Chapter 274, *Florida Statutes*. Staff may dispose of the respective pieces of Property to different persons, at different times. Although referenced jointly, it is the intent of the District to dispose of the Property separately to the extent it is in the best interest of the District.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board of Supervisors of the District.

PASSED AND ADOPTED this ____ day of _____ 2025.

ATTEST:

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Description of Surplus Property (Pool Furniture)

34 Strap Loungers

16 Sling Chairs

4 Tables

4 Umbrellas













SECTION VIII

Subsection B-1

Lakeside Plantation Community Development District

Amenity Management Report

09/17/2025



HAROLD MYERS

AMENITY MANAGER LAKESIDE PLANTATION
GMS, LLC



Lakeside Plantation
Community Development District

Amenity Management Report
September 17, 2025

To: The Board of Supervisors

From: Harold Myers, Amenity Manager Lakeside Plantation

RE: Lakeside Plantation CDD Amenity Management Report, August 20, 2025

--Amenities Events and Revenues for August 1-31 were \$1796.00, expenses were \$286.00 resulting in a plus of \$1509.50.



Recent Updates to the Community

--Monster Pools has completed the installation of all the new pool equipment.



Work in Progress

--New Fencing for around the pool equipment has been ordered per last CDD approval and should be installed by mid October. This was a special order as it is white.

--Getting Quotes to have the drainage done on tennis court #4 and the pickleball courts as the current drains are in failure mode and flooding the courts. We need to do this before we invest the money in redoing the tennis courts.

--Getz is putting stone around all of the new pool equipment to help with drainage and keep the area from being muddy. They are charging \$1250 to include materials and labor.

--New Pool furniture has been ordered and looks to arrive by the end of November.

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 VIII

Subsection B-2-a

Austin Getz
President/Owner
813-701-6831

128



Lakeside Plantation Community Development District

North Port, Florida



Getz Outdoor Services

Lakeside Plantation Community Development District

Monthly Inspection Report

September 17th, 2025

Updates

- Pond bank edges and weeds have been addressed. They will be inspected and maintained weekly. Edges have been extremely wet due to weather.



- Weed spraying has been conducted weekly on areas that are not surrounding ponds and lakes.



- 15 yards of Medium Pine Bark Mulch will be installed at the amenity center and median end caps.

- Lift Stations have been Weed Wacked and Sprayed. We will continue to monitor them.



- 80 total plants are being picked up by staff and will be planted with weed guard and a weed barrier on the median end caps as well as the amenity center.

- 20 yards of Wash Limestone are scheduled to be installed around the pool equipment.

- Palmettos that are bordering the pool equipment are scheduled to be removed.

- 3 Sprinkler Heads were found to be not working. They are scheduled to be replaced and tested to make sure that they are in sync with the rest of the system.

-Removal of Brazilian Pepper growing out of several palms is scheduled to be removed. We will continue to monitor and remove invasive plants from the property.



- Routine Weekly Maintenance has been conducted regularly. Irrigation Checks have been completed and settings to the system have been adjusted for the season.



SECTION VIII

Subsection B-3



Aztec Plumbing Inc.

12410 Metro Parkway
Fort Myers FL 33966

Phone: 239-542-2284
Fax: 239-542-9390

www.azteclumbing.net
License # CFC-1427446

Quote Date:
4/3/2025

Page 1 of 2

Cust Name: Lakeside Community of Plantation
Mailing Addr: 2800 Plantation Blvd.
North Port Fl, 34289

