



Lakeside Plantation
Community Development District

Patrick Lavoy, Chairman

Ken Saul, Vice Chairperson

Bud Sabol, Assistant Secretary

Ronald Perry, Assistant Secretary

Devon Poulos, Assistant Secretary

October 13, 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
 October 15, 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 September 17, 2025 Meeting Pages 6-13
 - B. Approval of Check Register
 - 1. September 2025 Pages 15-80
 - C. Balance Sheet & Income Statement Pages 82-92
 - D. Special Assessment Receipts Schedule Page 94
- VI. New Business Items
 - A. Consideration of Resolution 2026-01 Budget Amendment Fiscal Year 2025 Pages 96-100
- VII. General Audience Comments
- VIII. Staff Reports
 - A. Attorney
 - B. Amenity Manager
 - 1. Report Pages 102-106
 - 2. Grounds Maintenance Report
 - a. Getz Outdoor Monthly Report Pages 108-113

IX. Supervisors Requests

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

XI. Adjournment

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

SECTION 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, **September 17, 2025** at 6:00 p.m. via Zoom Communication Media Technology and at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

Pat LaVoy	Chairman
Ken Saul	Vice Chairman
Alan (Bud) Sabol	Assistant Secretary
Ron Perry	Assistant Secretary

Also present:

Amanda Ferguson	GMS
Sarah Sandy <i>by Zoom</i>	Kutak Rock, LLP
Harold Myers	Clubhouse Office Manager
Residents	

The following is a summary of the discussions and actions taken at the September 17, 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 present with the exception of Mr. Poulos.

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)*

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS**District Engineer**

Ms. Ferguson noted that the District Engineer, Ms. Amy Palmer had nothing to report and there was no reason for her to attend the meeting.

FIFTH ORDER OF BUSINESS**Business Administration**

- A. Approval of Minutes of the August 20, 2025 Meeting**
- B Approval of Check Registers**
 - 1. August 2025**
- C. Balance Sheet & Income Statement**
- D. Special Assessment Receipts Schedule**

Ms. Ferguson presented the minutes of the August 20, 2025 meeting, August Check Register, Unaudited Financial Statements and Special Assessment Receipts Schedule, which were included in the agenda package.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the Minutes of the August 20, 2025 Meeting were approved as presented.

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

SIXTH ORDER OF BUSINESS**New Business Items**

- A. Acceptance of District Goals & Objectives**

Ms. Ferguson presented the Fiscal Year 2026 goals and objectives, which were included in the agenda package. Last year, the Board adopted the goals and objectives for Fiscal Year 2025. GMS was now statutorily required to develop goals and objectives for each District. They went above and beyond with reporting, audits, meeting schedules and holding Board meetings, as this District typically met every month. A District Engineer was involved and financial statements were posted to the District's website, with all of the agenda packages. The purpose of this item was for the Board to set goals and objectives for Fiscal Year 2026.

On MOTION by Mr. LaRue seconded by Mr. Saul with all in favor the Fiscal Year 2026 Goals and Objectives were approved.

Ms. Ferguson pointed out that after the fiscal year, on September 30th, staff would check whether the District met the goals and objectives for FY 2025 and the Chair would execute the final form of the report. These goals and objectives were on the District's website and were the same as the Fiscal Year 2026 goals and objectives. Ms. Ferguson would work with the Chair on the goals and objectives, the Chair would sign them and they would be posted to the District's website.

Mr. LaVoy MOVED to approve the goals and objectives for Fiscal Year 2025 and Authorize the Chair to Execute and Mr. Saul seconded the motion.

Mr. Perry questioned what this was for. Ms. Ferguson indicated that last year, the Board set the goals and objectives and approved them. Ms. Sandy pointed out that the Board approved these goals and objectives at the beginning of last fiscal year. This was a new legislative requirement that went into effect two years ago. Last year, was the first year that the Board adopted goals and objectives and were now indicating whether the goals and objectives from the past year were met. Ms. Ferguson confirmed that all of the goals and objectives were met and the Chair would be executing it.

On VOICE VOTE with Mr. Sabol, Mr. LaVoy and Mr. Saul in favor and Mr. Perry dissenting, approval of the Goals and Objectives for Fiscal Year 2025 and Authorization for the Chair to execute was approved. (Motion Passed 3-1)

B. Consideration of Resolution 2025-13 Setting a Public Hearing to Adopt the Amenity Facilities Policies and Rates, Deposits and Fees

Ms. Ferguson reported in speaking with Mr. Myers and Ms. Sandy, this item would be tabled until the next Board meeting, as they were still finalizing the policies and rates. The plan was to do an all-inclusive notice, so they did not miss anything. It was a 35- and 28-day notice and since it was an expensive advertisement to place, they wanted to ensure that everything was in order. The date would be set next month and the public hearing would be held at the December meeting.

C. Consideration of Non-Exclusive License Agreement (Tennis Lessons) with Robert Carrol

Ms. Sandy reported at the last meeting, Mr. Myers presented a resume from Mr. Robert Carroll and the Board authorized her to prepare a non-exclusive License Agreement, that would allow with Mr. Robert Carroll to offer tennis lessons at Lakeside Plantation. It was included in the agenda package and was in similar form to the dance instructor License Agreement. It stated that Mr. Carroll would pay the District 25% of gross revenues, which the Board discussed at the last meeting. Ms. Sandy asked for confirmation if the Board's intent was for it to be gross or net revenues. It also provided that Mr. Carroll could provide tennis lessons to residents, renters and non-residents. Mr. Carroll would work with Mr. Myers to set the times that he would provide lessons and have use of the tennis courts. Mr. LaVoy confirmed that this was the intent. Ms. Sandy recalled that the current amenity rules provide, if non-residents were able to utilize District activities and services, there would be a slight increase in the fee for non-residents. They would pay a \$10 fee directly to the District, in addition to the amount that they would be paying Mr. Carroll. Mr. LaVoy confirmed that this was also the intent. Ms. Sandy pointed out that they may have include at the public hearing, a specific rate, as they only had rates for tennis members and guests. Ms. Ferguson asked if they had to wait until the District finalized the revised rules before approving the license agreement with Mr. Carol. Ms. Sandy indicated that the Board could approve it. Mr. Myers confirmed that Mr. Carroll agreed to the 25%.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor the Non-Exclusive License Agreement for Tennis Lessons with Mr. Robert Carrol was approved.

D. Discussion of Preserve Clearings

Ms. Ferguson reported that staff was made aware that a couple of residents cleared some preserve areas on their own and in turn, notified District Counsel and the District Engineer. The Southwest Florida Water Management District (SWFWMD) was also made aware of it and the latest email stated that SWFWMD was going to send the residents a letter, advising them to cease and desist and bring the vegetation to what it looked like before they cleared the land. Ms. Sandy had not had correspondence with SWFWMD, but believed the correspondence from SWFWMD indicated the plan was to allow the vegetation to naturally come back and grow overtime. The CDD also sent them cease and desist letters to the residents.

E. Consideration of Resolution 2025-14 to Remove Surplus Property

Ms. Ferguson presented Resolution 2025-14, for the removal of surplus property, which was included in the agenda package. At the last Board meeting, the Board approved the purchase of new pool furniture. Mr. Myers made a list of some furniture such as lounge chairs, regular chairs and four tables that he would like to sell, in order to recoup some of the funds, if possible. Some residents wanted to purchase them. Ms. Sandy indicated if they were sold to residents or individuals off of Facebook Marketplace, she asked if the District preferred that the buyers sign a liability waiver, acknowledging that it was used furniture. Mr. LaVoy pointed out that it would be sold as-is but did not see too much of the furniture being sold, as he was giving Mr. Myers the benefit of the doubt that he could market it. Board consensus was no additional liability waiver

was needed. Mr. Perry questioned the impetus for purchasing new furniture. Mr. Myers indicated that they looked at it and the furniture was moldy and rusted. The pavers were just re-done and they did not want the current furniture to re-stain it.

On MOTION by Mr. Saul seconded by Mr. LaVoy with all in favor Resolution 2025-14 to Remove Surplus Property was adopted.

SEVENTH ORDER OF BUSINESS

General Audience Comments

Ms. Ferguson opened the general audience comments period. Ms. Louise White of 1596 Scarlett Avenue lived next to a preserve and noted that the landscaping company did a nice job of cleaning it out, but it grows so quickly. They did not want to touch the Saw Palmetto. 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 sales for August were light. Revenues for August 1st through the 31st were \$1,796. Expenses were \$286 and there was a surplus of \$1509.50. This was a work in progress. Hopefully within the next day or two, they would be finalizing the fence for around the

pool equipment. It had to be special ordered, as it was white, to match the rest of the fence. It should take four to six weeks for the fencing to arrive. They were getting additional quotes on stones to put around the pool equipment, to keep the dirt in. The new pool furniture should arrive around the mid to end of November and the new sound system has been ordered and should arrive by the next meeting.

2. Grounds Maintenance Report

a. Getz Outdoor Monthly Report

Mr. Myers presented the Getz Outdoor Monthly Report, which was included in the agenda package.

3. Consideration of Proposals for Drainage Repair at Courts

Mr. Myers presented a proposal from Aztec Plumbing and Drains to repair drainage at the tennis courts in the amount of \$5,190, which was included in the agenda package. This was to repair the drainage on Court 4, which keeps flooding. One company provided a quote on installing French drains all along Tennis Court 4 and along the pickleball courts. They did not want to re-do the tennis courts until the drainage problem was fixed, because they did not want the new clay to wash away. He spoke to Oculus, but they were backed up as far as emergency jobs and could not provide a quote until next week. Therefore, the only quote that he had, was from Aztec Plumbing and Drains. Mr. Perry questioned the work. Mr. Myers indicated that they must go down in the ground and tie into the drainage going out to the pond. Mr. Perry questioned why after so many years it has become a problem. Mr. Myers understood that it had been a problem for quite a few years. Every time it floods, it puts Court 4 out of commission, until it was drained and dried out. There was now damage to the clay. Mr. Saul asked if Mr. Myers was going to get a second estimate. Mr. LaVoy confirmed that Mr. Myers was trying to get one, but it would delay everything; however, he did not see a problem, as Aztec Plumbing and Drains did great work on the pool drain and were a trusted vendor.

<p>On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor the proposal with Aztec Plumbing and Drains to repair drainage at the tennis courts in the amount of \$5,190 was approved.</p>

Mr. Soul pointed out when the drainage was repaired, they could work on the courts.

4. Tennis Court Resurfacing

a. Discussion Regarding Welch Tennis Proposal

Ms. Ferguson recalled at the last meeting, the Board approved a proposal from Welch Tennis, to resurface the tennis courts, but since then, Mr. LaVoy or Mr. Myers was able to obtain a proposal from Sports Services LLC for court resurfacing, which was included in the agenda package. The proposal from Sports Services was in the amount of \$12,500 versus the proposal from Welch Tennis, which was in the amount of \$41,600, which was why this was brought back to the Board. If the Board approved the proposal from Sports Services, the drainage could be repaired. Mr. Saul questioned the biggest difference in the work. Mr. Myers indicated that both companies would be doing the same work. Mr. LaVoy pointed out that Welch Tennis was very expensive. Mr. Myers agreed. Mr. LaVoy recalled that the Board approved the Welch Tennis proposal, as it was hard to get a hold of contractors, but felt that the proposal with Sports Services was a good deal, as they would do the same time of work as Welch Tennis and provide new lines. They were well known in the Fort Myers and Naples area. Mr. Saul asked if they were cancelling the Welch Tennis proposal. Mr. LaVoy replied affirmatively, which they never signed. Ms. Sandy preferred to rescind the Welch Tennis proposal first before entering into the new proposal.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor rescinding the Board's approval of the proposal from Welch Tennis for the tennis court resurfacing was approved.

b. Consideration of Proposal from Sports Surfaces, LLC. for Court Resurfacing

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the proposal with Sports Surfaces, LLC. for the tennis court resurfacing in the amount of \$12,500 was approved.