Job Name: Lakeside Community of Plantation
Job Addr: 2800 Plantation Blvd.
North Port Fl, 34289

| Customer Phone # | Customer Email | Good Through | Sales Rep |
|--|-----------------------|--------------|--------------------------|
| 239-241-1160 | PATLAVOYCDD@GMAIL.COM | 9/4/2025 | Victor Pollina |
| Description | | | Amount |
| PROPSAL TO COMPLETE THE FOLLOWING WORK AT LAKESIDE COMMUNITY CLUB HOUSE COURTS TENNIS COURT Install 3 stormwater 18" x 14" catch basins along the back side of tennis court Aztec shall excavate the location of each basin and trench discharge pipe to the edge of the retention pond Aztec to install 4" discharge pipe from basin and terminate at the edge of the pond above high water level All pipes shall be tested, Aztec shall backfill ditch and compact dirt to existing ground level Aztec will install 2ft perimeter of rock around each basin to prevent debris from entering drain PICKLEBALL COURT Remove existing catch basin and piping Install 1 stormwater 18' x 14' catch basin along the back side of pickleball court in existing location Aztec shall excavate the location of basin and install new 4" pipe to termination All piping shall be tested, Aztec shall backfill ditch and compact dirt to existing ground level Aztec will install 2ft perimeter of rock around basin to prevent debris from entering drain All material installed by Aztec shall have 1 year parts and labor warranty | | | \$ 5,190.00 |
| Terms: 50% DEPOSIT TO SCHEDULE. REMAINING BALANCE DUE UPON COMPLETION. | | | |
| A finance charge of 1.5% per month will be assessed on any unpaid balance not received within the above specified agreement. If legal action is required to collect the balance due, you will be responsible for all attorney fees and/or all other related costs. Acceptance of this proposal authorizes Aztec Plumbing to charge my credit card for any unpaid balance not received per the terms above. | | | Subtotal |
| Name on card: Credit card #: Expiration: CVV: Billing zip code | | | |
| Acceptance of Proposal: _____ Date: _____ | | | TOTAL \$ 5,190.00 |
| The prices, specifications, and conditions outlined above & in underground waiver below are satisfactory & hereby accepted. Aztec Plumbing is authorized to complete the work as specified. Payment will be made as outlined above. | | | |

Underground Waiver

To increase awareness and understanding of issues that can arise while working underground, Aztec Plumbing & Drains has compiled a list of the most common occurrences. While each of these items may not apply to your project directly, it is in your best interest to have a complete understanding of each item. Please discuss these issues with your technician.

1. Unless otherwise noted, backfill will be to rough grade only. Additional fill if necessary, after settling is not included.
2. Unless otherwise noted, Aztec Plumbing & Drains is not responsible for sod replacement on your property or a neighboring property.
3. Unless otherwise noted, Aztec Plumbing & Drains is not responsible for concrete repair or removal.
4. Any additional labor, material and equipment necessary due to any and all underground impediments will result in an additional charge.
5. Any additional excavation, trenching, sawcutting or jackhammering necessary to complete the work will result in an additional charge.
6. Any additional labor, material and equipment necessary due to additional requirements of the city, county, state or other governing agency will result in an additional charge.
7. Any additional labor, material and equipment necessary for dewatering due to flooding or excessive ground or rainwater conditions will result in an additional charge.
8. Any repairs to any utilities or services that are damaged due to excavation are not the responsibility of Aztec Plumbing & Drains and will result in an additional charge.

SECTION VIII
Subsection B-4-b



7011 Wilson Rd.
 West Palm Beach Fl. 33413
 561-964-2001 | Fax: 561-964-5009
 www.sportsurfaces.com

PROPOSAL/AGREEMENT

August 29, 2025

CUSTOMER

Lakeside Plantation
 2800 Plantation Blvd.
 North Port FL 34289

Agreement made between Sports Surfaces LLC. hereinafter called the Contractor and Lakeside Plantation hereinafter called the Customer for the clay court line replacement of (4) tennis courts with respect to the following terms and specifications:

COURT PREPARATION & LINE INSTALLATION:

Court Size: 60' x 120' appx. (4) Clay Courts

The Contractor will remove old line tapes and nails.

The Contractor will install up to 1.4 tons of new har-tru material per court to return to a playable condition after new line tape has been installed (any amount of clay required beyond 1.4 tons per court will require a change order.

The Contractor will install Herringbone line tapes using aluminum nails in accordance with U.S.T.A. specifications.

The Contractor will re-install customer's tennis net and net posts.

The Customer is responsible for supplying waste services for the project.

FEE

The Contractor agrees to provide tools, materials, labor, supervision and insurance to complete the above work for a sum of **TWELVE THOUSAND FIVE HUNDRED DOLLARS (\$12,500.00)**

OPTIONAL – PLEASE INITIAL TO ORDER

Waste Removal: Customer will provide dumpster for waste removal or agrees hereby to be billed for waste removal fees. Average Price per dumpster \$ 600-\$1,000.00 depending on location/service provider.

Demolition waste removal in "fee". Any other dumpsters needed not included in "fee".

Dumpster provided by Customer _____ Dumpster provided by Sport Surfaces _____

Tennis Net: The Contractor will supply and install (1) new tennis net ADD \$ 350.00 _____

Tennis Net Posts:

The Contractor will paint (1) pair of existing net posts ADD \$ 50.00 _____

The Contractor will supply and install (1) pair of tennis net posts into existing sleeves. ADD \$ 450.00 _____

Additional Clay Needed: Each additional ton of clay installed ADD \$ 1,100.00 _____



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CUSTOMER

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 2800 Plantation Blvd.
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PROVISIONS

The Customer agrees to pay a 50% deposit upon acceptance of proposal
 The Customer agrees to pay balance upon completion of the above-proposed work.

GUARANTEE

The Contractor guarantees all work against defects in workmanship or materials for a **period of (2) years** from date of completion. This guarantee excludes Normal wear and tear, physical abuse or neglect and any other conditions beyond the contractor's control, such as sub-base settling, structural cracks, asphalt shrinkage cracks, hydrostatic pressure or water vapor pressure bubbles, intrusion of weeds or grass, etc. Existing cracks may reappear at any time. Proper tennis shoes must be worn on court. Some sneakers, street shoes, dark soled shoes, skateboards, roller blades, etc. will scuff and damage surface. Guarantee shall become void upon owner's failure to adhere and comply with the payment schedule.

TERMS & CONDITIONS

CUSTOMER AGREES THAT BY SIGNING THE BELOW CONTRACT THEY AGREE TO ABIDE BY OUR TERMS AND CONDITIONS WHICH CAN BE FOUND BY CLICKING THIS LINK OR CUTTING AND PASTING THIS LINK ONTO THEIR BROWSER: <https://sportsurfaces.com/terms-and-conditions/>

Respectfully submitted by: Nick Chavez - Sports Surfaces LLC.

Proposal accepted by: _____ Title: _____ Date: _____

SECTION VIII

Subsection B - 5



Commercial Sales

Estimate #: JD169
 Estimate Date: 9/2/2025
 Expiration Date: 9/12/2025

PROJECT NAME AND LOCATION

Lakeside Plantation CDD
 2800 Plantation Blvd
 North Port, FL 34289

CUSTOMER INFORMATION

Customer Name and Address:

Lakeside Plantation CDD
 2800 Plantation Blvd
 North Port, FL 34289

Contact Name and Information:

Harrold Myers
 (941) 423-5500
 LakesidePlantationAmenityManager@gms-Tampa.com

FENCE OUTLET CONTACT INFORMATION

Estimator:

Jason Downs
 813-699-4163
 Jason.Downs@fenceoutlet.com

Sales Representative:

David Spence
 813-724-3766
 David.Spence@fenceoutlet.com

Sales Manager:

Jason Downs
 813-699-4163
 Jason.Downs@fenceoutlet.com

DESCRIPTION OF WORK AND ESTIMATE

Furnish and Install:

108' of 4'H White Aluminum Fence - Commercial Grade - 2 Rail - Pool Code
 Posts are 2" Sq. Installed with Concrete
 Pickets are 3/4" Sq.
 Rails are 1 1/4" Sq.
 (1) 4'H x 5'W Pedestrian Gate with Magna Latch