5. Consideration of Updated Proposal from Fence Outlet

Mr. Myers reported that Fence Outlet was the contractor that provided the fence around the new swimming pool equipment. They came out and took measurements before all of the

equipment was put in. However, there were two boxes that they did not know was going to be put on the back side of that area. The original amount of the proposal was \$4,664, but when they re-measured, it added more fence to the property and the actual amount was \$5,207, which was \$543 more. Mr. Perry asked if they could save some of the fence. Mr. Myers confirmed that much of the fence could not be saved, as the bottom was corroded and they could not remove the screws.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor the updated proposal from Fence Outlet in the amount of \$5,207 was approved.

Mr. Myers was just waiting for the paperwork. Ms. Ferguson confirmed that Ms. Sandy's office already sent the agreement and they should be ready by tomorrow.

NINTH ORDER OF BUSINESS

Supervisors Requests

Mr. Sabol felt that Mr. Myers was doing a wonderful job and was the best manager that they had in the last 10 years.

TENTH ORDER OF BUSINESS

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

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

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Saul seconded by Mr. LaVoy with all in favor the meeting was adjourned at 6:33 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION V

Subsection B-1

Lakeside Plantation
Community Development District

Summary of Invoices
September 1, 2025 to September 30, 2025

	<i>Date</i>	<i>Check No.'s</i>	<i>Amount</i>
<i><u>General Fund</u></i>			
	9/10/25	3816-3822	\$ 38,158.33
	9/24/25	3823-3831	\$ 60,986.42
			<u>\$ 99,144.75</u>
<i><u>General Fund - Auto Pay</u></i>			
	9/30/25	80006-80012	\$ 4,066.71
			<u>\$ 4,066.71</u>
<i><u>Capital Reserve Fund</u></i>			
	9/22/25	187	\$ 7,142.15
	9/29/25	188	\$ 5,190.00
			<u>\$ 12,332.15</u>
Total			\$ 111,477

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/10/25	00417	8/29/25	36	202508	330	53800	12000			*	29,059.86		
			AUG25						AMENITY PAYROLL				
9/01/25		9/01/25	37	202509	310	51300	34000			*	4,333.33		
									MGMT FEES				
9/01/25		9/01/25	37	202509	310	51300	35300			*	74.17		
									WEBSITE MAINT				
9/01/25		9/01/25	37	202509	310	51300	35200			*	115.92		
									INFORMATION TECH				
9/01/25		9/01/25	37	202509	310	51300	31300			*	83.33		
									DISS AGENT				
9/01/25		9/01/25	37	202509	310	51300	31400			*	208.33		
									ASSESSMENT ROLL				
9/01/25		9/01/25	37	202509	310	51300	42000			*	44.54		
									POSTAGE				
									GOVERNMENTAL MANAGEMENT SERVICES TP			33,919.48	003816
9/10/25	00444	9/02/25	JB090220	202509	300	36900	10100			*	221.25		
									FITNESS CLASS				
									JACQUELYN BALDELLI			221.25	003817
9/10/25	00371	8/28/25	3613349	202507	310	51300	31500			*	363.00		
									ATTORNEY FEES				
									KUTAK ROCK LLP			363.00	003818
9/10/25	00467	9/01/25	1872	202509	330	53800	51000			*	1,900.00		
									POOL CLEANING				
									MONSTER POOLS INCORPORATED			1,900.00	003819
9/10/25	00272	9/01/25	PSI20038	202509	320	53800	46000			*	1,350.96		
									LAKE MAINT				
									SOLITUDE LAKE MANAGEMENT LLC			1,350.96	003820
9/10/25	00106	6/26/25	3963965	202506	310	51300	48000			*	253.64		
									LEGAL ADVERTISING				
									SUN NEWSPAPERS			253.64	003821
9/10/25	00431	9/01/25	47783	202509	310	51300	35300			*	150.00		
									WEBSITE MAINT				
									VENTURESIN INC			150.00	003822
9/24/25	00200	9/17/25	BS091720	202509	310	51300	11000			*	200.00		
									BOS 9.17.25				
									ALAN SABOL			200.00	003823
9/24/25	00245	9/11/25	29136	202509	300	15500	10000			*	850.00		
									INSURANCE POLICY RENEWAL				

LKSD LAKESIDE PLANT HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
		9/17/25	29458	202509 300-15500-10000	INSURANCE POLICY RENEWAL	*	42,262.00			
					EGIS INSURANCE ADVISORS			43,112.00	003824	
9/24/25	00463	9/11/25	1271	202509 320-53800-46500	PALMETTO REMOVAL	*	250.00			
		9/11/25	1272	202509 320-53800-46500	PLANTS ON ENDCAP	*	3,553.50			
		9/15/25	1276	202509 320-53800-46400	SEPT25 LANDSCAPE MAINT	*	11,815.24			
					AUSTIN GETZ DBA GETZ OUTDOOR			15,618.74	003825	
9/24/25	00453	9/17/25	KS091720	202509 310-51300-11000	BOS 9.17.25	*	200.00			
					KENNETH SAUL			200.00	003826	
9/24/25	00473	9/04/25	587	202509 330-53800-48400	ALARM CALL	*	100.00			
					NORTH PORT POLICE DEPARTMENT			100.00	003827	
9/24/25	00401	9/17/25	PL091720	202509 310-51300-11000	BOS 9.17.25	*	200.00			
					PATRICK LAVOY			200.00	003828	
9/24/25	00326	9/17/25	RP091720	202509 310-51300-11000	BOS 9.17.25	*	200.00			
					RONALD PERRY			200.00	003829	
9/24/25	00272	7/31/25	PSI18812	202507 320-53800-46100	PLANTING/TRIMMING/CLEARIN	*	1,250.00			
					SOLITUDE LAKE MANAGEMENT LLC			1,250.00	003830	
9/24/25	00106	9/10/25	3969912	202509 310-51300-48000	LEGAL ADVERTISING	*	105.68			
					SUN NEWSPAPERS			105.68	003831	
TOTAL FOR BANK A								99,144.75		

Governmental Management Services- Tampa, LLC
1001 Bradford Way
TN 37763

Invoice

Invoice #: 36
Invoice Date: 8/29/2025
Due Date: 8/29/2025
Project:
P.O. Number:

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

1 - 330 - 53800 - 12000

Description	Hours/Qty	Rate	Amount
Amenity Payroll- Aug 25		29,059.86	29,059.86
Total			\$29,059.86
Payments/Credits			\$0.00
Balance Due			\$29,059.86

1-330-53800-48000

Check Request

District	Lakeside Plantation	Date	9-2-25
Payable to	Jackie Ballard	Account Number	
Amount Requested	\$ 221.25		
Requested By	Harold Myers		
Description of Need	Fit to Core Exercise Classes.		
Approved By	<i>[Signature]</i>	Signature	Harold Myers
Received By		Signature	

August Fit to Core \$295 -
 GMS 25% \$73.75

Check request, \$ 221.25



KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 28, 2025

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

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. 3613349
Client Matter No. 12323-1
Notification Email: eftgroup@kutakrock.com

1-310-51300-31500

Invoice No. 3613349
12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

07/10/25	S. Sandy	0.10	33.00	Confer regarding irrigation repairs
07/15/25	S. Sandy	0.30	99.00	Confer with Ferguson
07/17/25	S. Sandy	0.30	99.00	Review Gaetz certificate of insurance; confer regarding same
07/18/25	S. Sandy	0.30	99.00	Confer with Getz regarding certificate of insurance
07/21/25	S. Sandy	0.10	33.00	Review Getz certificate of insurance
TOTAL HOURS		1.10		
TOTAL FOR SERVICES RENDERED				\$363.00
TOTAL CURRENT AMOUNT DUE				<u>\$363.00</u>

Monster Pools Incorporated

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

1-330-53800-51000

INVOICE

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

INVOICE 1872
DATE 09/01/2025
TERMS Due on receipt
DUE DATE 09/01/2025

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

BALANCE DUE

\$1,900.00

Pay invoice

**Sun Newspapers
Legal Advertising
23170 Harborview Rd
Port Charlotte, FL 33980**

06/26/25

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

Phone:(941) 206-1025 Email:legals@yoursun.com

**NOTICE OF PUBLIC
HEARING TO CONSIDER THE
ADOPTION OF THE FISCAL
YEAR 2026 PROPOSED
BUDGET(S); AND NOTICE
OF REGULAR BOARD OF
SUPERVISORS' MEETING.**

Acct#: 297693	Date: 06/26/25
AMANDA FERGUSON LAKESIDE PLANTATION CDD 4530 EAGLE FALLS PLACE TAMPA, FL 33619	Ad Date: 07/09/25
	Class: 24
	Ad ID: 3963965
	Ad Taker: MPRESCOTT
	Sales Person: 200
	Words: 386
	Lines: 96
	Agate Lines: 108
	Depth: 11.333
	Inserts: 2
Telephone: (407) 841-5524	Description: FY26 Budget

The Board of Supervisors ("Board") of the Lakeside Plantation Community Development District ("District") will hold a public hearing and regular meeting as follows:
DATE: August 20, 2025
TIME: 6:00 p.m.
LOCATION: Lakeside Plantation Clubhouse
2800 Plantation Blvd.
North Port, Florida 34289

Other Charges:	\$0.00	Gross:	\$253.64
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	11.333	Amount Due:	\$253.64

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 Ph: (813) 344-4844 ("District Manager's Office"), during normal business hours, or by visiting the District's website at lakesideplantationcdd.com.

Publication	Start	Stop	Inserts	Cost
Venice (VG)	07/09/25	07/16/25	2	\$253.64

Ad Note:

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Customer Note:

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

*We Appreciate Your Business!
Thank You AMANDA FERGUSON!*

Each person who decides to appeal any decision made by the Board with respect to any matter

Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: September 17, 2025

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Devon Poulos		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

9/17/25
Date

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



INVOICE

Customer	Lakeside Plantation Community Development District
Acct #	670
Date	09/11/2025
Customer Service	Brendan Callen
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 850.00
Payment Amount	
Payment for:	Invoice#29136
WC1001251144	

Thank You



Please detach and return with payment

Customer: Lakeside Plantation Community Development District

Invoice	Effective	Transaction	Description	Amount
29136	10/01/2025	Renew policy	Policy #WC1001251144 10/01/2025-10/01/2026 FIA WC Workers Compensation - Renew policy TRIA & Expense Constant - Renew policy Due Date: 9/11/2025	689.64 160.36
				Total
				\$ 850.00

Thank You

Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors
 P.O. Box 748555
 Atlanta, GA 30374-8555

(321)233-9939

Date

accounting@egisadvisors.com

09/11/2025

INVOICE



Customer	Lakeside Plantation Community Development District
Acct #	670
Date	09/17/2025
Customer Service	Brendan Callen
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 42,262.00
Payment Amount	
Payment for:	Invoice#29458
1001251144	

Thank You

Please detach and return with payment



Customer: Lakeside Plantation Community Development District

Invoice	Effective	Transaction	Description	Amount
29458	10/01/2025	Renew policy	Policy #1001251144 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/17/2025	42,262.00

Please Remit Payment To: Egis Insurance and Risk Advisors P.O. Box 748555	Total
	\$ 42,262.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939 accounting@egisadvisors.com	Date
		09/17/2025

INVOICE

Getz Outdoor Services
 22460 Cherokee Rose Pl
 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.: 1271
 Terms: Net 30
 Invoice date: 09/11/2025
 Due date: 10/11/2025

320.53800 46500

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Palmetto Removal	Palmetto's removed from surrounding pool equipment completed 9/10	1	\$250.00	\$250.00

Ways to pay

VISA    BANK

View and pay

Total**\$250.00**

Plant by pool equipment
 And A/C. unit.

INVOICE

Getz Outdoor Services
22460 Cherokee Rose Pl
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.: 1272
Terms: Due on receipt
Invoice date: 09/11/2025
Due date: 09/11/2025

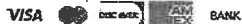
320 53800 46500

#	Date	Product or service	Description	Qty	Rate	Amount
1.	9/10	Mulch, plants, weed guard installed	End caps leveled, weed guard pinned down in beds, 120 1g plants installed on end caps and amenity center, 15 yards of medium pine bark mulch installed 9/10	1	\$3,553.50	\$3,553.50

Total

\$3,553.50

Ways to pay



View and pay

Plants on Plantation endcap
Per COD meetings

INVOICE

Getz Outdoor Services
 22460 Cherokee Rose Pl
 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.: 1276
 Terms: Net 15
 Invoice date: 09/15/2025
 Due date: 09/30/2025

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

Total **\$11,815.24**

Ways to pay

[View and pay](#)



North Port Police Department

4980 City Hall Blvd
North Port FL 34286
(941) 429-7300

Edited Alarm Statement by Account Number

Printed On: 09/04/25 12:16

Lakéside Plantation
2800 Plantation Blvd
North Port, FL 34289

**Current
Balance**

\$100.00

Account# : Business-0000157491

Account Summary

Alarm#	Location	Year to Date Occurrence	
		Total	Chargeable
587	2800 Plantation Blvd	10	7



North Port Police Department

4980 City Hall Blvd
 North Port FL 34286
 (941) 429-7300

Edited Alarm Statement by Account Number

Printed On: 09/04/25 12:16

Transaction History

Date/Time	Type	Notes	Fee \$	Paid \$	Invoice#	False Alarm Date/Time	Call#
07/10/25 13:57	False Alarm		\$50.00		25-000803	07/04/25 17:58	25-042700
07/10/25 13:57	False Alarm		\$50.00		25-000802	07/04/25 09:48	25-042601
04/09/25 10:52	Payment	Receipt#25-000183 Paid for Amount \$50.00		\$50.00	25-000312	01/16/25 22:12	25-003498
04/09/25 10:52	Payment	Receipt#25-000183 Paid for Amount \$50.00		\$50.00	25-000348	02/02/25 22:24	25-006971
04/09/25 10:52	Payment	Receipt#25-000183 Paid for Amount \$50.00		\$50.00	25-000406	03/10/25 22:16	25-014771
04/09/25 10:52	Payment	Receipt#25-000183 Paid for Amount \$50.00		\$50.00	25-000408	03/11/25 22:07	25-014995
04/09/25 10:52	Payment	Receipt#25-000183 Paid for Amount \$50.00		\$50.00	25-000412	03/12/25 23:36	25-015270
03/31/25 23:59	Alarm Statement						
03/27/25 12:45	False Alarm		\$50.00		25-000412	03/12/25 23:36	25-015270
03/27/25 12:19	False Alarm		\$50.00		25-000408	03/11/25 22:07	25-014995
03/27/25 12:18	False Alarm		\$50.00		25-000406	03/10/25 22:16	25-014771
03/27/25 11:10	False Alarm		\$50.00		25-000348	02/02/25 22:24	25-006971
03/26/25 12:47	False Alarm		\$50.00		25-000312	01/16/25 22:12	25-003498
03/25/25 13:16	False Alarm				25-000275	01/01/25 10:14	25-000065
03/25/25 13:10	False Alarm				25-000271	12/25/24 17:44	24-085983
02/05/25 12:29	False Alarm				25-000085	11/12/24 16:23	24-076254

Total : \$350.00 \$250.00

Balance : \$100.00



North Port Police Department

4980 City Hall Blvd.
 North Port FL 34286
 (941) 429-7300

Edited Alarm Statement by Account Number

Printed On: 09/04/25 12:16

We accept cash, check, or money order in person or by mail, and credit/debit (Visa/MC) if person.

If you have questions about the false alarm fee schedule please call Records at 429-7300, option 3.

Remove and return with payment

Please print Account No on Check and make Check payable to :

North Port Police Department

4980 City Hall Blvd

North Port, FL 34286

Acct# Business-
 0000157491

CURRENT CHARGES	\$350.00
PAYMENTS/CREDITS	\$250.00
TOTAL BALANCE DUE	\$100.00

Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: September 17, 2025

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Devon Poulos		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

9/17/25
Date

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

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: PSI188120
Invoice Date: 7/31/2025

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 7/31/2025
Due Date 8/30/2025
Terms Net 30

Customer ID L2077
P.O. Number
P.O. Date 7/31/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Littoral, Planting, Clearing, Etc One-Time Service Site 16 Littoral/Wetland CLEARING / TRIMMING		1	1	2,500.00	2,500.00

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 2,500.00

Subtotal: 2,500.00
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 1,250.00
Total: 1,250.00

**Sun Newspapers
 Legal Advertising
 23170 Harborview Rd
 Port Charlotte, FL 33980**

09/10/25

**NOTICE OF MEETINGS
 LAKESIDE PLANTATION
 COMMUNITY DEVELOPMENT
 DISTRICT**

Phone:(941) 206-1025 Email:legals@yoursun.com

The Board of Supervisors of the **Lakeside Plantation Community Development District** will hold their meetings for **Fiscal Year 2025-2026** on the **third Wednesday of the following months at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, FL 34289**, unless otherwise indicated as follows:

- October 15, 2025
- November 19, 2025
- January 21, 2026
- February 18, 2026
- March 18, 2026
- April 15, 2026
- May 20, 2026
- June 17, 2026
- July 15, 2026
- August 19, 2026
- September 16, 2026

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619.

A meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of proceedings and that accordantly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Amanda Ferguson, District Manager
 Lakeside Plantation Community Development District
 Publish: 09/17/25
 297693 3969912

Acct#: 297693	Date: 09/10/25
AMANDA FERGUSON LAKESIDE PLANTATION CDD 4530 EAGLE FALLS PLACE TAMPA, FL 33619	Ad Date: 09/17/25
Telephone: (407) 841-5524	Class: 26
	Ad ID: 3969912
	Ad Taker: MPRESCOTT
	Sales Person: 200
	Words: 293
	Lines: 80
	Agate Lines: 90
	Depth: 9.444
	Inserts: 1
	Description: LSP FY2025-26

Other Charges:	\$0.00	Gross:	\$105.68
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	9.444	Amount Due:	\$105.68

Publication	Start	Stop	Inserts	Cost
Venice (VG)	09/17/25	09/17/25	1	\$105.68

Ad Note:

Customer Note:

*We Appreciate Your Business!
 Thank You AMANDA FERGUSON!*

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/29/25	00012	8/21/25	0624394	202509	330	53800	48600		INTERNET SEPT25 COMCAST COMMUNICATIONS	*	172.98	172.98	080006
9/29/25	00472	9/30/25	15950042	202509	330	53800	48400		SEPT25 SECURITY SVC EVERON SOLUTIONS	*	501.30	501.30	080007
9/29/25	00470	9/30/25	05586 SE	202509	320	53800	43000		SEPT25 - ENTRANCE	*	231.70		
		9/30/25	15071 SE	202509	320	53800	43200		SEPT25 - POOL	*	820.21		
		9/30/25	67439 SE	202509	320	53800	43100		SEPT25 - CLUBHOUSE FPL	*	906.67	1,958.58	080008
9/29/25	00436	9/30/25	408245 S	202509	330	53800	48600		INTERNET SEPT25 FRONTIER	*	512.96	512.96	080009
9/29/25	00033	9/30/25	154656 S	202509	320	53800	43700		SEPT25 POOL	*	142.59		
		9/30/25	154658 S	202509	320	53800	43500		SEPT25- FTN	*	27.51		
		9/30/25	156052 S	202509	320	53800	43600		SEPT25- CLUBHOUSE NORTH PORT UTILITIES	*	420.48	590.58	080010
9/29/25	00471	9/30/25	1833219	202509	310	51300	49000		SEPT25 COPIER LEASE PEAC SOLUTIONS	*	104.86	104.86	080011
9/29/25	00033	9/30/25	SEPT25	202509	320	53800	43400		SEPT25 - SOLID WASTE NORTH PORT UTILITIES	*	225.45	225.45	080012
TOTAL FOR BANK Z											4,066.71		
TOTAL FOR REGISTER											103,211.46		

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	Aug 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 Sep 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 Sep 12, 2025
Automatic payment **\$172.98**

Please pay

Electronic payment will be applied Sep 12, 2025

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

853510055062439400172981

Download the Comcast Business App

Business is always moving. Our app was built for this. Manage your account anytime, anywhere with the Comcast Business App – the easy way to manage your services on the go.

- Manage your account details
- Pay your bill and customize billing options
- View upcoming appointments

Scan the QR Code with your phone or mobile device to get started.



Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

Call today for a FREE account review at 877-564-0318.

Need help? We're here for you



Visit us online

Get help and support at business.comcast.com/help



Call us anytime

800-391-3000
Open 24 hours, 7 days a week for billing and technical support

Useful information

Moving?

We can help ensure it's a smooth transition. Visit business.comcast.com/learn/moving to learn more.

Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call **1-855-270-0379**, chat live at support.xfinity.com/accessibility, email accessibility@comcast.com, fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838 Attn: M. Gifford.

Ways to pay



No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit business.comcast.com/myaccount



Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit business.comcast.com/myaccount to get started.

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

Download the Comcast Business App




In-Store

Visit business.comcast.com/servicecenter to find a store near you

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	Aug 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.



39

Invoice 159500425

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
	8/19/2025	9/13/2025		\$501.30

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Services Provided (09/19/25-10/18/25) <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	159500425
Account Number	
Invoice Date	8/19/2025
Payment Due Date	9/13/2025
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: Jul 24, 2025 to Aug 25, 2025 (32 days)

Statement Date: Aug 25, 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

\$231.70

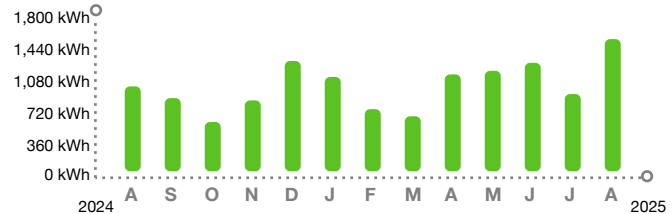
TOTAL AMOUNT YOU OWE

Sep 15, 2025

NEW CHARGES DUE BY

Enroll in FPL Budget Billing® and have \$151.54 withdrawn instead of \$231.70. [FPL.com/AutoBB](https://www.fpl.com/AutoBB)

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	141.23
Payments received	-141.23
Balance before new charges	0.00
Total new charges	231.70
Total amount you owe	\$231.70

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 \$151.54 instead of \$231.70 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 November 14, 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 September 05, 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.

ACCOUNT NUMBER

\$231.70
TOTAL AMOUNT YOU OWE

Sep 15, 2025
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	141.23
Payment received - Thank you	-141.23
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)	\$155.87
Fuel: (\$0.027180 per kWh)	\$44.09
Electric service amount	212.83
Gross receipts tax (State tax)	5.46
Franchise fee (Reqd local fee)	13.21
Taxes and charges	18.67
Regulatory fee (State fee)	0.20
Total new charges	\$231.70
Total amount you owe	\$231.70

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	16742		15120		1622

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 25, 2025	Jul 24, 2025	Aug 23, 2024
kWh Used	1622	948	1042
Service days	32	30	29
kWh/day	50	31	35
Amount	\$231.70	\$141.23	\$139.05

KEEP IN MIND

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

Download the app

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Solar made simple

Lease or own? Go solar your way! Get monthly bill credits with FPL SolarTogether®. No panels installed.