Price Includes Permit Running - Permit Fees are Charged AT COST Via Separate Invoice

ESTIMATE TOTAL COST: \$5,207.00

CONDITIONS:

1. Fence Outlet shall not be responsible for any site preparation.
2. The Owner/Contractor must place stakes every 50 linear feet, clearly marking any corner and end posts. These stakes should also indicate the anticipated grade changes along the fence and the overall appearance of the fence. Fences exceeding 6 inches above the current grade will require longer posts, which may incur additional costs.
3. The Owner/Contractor must ensure a 10-foot wide, clear and stable path along the fence line. Multiple stable access points must also be provided, or additional ferrying charges may apply.
4. Core drilling, cutting through asphalt, and excavation through rock are excluded from this estimate unless otherwise specified. Any equipment and labor necessary for such tasks will require a change order.
5. The Owner/Contractor must remove any utilities, trees, roots, limbs, or other obstacles that could impede the fence installation.
6. Fence Outlet will assist in identifying the general fence layout upon request; however, Fence Outlet assumes no responsibility for the identifying or verifying property lines and does not guarantee their accuracy. If property pins cannot be located, a current survey or fence placement agreement is strongly recommended.
7. Fence Outlet will locate public underground utilities using standard services but will not be responsible for private or unmarked underground lines.
8. The estimated price includes a single mobilization unless explicitly noted otherwise. Additional mobilizations will be charged accordingly.
9. Site delays (downtime) caused by the Owner/Contractor or any other trade will lead to additional costs.
10. A final walkthrough is mandatory, and any concerns must be raised during this time. Failure to do so may result in remobilization fees.
11. Fence Outlet retains ownership of all materials until full payment is received. In the event of non-payment, the customer grants Fence Outlet the right of access to retrieve unpaid materials after written notice.
12. In the event of cancellation after execution of this agreement, the buyer agrees to reimburse Fence outlet for all the material costs, labor rendered, and up to 50% of the contract value as liquidated damages.
13. Timelines: Fence Outlet will make reasonable efforts to adhere to mutually agreed project timelines. However, timelines may be impacted by permitting, weather, supply issues, or site access delays.
14. Substitutions: If specified materials are unavailable, Fence Outlet may substitute with a product of equal or greater value and similar appearance, with prior approval from the customer.

TERMS:

1. The Fence Outlet terms and conditions must be incorporated into the final contract.
2. Any modifications to the initial agreement, whether in product, terms, or conditions, will necessitate a mutually agreed-upon change order.
3. Retainage payments must be made within 30 days of project completion.
4. Final payment is due within 30 days of project completion. A 1.5% monthly finance charge will be applied to unpaid balances beyond this period.
5. Fence Outlet shall not be liable for delays caused by Force Majeure.
6. Charges will apply for safety training, bonds, and background checks as necessary.
7. Fence Outlet provides a one-year warranty on workmanship. Material warranties are provided by the manufacturer. All warranty claims will be addressed within 5 business days.
8. Installation scheduling requires the following: a fully executed contract, approved site plans, notice of commencement, a 33% deposit for materials, and an approved permit.
9. Progress payments will be billed for projects extending beyond 30 days.
10. The customer agrees to pay all interest, late fees, and reasonable legal or collection costs incurred in the event of nonpayment.
11. Dispute Resolution: In the event of a dispute, both parties agree to make reasonable efforts to resolve the matter amicably. If resolution cannot be reached, both parties agree to engage in mediation before pursuing legal action.

The Parties hereby agree to the terms and conditions set forth in this Agreement and such is demonstrated by their signatures below:

Fence Outlet

Owner/Contractor

Signature: _____

Signature: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

By accepting this proposal, issuing a purchase order, or incorporating this document into a contract by reference, the customer acknowledges and agrees to Fence Outlet's terms and conditions as outlined herein. These terms shall govern all aspects of the project unless expressly modified by mutual written agreement.

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