[Learn more](#)

Make the switch to LEDs

Enjoy rebates and longer-lasting light when you upgrade to qualifying LED fixtures

[Swap to save](#)

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: Jul 24, 2025 to Aug 25, 2025 (32 days)

Statement Date: Aug 25, 2025

Account Number:

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

\$906.67

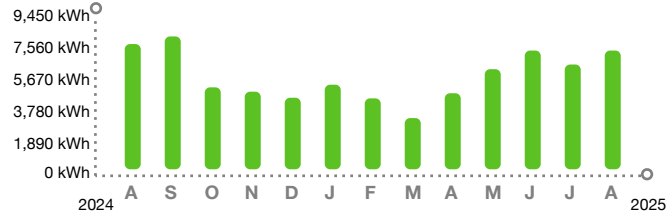
TOTAL AMOUNT YOU OWE

Sep 15, 2025

NEW CHARGES DUE BY

Enroll in FPL Budget Billing® and have \$776.56 withdrawn instead of \$906.67. [FPL.com/AutoBB](https://www.fpl.com/AutoBB)

ENERGY USAGE HISTORY



KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$776.56 instead of \$906.67 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 November 14, 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 September 05, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

Amount of your last bill	832.25
Payments received	-832.25
Balance before new charges	0.00
Total new charges	906.67
Total amount you owe	\$906.67

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

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.

ACCOUNT NUMBER

\$906.67
TOTAL AMOUNT YOU OWE

Sep 15, 2025
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	832.25
Payment received - Thank you	-832.25
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$30.41
Non-fuel: (\$0.033890 per kWh)	\$259.26
Fuel: (\$0.027180 per kWh)	\$207.93
Demand: (\$13.41 per KW)	\$335.25
Electric service amount	832.85
Gross receipts tax (State tax)	21.37
Franchise fee (Reqd local fee)	51.68
Taxes and charges	73.05
Regulatory fee (State fee)	0.77
Total new charges	\$906.67
Total amount you owe	\$906.67

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	- Previous	x Const	= Usage
kWh used	06217	05452	10	7650
Demand KW	2.46		10.00	25

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 25, 2025	Jul 24, 2025	Aug 23, 2024
kWh Used	7650	6750	8070
Service days	32	30	29
kWh/day	239	225	278
Amount	\$906.67	\$832.25	\$888.87

KEEP IN MIND

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

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Make the switch to LEDs

Enjoy rebates and longer-lasting light when you upgrade to qualifying LED fixtures

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Electric Bill Statement

For: Jul 24, 2025 to Aug 25, 2025 (32 days)

Statement Date: Aug 25, 2025

Account Number:

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

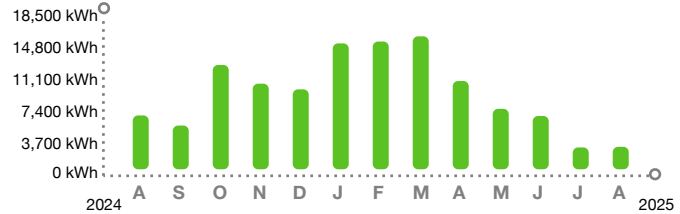
\$820.21

TOTAL AMOUNT YOU OWE

Sep 15, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	785.61
Payments received	-785.61
Balance before new charges	0.00

Total new charges	820.21
Total amount you owe	\$820.21

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after November 14, 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 September 05, 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.

ACCOUNT NUMBER

\$820.21
TOTAL AMOUNT YOU OWE

Sep 15, 2025
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	785.61
Payment received - Thank you	-785.61
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>	\$96.12
Fuel: <small>(\$0.027180 per kWh)</small>	\$77.08
Demand: <small>(\$13.41 per KW)</small>	\$549.81
Electric service amount	753.42
Gross receipts tax (State tax)	19.34
Franchise fee (Reqd local fee)	46.75
Taxes and charges	66.09
Regulatory fee (State fee)	0.70
Total new charges	\$820.21
Total amount you owe	\$820.21

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	- Previous	= Usage
kWh used	29815	26979	2836
Demand KW	41.09		41

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 25, 2025	Jul 24, 2025	Aug 23, 2024
kWh Used	2836	2755	6794
Service days	32	30	29
kWh/day	88	91	234
Amount	\$820.21	\$785.61	\$951.30

KEEP IN MIND

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

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Make the switch to LEDs

Enjoy rebates and longer-lasting light when you upgrade to qualifying LED fixtures

[Swap to save](#)

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.



LAKESIDE PLANTATION CDD Account Number:

Billing Date:
Sep 08, 2025

PIN:

Billing Period:
Sep 08 - Oct 07, 2025

Hi LAKESIDE PLANTATION CDD,

Your account is past due, please pay immediately to avoid any service interruptions.

Total balance
\$512.96
 Please pay past due immediately

Bill history

Previous balance	\$251.82
Payment not received by Sep 08	\$0.00
Prior bill period balance	\$251.82
Please pay past due immediately	\$251.82

Service summary

	Previous month	Current month
Bundle	\$209.96	\$209.96
Other	\$4.50	\$4.50
One-Time Charges		\$9.00
Taxes and Fees	\$37.68	\$37.68
Total services	\$252.14	\$261.14

Total balance **\$512.96**

\$261.14 due Oct 02

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Eagan, MN 55121-2879

6790 0107 DY RP 08 09082025 NNNNNNNY 01 002462 0011

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

Total balance
\$ 512.96

Account number

Due by
Oct 02

Amount enclosed
\$ _____

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



180072941423550004082400000251820000512965



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Bundle
Monthly Charges
09.08-10.07 Business Fiber Internet 1 Gig \$94.99
Valued Customer Fiber 2 Gig Upgrade \$0.00
1 Usable Static IP Address \$25.00
(3) Frontier Business Voice \$89.97
Bundle Total \$209.96

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$512.96 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Other Charges
Monthly Charges
09.08-10.07 Printed Bill Fee \$4.50
Frontier Provided 4port ATA \$0.00
Other Charges Total \$4.50

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

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

Taxes and Fees
Federal USF Recovery Charge \$21.03
Federal Taxes \$21.03
City Communications Services Tax \$7.02
FL State Communications Services Tax \$5.43
FL State Gross Receipts Tax \$2.61
(3) Sarasota Co VOIP 911 Surcharge \$1.20
(3) FL Telecommunications Relay Service \$0.24
FL State Gross Receipts Tax \$0.15
State Taxes \$16.65
Taxes and Fees Total \$37.68

Total current month charges \$261.14





LAKESIDE PLANTATION CDD Account Number:

Billing Date:
Sep 08, 2025

PIN:

Billing Period:
Sep 08 - Oct 07, 2025

Account Activity

9414235500

Qty	Description	Order number	Effective date	Charge
1	Late Payment Fee		2025-09-08	\$9.00
Total				\$9.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
941-423-5500	113	193	\$0.00
Total	113	193	\$0.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
Intra-Lata	8	10	\$0.00
Interstate	23	139	\$0.00
Intrastate	82	43	\$0.00
Total	113	193	\$0.00





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
	18-29	08/26/2025	09/16/2025

Total Current Charges	\$420.48
Balance Forward	\$0.00
Total Amount Due	\$420.48



LAKESIDE PLANTATION COMM DEV
 4530 EAGLE FALLS PL
 TAMPA FL 33619-9611

000043123000156052000000420481

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	08/26/2025	09/16/2025

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

Rate Class: COMMERCIAL

Last payment amount/date: \$201.80 08/18/2025

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
07/16/2025 - 08/18/2025	33.0	15464397	1.0000	TGAL	41.00	24.00	17.00
Previous year Usage						08/24	-6.00

Service	Consumption	Charge	Total
WA Base facility chg		\$64.07	
WA Usage block 1	10.00	\$58.70	
WA Usage block 2	7.00	\$61.53	
TOTAL WATER			\$184.30
SE Base facility chg		\$95.25	
SE Consumption	17.00	\$140.93	
TOTAL SEWER			\$236.18
Total Current Charges			\$420.48
Balance Forward			\$0.00
Total Amount Due			\$420.48



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
	18-29	08/26/2025	09/16/2025

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



LAKESIDE PLANTATION COMM DEV
 4530 EAGLE FALLS PL
 TAMPA FL 33619-9611

00004312300015465800000027518

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	08/26/2025	09/16/2025

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

Rate Class: COMMERCIAL

Last payment amount/date: \$27.51 08/18/2025

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
07/16/2025 - 08/18/2025	33.0	36607560	1.0000	TGAL	1695.00	1695.00	0.00
Previous year Usage						08/24	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
	18-29	08/26/2025	09/16/2025

Total Current Charges	\$142.59
Balance Forward	\$0.00
Total Amount Due	\$142.59



LAKESIDE PLANTATION COMM DEV
 4530 EAGLE FALLS PL
 TAMPA FL 33619-9611

000043123000154656000000142594

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
	18-29	08/26/2025	09/16/2025

Last Bill Amount	\$160.20
Payments	-\$160.20
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$160.20 08/18/2025

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
07/16/2025 - 08/18/2025	33.0	80005382	1.0000	TGAL	40.00	37.00	3.00
Previous year Usage						08/24	3.00

Service	Consumption	Charge	Total
WA Base facility chg		\$124.98	
WA Usage block 1	3.00	\$17.61	
TOTAL WATER			\$142.59

Total Current Charges	\$142.59
Balance Forward	\$0.00
Total Amount Due	\$142.59

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/22/25	00082	8/25/25	1490	202509	600	53800	61000		VIKING ELECTRIC	*	7,142.15	7,142.15	000187
ENTR EQUIP REBUILD PROJEC													
9/29/25	00078	9/18/25	51710000	202509	600	53800	61000		AZTEC PLUMBING & DRAINS	*	5,190.00	5,190.00	000188
STORMDRAIN SYSTEM INSTALL													
TOTAL FOR BANK C											12,332.15		
TOTAL FOR REGISTER											12,332.15		



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 33966
 (239) 542-BATH
 www.aztecplumbing.net
 CFC 1427446

Invoice 517100008
Invoice Date 9/18/2025
Completed Date
Technicians Hayron Alfonso
 Lionis Rivera
Customer PO
Payment Term Collect at Time of
 Service

Billing Address

LAKESIDE COMMUNITY OF PLANTATION
 2800 Plantation Boulevard
 North Port, FL 34289 USA

Job Address

LAKESIDE COMMUNITY OF PLANTATION
 2800 Plantation Boulevard
 North Port, FL 34289 USA

Description of work

Proposal to complete the following work at lakeside community club house courts.

TENNIS COURTS

Install 3 Stormwater 18"x14" catch basins along the back side of tennis courts
 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 each ditch and compact dirt to existing ground level
 Aztec will install 2ft perimeter of rock around each basin to prevent debris from entering drains

PICKLEBALL COURT

Remove existing catch basin and piping
 Install 1 stormwater 18'x14' 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 the basin to prevent debris from entering drain
 All material installed by Aztec shall have 1 year parts and labor warranty

50% DOWNPAYMENT - 2595

REMAINING BALLNCE DUE WHEN JOB IS COMPLETE-2595

Task #	Description	Quantity	Price	Total
MISC1	Install stormdrain systems per bid	1.00	\$5,190.00	\$5,190.00
Potential Savings				\$0.00
Sub-Total				\$5,190.00
Total Due				\$5,190.00
Payment				\$0.00
Balance Due				\$5,190.00

The Aztec Promise
 We're Prompt.
 We're Polite.
 We're Professional.

I, the undersigned, acknowledge that the work I have agreed to have Aztec Plumbing & Drains complete has been explained to my satisfaction and that the price was given to me before the work began. I am aware that upon completion of the work I am responsible for full payment of the agreed upon price by Cash, Check, Visa, MasterCard, Discover American Express or a provided financing

DEBIT CARD RECONCILIATION

Sep-25

Amount	Vendor	GL Code
\$ 1,056.56	MRT Lawn and Garden	001.320.53800.46500
\$ 212.69	MRT Lawn and Garden	001.320.53800.46500
\$ 106.42	Publix	001.330.53800.12000
\$ 51.18	Sams Club	001.330.53800.48000
\$ 25.49	Amazon	001.330.53800.48000
\$ 239.88	Hobby Lobby	001.330.53800.48000
\$ 299.00	Mindbody	001.330.53800.48100
\$ 99.00	Constant Contact	001.330.53800.48100
\$ 13.54	Spotify	001.330.53800.48100
\$ 89.25	Culligan Water	001.330.53800.48101
\$ 120.00	Canva	001.330.53800.48101
\$ 28.79	Sams Club	001.330.53800.48101
\$ 38.97	Amazon	001.330.53800.48101
\$ 22.09	Amazon	001.330.53800.48101
\$ 8.56	Dollar Tree	001.330.53800.48101
\$ 150.00	Viking Electric	001.330.53800.48102
\$ 1,547.00	1-800-GOT-JUNK	001.330.53800.48102
\$ 16.01	Home Depot	001.330.53800.48102
\$ 115.35	Amazon	001.330.53800.48900
\$ 47.89	Amazon	001.330.53800.48900
\$ 22.99	Amazon	001.330.53800.48900
\$ 35.90	Amazon	001.330.53800.48900
\$ 103.06	Amazon	001.330.53800.48900
\$ (47.89)	Amazon	001.330.53800.48900
\$ 19.99	Amazon	001.330.53800.51000
\$ 42.84	Amazon	001.330.53800.51000
\$ 108.87	Amazon	001.330.53800.51000
\$ 148.66	Amazon	001.330.53800.51000
\$ 59.96	Amazon	001.330.53800.51000
\$ (67.96)	Amazon	001.330.53800.51000
\$ 10.75	Amazon	001.330.53800.52000
\$ 39.89	Amazon	001.330.53800.52000
\$ 659.02	Fromuth Tennis	001.330.53800.52100
\$ -		
<u>\$ 5,423.75</u>		



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

Club:223 Reg:65 Trans:6559
Cashier:452135 08/19/25 03:47pm

*** MEMBERSHIP ID. *****4722 ***
*** MEMBERSHIP EXPIRES ON 08/26 ***

LAKESIDE PLANTATION COMMUNITY
4530 EAGLE FALLS PL
TAMPA, FL 33619
E 0085801261134 FL 06/30/29
99915 MEMBERSHIP 15.00 N
98135 MEMBERSHIP 35.00 N
**** SUBTOTAL 50.00
**** TOTAL 50.00

C.C.
Arch Amenities
Membership ran out.
This was to start
our new membership
310-51300-54000
Licences & fees.

*****0709 ENTRY: C
Purchase 00 APPROVED
AUTH 060247
TERMINAL NUMBER 78073022365
08/19/25 03:48pm 223 65 6559 452135
US DEBIT
AID: A0000000980840

Visa 50.00
CHANGE 0.00

TOTAL ITEMS= 2

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Scan items, clip coupons & pay
with the BJ's app.



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0819223656559



amazon.com

Final Details for Order #113-0596138-3104241

Paid on Aug 29/2025 \$115.35

Order Placed: August 22, 2025

Amazon.com order number: 113-0596138-3104241

Order Total: \$151.25

Shipped on August 22, 2025

Items Ordered	Price
1 of: <i>Urinal Screen Deodorizer(50 pack), Anti-Splash Urinal Screens Cakes with Long-Lasting Fragrance for Men Toilet Bathroom</i> Airport Office Mall Hotel (25 Blue, 25 Orange) Sold by: DINGHAO666 (seller profile) Condition: New	\$48.99
<i>Urinal Deodorizer</i>	
<i>330-53800-48900</i>	
<i>Janitorial Supplies</i>	
1 of: <i>Amazon Basics 13 Gallon Tall Kitchen Drawstring Trash Bags, Unscented, 10% Post Consumer Recycled, 200 Count</i> Sold by: Amazon.com Condition: New	\$19.37
<i>Trash bags</i>	
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Item(s) Subtotal: \$68.36 Shipping & Handling: \$0.00 ----- Total before tax: \$68.36 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$68.36 -----

Shipped on August 22, 2025

Items Ordered	Price
1 of: <i>Reli. 30-33 Gallon Trash Bags Heavy Duty 250 Count Bulk Black Large Trash Bags 30+, 32 Gallon Made in USA</i> Sold by: Reli. (seller profile) Business Price Condition: New	\$46.99
<i>Trash bags</i>	
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Item(s) Subtotal: \$46.99 Shipping & Handling: \$0.00 ----- Total before tax: \$46.99 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$46.99 -----

~~\$115.35~~

Shipped on September 16, 2025

Items Ordered	Price
2 of: <i>Microban 24 Hour Multi-Purpose Cleaner & Disinfectant Spray, Fresh Scent, 32 Fl oz</i>	\$17.95

Paid on ⁵⁷ Sept. 16/2025



Sold by: Busy B Products LLC (seller profile)
Condition: New

Multipurpose cleaner

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

330-53800-48900
Janitorial Supplies

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	\$35.90
Shipping & Handling:	\$0.00

Total before tax:	\$35.90
Sales Tax:	\$0.00

Total for This Shipment:	\$35.90

Payment information

Payment Method:
Visa | Last digits: 0709

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

Item(s) Subtotal:	\$151.25
Shipping & Handling:	\$0.00

Total before tax:	\$151.25
Estimated Tax:	\$0.00

Grand Total:	\$151.25

Credit Card transactions

Visa ending in 0709: September 16, 2025: \$35.90
Visa ending in 0709: August 29, 2025: \$115.35

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



Details for Order #113-3455496-8544246

Order Placed: September 2, 2025
Amazon.com order number: 113-3455496-8544246
Order Total: \$42.84

3

Not Yet Shipped	
Items Ordered 1 of: Taylor K-1005 DPD, 9-in-1 Pool Test Kit for Test Kit for Free & Total Chlorine, Bromine, pH, Acid & Base Demand, Total Alkalinity, Calcium Hardness, Cyanuric Acid Made in The USA Sold by: Dealsupply (seller profile) Condition: New	Price \$45.10
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
Shipping Speed: FREE Prime Delivery	

*Pool test Kit per Mike Mustard
 330-53800-57000
 Pool Maintenance*

Payment information	
Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$45.10 Shipping & Handling: \$0.00 Promotion applied: -\$2.26 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$42.84 Estimated Tax: \$0.00 -----
	Grand Total: \$42.84

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



amazon.com

Details for Order #113-8210428-9701838

Order Placed: September 2, 2025

Amazon.com order number: 113-8210428-9701838

Order Total: \$30.74

Not Yet Shipped	
Items Ordered 1 Of: PowerTye 1in x 4ft Lashing Strap with Cam Buckle and Protective Rubber Pad - Made in USA - 200 lb. Working Load Limit / 600 lb. Breaking Strength - Black - 2-Pack Sold by: POWERTYE MFG. (seller profile) Business Price Condition: New	Price \$10.75
1 Of: Bungee Cords with Hooks (10 Pack) Heavy Duty Outdoor Rubber Tarp Straps in 10", 15", 21", 31" Sizes, Crimped S Hooks for Cargo, Bikes, Camping Gear, Luggage - Max Stretch 1.5X, Load 180 lbs Sold by: Saber-toothed Tiger (seller profile) Business Price Condition: New	\$19.99
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	<i>Handwritten notes:</i> Coolers tennis 330-53800-52000 Courts Maint. pool 1.5ft covers 330-53800-51000 Pool Maintenance
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$30.74 Shipping & Handling: \$0.00
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$30.74 Estimated Tax: \$0.00
	Grand Total: \$30.74

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

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amazon.com

Paid on Sept. 5/25 Details for Order #113-1172164-6025017
Order Placed: September 2, 2025
Amazon.com order number: 113-1172164-6025017
Order Total: \$47.89

Not Yet Shipped	
Items Ordered 1 of: (6 Gallons) Ultra Germicidal Liquid Bleach - For Laundry, Disinfecting, Sanitizing, Deodorizing, Mold & Mildew Stain Remover - 1 Gallon Jugs Sold by: Bolty Inc (seller profile) Condition: New	Price \$47.89
<i>MAINTENANCE CLEANING SUPPLIES</i>	
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	<i>330-53800-48900 Janitorial Supplies</i>
Shipping Speed: Arranged Freight Delivery	

Payment information	
Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$47.89 Shipping & Handling: \$0.00
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$47.89 Estimated Tax: \$0.00
	Grand Total: \$47.89

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

amazon.com

Paid on Sept 5/25

Details for Order #114-9591509-4510606

*mop heads
maintenance*



Order Placed: September 4, 2025

Amazon.com order number: 114-9591509-4510606

Order Total: \$22.99

Not Yet Shipped

Items Ordered

Price

1 Of: 20oz mop Head Replacement, 3 Pack Heavy Duty Industrial Cotton Looped End String Cleaning Mop Head Refills, Used for Home

\$22.99

, Garage, Office and Kitchen, White mop Head Replacement

Sold by: kCarpoly (seller profile)

Condition: New

*330-53800-48900
Janitorial Supplies*

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: \$22.99

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$22.99

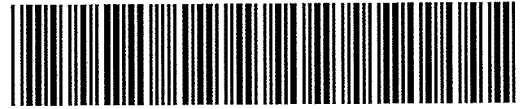
Estimated Tax: \$0.00

Grand Total: \$22.99

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



Sep 5, 2025
Order 10341121792



Shipping items(8)

HAROLD MYERS
2200 PLANTATION BLVD
NORTH PORT, FL 34289


*330 53800 48101
General Supplies
Kitchen*

Member's Mark Everyday 1-Ply White Napkins 4 pks., 300 napkins/pk.	Qty 1	\$12.84
Exact Index Cardstock, 8.5 x 11", 94 Bright, 110 lbs., 1 Ream (275 sheets)	Qty 1	\$13.48
Utz Pub Mix, 44 oz.	Qty 3	\$26.94
Chex Mix Traditional Savory Snack Mix, 40 oz.	Qty 1	\$7.98
Member's Mark Peanut Butter Filled Pretzels, 44 oz.	Qty 1	\$7.28
Werther's Original Individually Wrapped Harvest Caramel Assortment, 28 oz.	Qty 1	\$8.98

*Bingo
Events
Snacks
tickets*

Subtotal	<i>330-53800-48000</i>	\$77.50
Shipping	<i>Clubhouse activities</i>	Free
Sales tax		\$2.47
Total		\$79.97
<small>VISA *0709</small>		\$79.97

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

c.c.
ACE Hardware 

*** DUPLICATE RECEIPT ***
THANK YOU FOR SHOPPING AT
MRT PORT CHARLOTTE
2775 EL JOBEAN RD
PORT CHARLOTTE FL 33953
(941) 883-7117

30 DAY RETN ON ALL DRY GOODS
STORE CREDIT GIVEN AFTER 7 DAYS

09/09/25 11:51AM	373	SALE

113500	144 SA	6.99 SA N
1G NO WARRANTY		1006.56
NO WARRANTY ON 1G PLANTS		
1300	1 1-	50.00 1- *N
DELIVERY FEE		50.00

ALL DELIVERIES ARE BASED ON
DROPPING OFF IN DRIVEWAY ONLY.
PALLET WILL BE PLACED ON
DRIVEWAY ONLY. PALLET DISPOSAL
IS RESPONSIBILITY OF CUSTOMER.
MINOR SCRATCHES TO DRIVEWAY ARE
POSSIBLE. MRT WILL NOT BE HELD
LIABLE. CUSTOMER INITIALS

SUB-TOTAL:\$	1056.56	TAX: \$.00
		TOTAL: \$	1056.56
		BC AMT: \$	1056.56

BK CARD#: XXXXXXXXXXXXX0709
MID:*****7883 TID:***2110
AUTH: 098282 AMT: \$ 1056.56
Host reference #:00000000 Bat#000
MANUAL
CARD TYPE:VISA EXPR: XXXX

Total Items:145



320-53800-46500
Landscape Maintenance

==>> JRNL# G80360
CUST NO: *99026
ACE REWARDS ID # 1982305352

Acct: LAKESIDE PLANTATION CDD
Customer Copy

*** DUPLICATE RECEIPT ***

PLANTS MAY BE EXCHANGED WITH IN30 DAYS
LIMITED WARRANTY--ANNUALS EXCL



Harold Myers(LSP) <lakesideplantationamenitymanager@gms-tampa.com>

MRT Receipt

1 message

Justin Taylor <justin@mrtcompanies.com>

Tue, Sep 9, 2025 at 12:04 PM

To: "lakesideplantationamenitymanager@gms-tampa.com" <lakesideplantationamenitymanager@gms-tampa.com>

Here is the receipt, thank you for your understanding!

Justin

--


Justin Taylor

MRT ACE South Venice
ACE Hardware Store #17098
(941) 493-1293
5175 Englewood Rd
Venice, FL 34293

MRT ACE Port Charlotte
ACE Hardware Store #17431
(941) 883-7117
2775 El Jobean Rd
Port Charlotte, FL 33953

MRT North Venice
(coming late 2025)
385 US 41 Bypass N.
Venice, FL 34285

www.mrtlawnandgarden.com
www.facebook.com/MrtLawnGardenCenter

 **G80360.pdf**
65K

Credit Card

*** DUPLICATE RECEIPT ***
THANK YOU FOR SHOPPING AT
MRT PORT CHARLOTTE
2775 EL JOBEAN RD
PORT CHARLOTTE FL 33953
(941) 883-7117

30 DAY RETN ON ALL DRY GOODS
STORE CREDIT GIVEN AFTER 7 DAYS

09/09/25 10:25AM	331	SALE

113500	24 SA	6.99 SA
1G NO WARRANTY		167.76
NO WARRANTY ON 1G PLANTS		
113500	24 SA	6.99 SA
1G NO WARRANTY		167.76
NO WARRANTY ON 1G PLANTS		
113500	24 SA	6.99 SA
1G NO WARRANTY		167.76
NO WARRANTY ON 1G PLANTS		
113500	24 SA	6.99 SA
1G NO WARRANTY		167.76
NO WARRANTY ON 1G PLANTS		
113500	36 SA	6.99 SA
1G NO WARRANTY		251.64
NO WARRANTY ON 1G PLANTS		
113500	12 SA	6.99 SA
1G NO WARRANTY		83.88
NO WARRANTY ON 1G PLANTS		
1300	1 1-	50.00 1- *N
DELIVERY FEE		50.00

ALL DELIVERIES ARE BASED ON
DROPPING OFF IN DRIVEWAY ONLY.
PALLET WILL BE PLACED ON
DRIVEWAY ONLY. PALLET DISPOSAL
IS RESPONSIBILITY OF CUSTOMER.
MINOR SCRATCHES TO DRIVEWAY ARE
POSSIBLE. MRT WILL NOT BE HELD
LIABLE. CUSTOMER INITIALS

SUB-TOTAL:\$	1056.56	TAX: \$	65.53
DISCOUNT:	-70.46	TOTAL: \$	1051.63
CHARGE AMT:	1051.63		

Total Items:145

FOR OFFICE USE ONLY

2
66

MRT ACE

Σ

Lawn & Garden Center

DELIVERY FORM

Please contact the MRT Landscape Department for scheduling questions.

(941) 883-7273 Delivery@MRTCompanies.com

The Landscape Department is open
Monday - Thursday 8am to 4pm
Friday 8am to Noon

*clubhouse
house
small
plantat*

DATE: 9/9/25
CASHIER NAME: Stormy
SALES ASSOCIATE NAME: Stormy
SALES RECEIPT NUMBER: 980323

CUSTOMER NAME: Harald Myers
DELIVERY ADDRESS: 2800 plantation Blvd
GATE CODE: n/a North port 34289
PHONE: 443-786 ALT PHONE: _____
EMAIL ADDRESS: 2829

- COMPLETION OF UNDERGROUND UTILITY LOCATIONS CAN TAKE UP TO 5 WORKING DAYS OR LONGER. ONCE MRT IS NOTIFIED OF CLEAR LOCATES, YOU WILL BE CONTACTED FOR INSTALLATION. *ENTIRE PROPERTY WILL BE MARKED*
- FLAG THE LOCATION OF PLANTING: FRONT BACK LEFT SIDE RIGHT SIDE
- TREE STAKING \$50.00 ADDITIONAL YES NO [IF TREE BRACING IS DECLINED, MRT WILL NOT BE RESPONSIBLE IF TREE(S) BLOW OVER]
PALM BRACING \$75.00 ADDITIONAL YES NO
- REMOVAL OF PLANTS/TREES REQUIRES AN EMAIL WITH PHOTOS OF ITEMS FOR REMOVAL TO DELIVERY@MRTCOMPANIES.COM. REMOVAL WILL BE QUOTED AND BILLED SEPARATELY. ADDITIONAL CHARGES WILL APPLY. **REMOVAL (YES / NO) CIRCLE & INITIAL CUSTOMERS INITIALS:** _____
- MULCH DELIVERIES ARE FRONT YARD OR DRIVEWAY ONLY
- DELIVERIES ARE SCHEDULED AS THEY ARE RECEIVED. APPOINTMENTS FOR PLANT AND TREE INSTALLATION DELIVERIES TAKEN ON THE WEEKEND ARE MADE THE MONDAY FOLLOWING THE PURCHASE. PLEASE ALLOW FOR A TWO (2) HOUR WINDOW FOR DELIVERY ONCE DELIVERY APPOINTMENT HAS BEEN MADE. PLEASE CALL THE OFFICE FOR QUESTIONS (941) 883-7273.
- SPECIAL INSTRUCTIONS: del only: 24 lantana, 24 liriope, 24 blue myrtil, 24 coriopsis, 30 penta, 12 fox tail fern.
- PLANTING GUIDE AND WATERING INSTRUCTIONS ARE AVAILABLE UPON REQUEST.

PLANT / TREE INSTALLATION	MULCH DELIVERY
<ul style="list-style-type: none"> - CUSTOMER TO PLACE WHITE FLAG WHERE TREE GOES. - LOCATES CAN TAKE UP TO 5 BUSINESS DAYS. - UNFORSEEN OBSTACLES WILL BE BILLED AT INSTALLER DISCRETION. - CUSTOMER IS RESPONSIBLE FOR WATERING TREE(S)/PLANT(S). - PURCHASES ARE NON REFUNDABLE ONCE TREE IS PLANTED. - CANCELLATION PRIOR TO INSTALL SUBJECT TO 5% CREDIT CARD FEE. 	<ul style="list-style-type: none"> - MULCH BAGS AND PALLET'S WILL BE PLACED ON DRIVEWAY ONLY. - CUSTOMER IS RESPONSIBLE FOR PALLET DISPOSAL - MINOR SCATCHES TO DRIVEWAY ARE POSSIBLE - MRT WILL NOT BE HELD LIABLE FOR ANY DAMAGE
<p>MRT WILL NOT BE LIABLE FOR DAMAGE TO ANY UNDERGROUND PIPES, WIRES, CABLES, GAS LINES, SEWER LINES OR ANYTHING ELSE THAT MAY BE DAMAGED WHILE WORK IS BEING PERFORMED.</p>	
<p>CUSTOMERS INITIALS: <u>ADM</u></p>	

Customer Signature: Harald Myers

JOB COMPLETED BY: _____
EMPLOYEE NAME
DATE COMPLETED: _____

White - Store Yellow - Delivery Pink - Customer
(Attach Register Receipt Copies to all three colors. Also attach loading ticket to Delivery Copy)



Payment receipt

You paid \$150.00

to Viking Electric on 9/9/2025

Invoice no.	1502
Invoice amount	\$150.00
Total	\$150.00
Status	Paid
Payment method	Credit Card
Authorization ID	MQ0288045220

Thank you



Viking Electric

+12393008318

vikingelectricswfl@gmail.com

11339 Third Ave, Punta Gorda, FL 33955

*paid on CC,
320-53800-43200
Electric - Pool.*

No additional transfer fees or taxes apply.

Intuit Payments Inc (IPI) processes payments as an agent of the business. Payments processed by IPI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS #1098819, <https://www.intuit.com/legal/licenses/payment-licenses>). IPI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.



Details for Order #114-9494648-0951455

Order Placed: September 10, 2025
Amazon.com order number: 114-9494648-0951455
Order Total: \$25.49

Not Yet Shipped	
Items Ordered	Price
1 of: Amazon Basics 24-Pack D Cell Alkaline All-Purpose Batteries, 1.5 Volt, 5-Year Shelf Life Sold by: Amazon.com Condition: New	\$25.49
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: \$25.49 Shipping & Handling: \$0.00
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	----- Total before tax: \$25.49 Estimated Tax: \$0.00 ----- Grand Total: \$25.49

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

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Batteries for pool fitness
Boom Box
330-53800-48000
Clubhouse Activities

330-53800-48000
Activities

Christmas Tree
And Deco
for Multi
purpose Room

[Handwritten signature]

Credit Card *[Handwritten signature]*

HOBBY LOBBY

Super Savings, Super Selection!

18559 Tamiami Trail

North Port, FL 34287
(941) 426-8400

S-513 R-2 T-1112 MARIE N	SALE
104000000 Christmas	149.
Christmas 50% (\$299.98 - \$149.99)	
104000000 Christmas	17.
Christmas 50% (\$11.99 - \$6.00)	
3 @ 5.99 each	
104000000 Christmas	35.
Christmas 50% (\$17.99 - \$9.00)	
4 @ 8.99 each	
104000000 Christmas	35.
Christmas 50% (\$17.99 - \$9.00)	
4 @ 8.99 each	

SUBTOTAL	239.8
TAX TOTAL	0.0
TOTAL	239.8

VISA 239.8

ACCOUNT #: *****0709

AUTH#: 056440

ACCT: VISA INSERTED

US DEBIT

CARD # *****0709 EXP **/**

REF # AUTH # RESP 00

103609121042 056440 ISO 00

AID: A0000000980840

TSI: 6800 ARC: CUR:0840

TVR: 8000088000

APP: US DEBIT

IAD: 06011203A08000

CHANGE DUE 0.0

TAX EXEMPT CUSTOMER

Number of Items Purchased: 12

Total Savings: 239.99

THANK YOU
PLEASE COME AGAIN

Visit our website at www.hobbylobby.com



09/12/25 10:33 AM

RETURN POLICY

Hobby Lobby values customer satisfaction,
with or without the receipt.

WITH ORIGINAL SALES RECEIPT:

Within 90 days of purchase, we will gladly exchange the merchandise, give a store credit, or issue a refund based on the original method of payment. There will be a wait of 10 calendar days on check purchases, or merchandise credit can be issued.*

WITHOUT ORIGINAL SALES RECEIPT:

You may exchange the merchandise or be issued a merchandise credit based on the lowest selling price in the last 60 days.

Paid on Sept. 17/25

70



Amazon

Order Summary

Order placed September 15, 2025 Order # 114-5012182-5744262

Ship to

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

Payment method

Visa ending in 0709

[View related transactions](#)

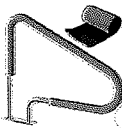
Order Summary

Item(s) Subtotal:	\$147.84
Shipping & Handling:	\$0.00
Total before tax:	\$147.84
Estimated tax to be collected:	\$0.00
Grand Total:	\$147.84

Placed by

Lakeside Plantation

Arriving Wednesday



HOXHA 6 Feet Swimming Pool Handrail Cover Anti-Slip Railing Handle Cover Grip Sleeve with Zippers Swimming Pool Accessories for Pool Hot Tub Ladder Railing

Sold by: HOXHA LLC

Supplied by: Other

\$8.54

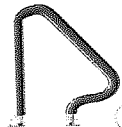


NOVELTY GIFTS1 9 Inch Large Glitter Poinsettia Christmas Tree Ornaments Wedding Artificial Flowers Decorations Pack of 12 (Blue)

Sold by: KEPATO

Supplied by: Other

\$14.99



Frantie Swimming Pool Handrail Cover, 6 Feet Zipper Slip Resistant Rail Grip for Swimming Pool Hand Railing Cover

Sold by: frantie

Supplied by: Other

\$16.99

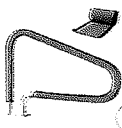


Boao 24 Pcs Christmas Glitter Poinsettia Artificial Flowers Christmas Tree Ornaments with Clips for Xmas Wreath Centerpieces Wedding Party Floral Decorations Multisize 3/4/6 Inch(Blue)

Sold by: BoaoNetwork

Supplied by: Other

\$11.99



Pool Handrail Cover, 6 Feet Swimming Pool Hand Railing Covers with Zipper Non Slip Anti-Scald Safety Rail Grip Handles Sleeve for Swimming Pools Inground Ladder Hand Rail Grips-Blue

Sold by: AHIW

Supplied by: Other

\$16.14



Winlyn 20 Pcs Blue Glitter Bay Leaf Sprays Artificial Christmas Tree Picks Sprays 12.7" Tall for Blue Christmas Tree Wreath Swag Vase Floral Arrangement Winter Wedding Bouquet Centerpiece Decoration

Sold by: Winlyn

Supplied by: Other

\$11.99

*330-53800-51000
Pool Maint.*

*330-53800-48101
General Supplies*

*330-53800-51000
Pool Maint*

*330-53800-48101
General Supplies*

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- Sell on Amazon
- Fulfillment By Amazon
- Advertise on Amazon
- Amazon Global Selling

Business Solutions

- Amazon Business app
- Amazon Business Solutions
- Manage Suppliers
- Purchasing Systems

Business Settings

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

Buy For Your Business

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



71

1100 Rocky Drive, West Lawn PA, 19609
USA 1-800-523-8414

INVOICE



Original

Document Number: **388286** Document Date: **09/18/25** Page: **1/2**
Customer No.: **C0031770** Name - Business Partner: **Lakeside Plantation**

Your Reference: _____

Your Contact: **Diana Snyder**
610-894-7079
dianas@frommuthennis.com

Ship To.:
Lakeside Plantation CDD
Bob Carroll
2200 Plantation Blvd
North Port, FL, 34289-9472

FedEx Ground
Shipping Tracking #..: 393352770485

Bill To.:
Lakeside Plantation
Harold Myers
4530 Eagle Falls Place
NORTH PORT, FL, 33619

*Tennis Supplies
for Pro to
teach lessons.*

*330-53800-52100
Tennis programs*

Credit card

Terms.....: **Credit Card**
Payment Method...: **Credit Card**

Currency: **USD**

Description	Manufac	Quantity	Price	Total
Pro Penn Marathon Regular Duty Tennis Balls (Case 24x) Item Code: IPPRD-NA-OS	522102	2	98.70	197.40
"X-DUTY" TEACHING CART - 325 Balls Item Code: GHTCB-NA-OS	BHBG00	1	238.00	238.00
GAMMA Disc Cones (5x) (Assorted) Item Code: QGDC-MUL-OS	ADSC500	2	12.00	24.00
Tennis Tube Ball Retriever (21X) (Yellow) Item Code: GTEN-YEL-OS	TUB-21-Y	4	28.00	112.00

Invoice Subtotal: **USD 571.40**
 Shipping Expenses: **USD 87.62**
 Total Before Tax: **USD 659.02**
 Total Tax Amount: **USD 0.00**
Total Amount: USD 659.02



amazon.com

Details for Order #113-2013642-8654669

Order Placed: September 18, 2025
 Amazon.com order number: 113-2013642-8654669
 Order Total: \$103.06

Not Yet Shipped	
Items Ordered 1 Of: Georgia Pacific Hardwound Roll Paper Towel, Nonperforated, 7.87 x 1000 ft, Brown (6 Per Carton) - BMC-GEP 26480 Sold by: ShipCo-Mart (seller profile) Condition: New	Price \$103.06
<i>Clubhouse Paper towels</i> <i>330-53800-48900</i> <i>Janitorial Supplies</i>	
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
Shipping Speed: Two-Day Shipping	
Payment information	
Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$103.06 Shipping & Handling: \$0.00 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$103.06 Estimated Tax: \$0.00 -----
	Grand Total: \$103.06

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

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Details for Order #114-4381366-9148211

Order Placed: September 19, 2025
Amazon.com order number: 114-4381366-9148211
Order Total: \$22.09

Not Yet Shipped	
Items Ordered 1 of: Loddie Doddie Chalk Markers - 24-Pack, 6mm Reversible Bullet & Chisel Tip - Dust-Free, Erasable Liquid Chalk Markers - Versatile for Windows, Glass & Chalkboard Surfaces Sold by: Loddie Doddie (seller profile) Condition: New	Price \$22.09
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	<p style="font-size: 1.2em; font-family: cursive;">Markers for tennis in firmator Board</p> <p style="font-size: 1.2em; font-family: cursive;">330-53800-48101</p> <p style="font-size: 1.2em; font-family: cursive;">General Supplies</p>
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$22.09 Shipping & Handling: \$0.00 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$22.09 Estimated Tax: \$0.00 -----
	Grand Total: \$22.09

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



amazon.com

Paid on Sept 19/25

Details for Order #113-4104322-5312234

Order Placed: September 18, 2025

Amazon.com order number: 113-4104322-5312234

Order Total: \$148.66

Not Yet Shipped	
Items Ordered 5 Of: Pool Handrail Cover, 6 Feet Swimming Pool Hand Railing Covers with Zipper Non Slip Anti-Scald Safety Rail Grip Handles & leeve for Swimming Pools Inground Ladder Hand Rail Grips-Blue Sold by: AHIW (seller profile) Business Price Condition: New	Price \$16.14
4 Of: Frantie Swimming Pool Handrail Cover, 8 Feet Zipper Slip Resistant Rail Grip for Swimming Pool Hand Railing Cover Sold by: frantie (seller profile) Condition: New	\$16.99
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
Shipping Speed: FREE Prime Delivery	

Returned

Hand Rail covers for pool/hot tubs

*330-53800-51000
Pool Maintenance*

↑ pendant for return??

Payment information	
Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$148.66 Shipping & Handling: \$0.00
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$148.66 Estimated Tax: \$0.00 Grand Total: \$148.66

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

Your Account > Your Orders > Order Details

Order Details

Order placed September 18, 2025 Order # 113-4104322-5312234

[View invoice](#)

Ship to

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

Payment method

Visa Visa ending in 0709

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$148.66
Shipping & Handling:	\$0.00
Total before tax:	\$148.66
Estimated tax to be collected:	\$0.00
Grand Total:	\$148.66
Refund Total	\$67.96

Refund

Order method

Business

Refunded

Your return is in transit. Your refund has been issued.
When will I get my refund?



Frantie Swimming Pool Handrail Cover, 8 Feet Zipper Slip Resistant Rail Grip for Swimming Pool Hand Railing Cover
Sold by: frantie
\$16.99

[Buy it again](#)

[View your item](#)

[View return/refund status](#)

[Ask Product Question](#)

[Leave seller feedback](#)

[Write a product review](#)

[Print packing slip](#)

Delivered September 20

Your package was left near the front door or porch.



Pool Handrail Cover, 6 Feet Swimming Pool Hand Railing Covers with Zipper Non Slip Anti-Scald Safety Rail Grip Handles Sleeve for Swimming Pools Inground Ladder Hand Rail Grips-Blue

Sold by: AHIW
Return or replace items: Eligible through October 20, 2025
\$16.14

[Buy it again](#)

[View your item](#)

[Track package](#)

[Return or replace items](#)

[Share gift receipt](#)

[Ask Product Question](#)

[Leave seller feedback](#)

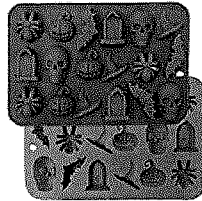
[Write a product review](#)

[Print packing slip](#)

Refunded

Pick up where you left off See more

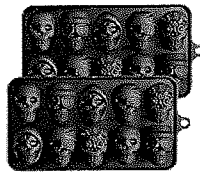
Page 1 of 9



Halloween Molds Silicone for Chocolate 2 Pack, 3D Halloween Chocolate...

1,179
3K+ viewed in past month
#1 Best Seller
-10% \$8⁹⁹
Typical: \$9⁹⁹

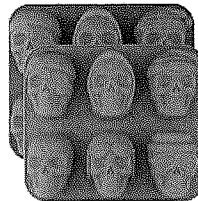
FREE Delivery
Thursday, Oct 2



JETKONG 10 Cavity Skull Chocolate Molds Silicone Skull Candy Mold for Jelly Crayon Resin, Pack of 2...

718
600+ viewed in past month
\$6⁹⁹

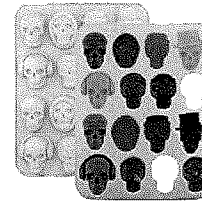
AM
Overnight by 11:00



HUAKENER 2 Pack Skull Cake Pan, 6 Cavity Skull Cake Molds, Silicone Skull Baking Pan for Mini...

357
2K+ viewed in past month
\$9⁹⁹ (\$5.00/count)

AM
Overnight by 11:00



2 Pcs Halloween Silicone Molds, 32 Cavity 3D Sk...

7
200+ viewed in past month
Save 11%

-11% \$7⁹⁹
Typical: \$8⁹⁹
Lowest price in 30 days

FREE One-Day Get it
Tomorrow, Oct 1

Recommended based on your shopping trends



Paid on Sept 22 125 Details for Order #114-9219436-7993007

Order Placed: September 19, 2025
Amazon.com order number: 114-9219436-7993007
Order Total: \$39.89

Not Yet Shipped	
Items Ordered	Price
1 of: TEAKMAMA Extra Large Wooden 40x22 Chalkboard, Double-Sided Sidewalk A Frame Chalkboard Sign, Sturdy Sandwich Board for R restaurant, Business or Wedding, Grey Sold by: SHIKAI Store (seller profile) Business Price Condition: New	\$39.89
<p><i>Information Board for tennis - replace destroyed one</i></p> <p><i>330-53800-52000 Courts Maint -</i></p>	
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
Shipping Speed: Standard Shipping	

Payment information	
Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$39.89 Shipping & Handling: \$0.00 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$39.89 Estimated Tax: \$0.00 ----- Grand Total: \$39.89

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

320-53800-4650
Landscape Maintenance Plants for
- other very front end etc

THANK YOU FOR SHOPPING AT
MRT PORT CHARLOTTE
2775 EL JOBEAN RD
PORT CHARLOTTE FL 33953
(941) 883-7117



30 DAY RETN ON ALL DRY GOODS
STORE CREDIT GIVEN AFTER 7 DAYS

09/23/25 11:37AM 331 SALE

113500 18 SA \$6.99 SA N
1G NO WARRANTY \$125.82
NO WARRANTY ON 1G PLANTS
113500 10 SA \$6.99 SA N
1G NO WARRANTY \$69.90
NO WARRANTY ON 1G PLANTS
129393 1 EA \$16.97 EA SN
BOGO IXORA MAUI RED 3G \$16.97
129393 1 EA .00 EA SN
BOGO IXORA MAUI RED 3G \$N/C
Regular Price: 16.97
BOGO 3 GALLON PLANTS NO WARRANTY

SUB-TOTAL:\$ 212.69 TAX: \$.00
TOTAL: \$ 212.69
BC AMT: \$ 212.69

BK CARD#: XXXXXXXXXXXX0709
MID:*****7883 TID:***2110
AUTH: 011228 AMT: \$ 212.69
Host reference #:684107 Bat#

Authorizing Network: VISA

Chip Read
CARD TYPE:VISA EXPR: XXXX
AID : A0000000031010
TVR : 8080008000
IAD : 06011203608000
TSI : 6800
ARC : 00
MODE : Issuer
CVM :
Name : VISA DEBIT
ATC :00AB
AC : BE88350C9BC89390
TxnID/ValCode: 305251

Bank card USD\$ 212.69

Total Items:30



==>> JRNL# 684107
CUST NO: *99026

THANK YOU HAROLD MYERS III
FOR YOUR PATRONAGE



Details for Order #114-1728872-3041819

paid on Sept. 23/2025

Order Placed: September 22, 2025

Amazon.com order number: 114-1728872-3041819

Order Total: \$59.96

Not Yet Shipped	
Items Ordered	Price
4 of: 8 Foot Zippered Pool Railing Covers-Pool Railing Covers-Zippered Swimming Pool Handrail Covers for Inground Swimming Pool 1 Ladder Handles (8 Feet) Sold by: MOONOOM (seller profile) Condition: New	\$14.99
<i>8 foot Rail covers</i>	
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	<i>330-53800-51000 Pool Maintenance</i>
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$59.96 Shipping & Handling: \$0.00 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$59.96 Estimated Tax: \$0.00 ----- Grand Total: \$59.96

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

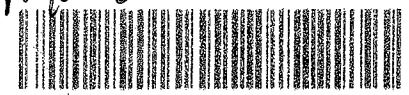
330-53800-12000
79
Personnel

Monthly Birthday Party
Publix

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

Employee *Lincoln*
941-240-5023

*Green
Self
26*



1180 900 079 476

RW CREAM X CREAMY	3.99	F
GW KETCHUP	2.59	F
You Saved	0.40	
PUB AS ICE CREAM	6.59	F
KENS RANCH	5.79	F
KENS RANCH	5.79	F
Promotion	-5.79	F
CHK TEN BOX M HOT	53.99	T
POTATO WEDGES	27.75	T
Order Total	100.70	
Sales Tax	5.72	
Grand Total	106.42	
Credit	Payment	106.42
Change	0.00	

Savings Summary

Special Price Savings	6.19

* Your Savings at Publix *	
* 6.19 *	

Receipt ID: 1180 900 079 476

PRESTO!
Trace #: 075614
Reference #: 1043639695
Acct #: XXXXXXXXXXXX0709
Purchase VISA
Amount: \$106.42
Auth #: 084335

CREDIT CARD	PURCHASE
A0000000980640	US DEBIT
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Kathy L.

09/25/2025 11:48 S1180 R107 9476 C0256

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.



DOLLAR TREE

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

(941) 257-3628

DESCRIPTION	QTY	PRICE	TOTAL
BAGGED ICE 10LB	1	2.00	2.00T
BAGGED ICE 10LB	1	2.00	2.00T
BAGGED ICE 10LB	1	2.00	2.00T
BAGGED ICE 10LB	1	2.00	2.00T

Sub Total
SALES TAX \$8.00
Total \$0.56
US DEBIT \$8.56
*****0709 Approved

Purchase Chip
Auth/Trace Number: 013211/039284
Chip Card AID: A0000000980840

NOW SHOP ON-LINE AT DOLLARTREE.COM
Please provide your feedback at
www.dollartreefeedback.com

8094 07947 03 031-26391650 9/27/25 9:09
Sales Associate:donna

330-53800-48101
General Supplies - Ice

SECTION V

Subsection C

Lakeside Plantation
Community Development District

Unaudited Financial Reporting
September 30, 2025



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

Lakeside Plantation
Community Development District
Combined Balance Sheet
September 30, 2025

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 100,757	\$ -	\$ -	\$ 100,757
Debit Card Account	2,142	-	-	2,142
Money Market Account	40,487	-	-	40,487
Capital Reserve Account	-	334,047	-	334,047
Due from General Fund	-	-	95	95
Due from Capital Reserve	11,304	-	-	11,304
Due from Other	-	-	-	-
Prepaid Expenses	50,215	-	-	50,215
Deposits	14,736	-	-	14,736
Investments:				
State Board of Administration Series 1999	126,372	264,199	-	390,571
Reserve	-	-	87,110	87,110
Revenue	-	-	54,465	54,465
Prepayment	-	-	4,089	4,089
Total Assets	\$ 346,013	\$ 598,246	\$ 145,759	\$ 1,090,018
Liabilities:				
Accounts Payable	\$ 20,371	\$ -	\$ -	\$ 20,371
Accrued Expenses	-	-	-	-
Due to General Fund	-	11,304	-	11,304
Due to Debt Service	95	-	-	95
Total Liabilities	\$ 20,466	\$ 11,304	\$ -	\$ 31,769
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 50,215	\$ -	\$ -	\$ 50,215
Deposits	14,736	-	-	14,736
Restricted for:				
Debt Service - Series 1999	-	-	145,759	145,759
Assigned for:				
Capital Reserves	-	586,943	-	586,943
Unassigned	260,596	-	-	260,596
Total Fund Balances	\$ 325,547	\$ 586,943	\$ 145,759	\$ 1,058,249
Total Liabilities & Fund Balance	\$ 346,013	\$ 598,246	\$ 145,759	\$ 1,090,018

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Lakeside Plantation
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues:				
Assessments- Tax Roll	\$ 1,199,840	\$ 1,199,840	\$ 1,188,250	\$ (11,590)
Tennis Club	20,000	20,000	21,952	1,952
Activities	10,000	10,000	9,035	(965)
Clubhouse Rentals	5,000	5,000	12,242	7,242
Miscellaneous	1,500	1,500	5,870	4,370
Interest Earnings	50	50	11,445	11,395
Insurance Proceeds	-	-	-	-
Total Revenues	\$ 1,236,390	\$ 1,236,390	\$ 1,248,795	\$ 12,405
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 8,200	\$ 3,800
District Manager	52,000	52,000	52,000	0.01
District Counsel	36,000	36,000	23,101	12,899
District Engineer	10,000	10,000	7,343	2,658
Disclosure Report	1,000	1,000	1,000	0
Assessment Roll	2,500	2,500	2,500	-
Trustee Fees	4,771	4,771	3,816	954
Audit Fees	4,200	4,200	4,200	-
Postage, Phone, Faxes, Copies	1,500	1,500	2,760	(1,260)
General Liability Insurance	8,289	8,289	5,293	2,996
Legal Advertising	2,000	2,000	628	1,372
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	3,000	3,000	3,195	(195)
Property Insurance	37,331	37,331	35,778	1,553
Information Technology	1,391	1,391	1,391	(1)
Website Administration	890	890	890	(0)
Website Hosting	480	480	1,560	(1,080)
Total General & Administrative	\$ 177,526	\$ 177,526	\$ 153,830	\$ 23,696
<u>Operations & Maintenance</u>				
Field Expenditures				
Common Area Renewal & Maintenance	\$ 10,000	\$ 10,000	\$ 4,768	\$ 5,232
Street Light/Decorative Light	1,000	1,000	3,709	(2,709)
Landscape Maintenance - Contract	154,040	154,040	146,516	7,524
Landscape Maintenance - Other	10,000	10,000	27,730	(17,730)
Lake Maintenance	15,588	15,588	15,848	(260)
Electric Utility Services - Entrance Feature	7,500	7,500	1,819	5,681
Water Utility Services - Entrance Feature	3,000	3,000	353	2,647
Repairs & Maintenance - Entrance Feature	5,000	5,000	3,961	1,039
Hurricane Expenses	-	-	11,044	(11,044)
Subtotal Field Expenditures	\$ 206,128	\$ 206,128	\$ 215,746	\$ (9,618)

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Lakeside Plantation
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Amenity Expenditures				
Personnel Services (Management Contract)	\$ 210,000	\$ 210,000	\$ 296,047	\$ (86,047)
Activities	22,000	22,000	16,375	5,625
License/Fees	2,000	2,000	7,517	(5,517)
General Supplies	10,000	10,000	8,747	1,253
Maintenance	15,000	15,000	22,262	(7,262)
Office Supplies	3,500	3,500	2,429	1,071
Clubhouse Furniture	-	-	4,052	(4,052)
Security	7,760	7,760	16,494	(8,734)
AED	500	500	394	106
Telephone & Internet Services	6,000	6,000	5,370	630
Janitorial Supplies	2,500	2,500	2,312	188
Electric Utility Services - Clubhouse	14,000	14,000	9,279	4,721
Gas Utility	250	250	-	250
Garbage Collection	2,300	2,300	2,744	(444)
Water Utility Services - Clubhouse	6,000	6,000	3,179	2,822
Electric Utility Services - Tennis Courts/Pool	20,000	20,000	14,683	5,317
Pool Cleaning	22,800	22,800	22,096	704
Pool Maintenance - Other	10,000	10,000	9,584	416
Pool Furniture	-	-	2,550	(2,550)
Tennis Courts - Maintenance	5,000	5,000	5,612	(612)
Water Utility Services - Tennis Courts/Pool	7,500	7,500	2,109	5,391
Subtotal Amenity Expenditures	\$ 367,110	\$ 367,110	\$ 453,834	\$ (86,724)
Total Operations & Maintenance	\$ 573,238	\$ 573,238	\$ 669,580	\$ (96,342)
Total Expenditures	\$ 750,764	\$ 750,764	\$ 823,410	\$ (72,646)
Excess (Deficiency) of Revenues over Expenditures	\$ 485,626		\$ 425,385	
<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	\$ -		\$ (60,241)	
Fund Balance - Beginning	\$ -		\$ 385,788	
Fund Balance - Ending	\$ -		\$ 325,547	

Lakeside Plantation

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 11,805	\$ 11,805
Total Revenues	\$ -	\$ -	\$ 11,805	\$ 11,805
Expenditures:				
Bank Fee	\$ -	\$ -	\$ 104	\$ (104)
Capital Outlay	62,521	62,521	498,985	(436,464)
Total Expenditures	\$ 62,521	\$ 62,521	\$ 499,089	\$ (436,568)
Excess (Deficiency) of Revenues over Expenditures	\$ (62,521)		\$ (487,284)	
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		\$ (1,658)	
Fund Balance - Beginning	\$ 633,237		\$ 588,601	
Fund Balance - Ending	\$ 1,056,342		\$ 586,943	

Lakeside Plantation
Community Development District
Capital Reserve Fund
Capital Outlay Check Register Detail
For The Period Ending September 30, 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
9/22/25 Viking Electric	Equipment Rebuild Project	\$7,142.15
9/29/25 Aztec Plumbing & Drains	Stormdrain system install	\$5,190.00
Total		<u><u>\$498,985.39</u></u>

Lakeside Plantation

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 173,818	\$ 173,912	\$ 173,912	\$ -
Assessments - Direct Bill	\$ 8,842	\$ 8,842	\$ 8,842	\$ 0
Assessments - Prepayment	\$ -	\$ -	\$ 1,869	\$ 1,869
Interest	\$ -	\$ -	\$ 5,820	\$ 5,820
Total Revenues	\$ 182,660	\$ 182,754	\$ 190,443	\$ 7,689
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)		\$ 5,943	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (1,840)		\$ 5,943	
Fund Balance - Beginning	\$ 60,482		\$ 139,816	
Fund Balance - Ending	\$ 58,642		\$ 145,759	

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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	\$ 1,510	\$ 21,952
Activities	\$ 314	\$ 2,331	\$ 1,037	\$ 198	\$ (109)	\$ 532	\$ 447	\$ 2,588	\$ 349	\$ 554	\$ 315	\$ 481	\$ 9,035
Clubhouse Rentals	\$ 200	\$ 2,158	\$ 500	\$ 720	\$ -	\$ 700	\$ 1,290	\$ 2,150	\$ 1,695	\$ 675	\$ 200	\$ 1,954	\$ 12,242
Miscellaneous	\$ 386	\$ 540	\$ 834	\$ 152	\$ 1,375	\$ 60	\$ 1,332	\$ 732	\$ 70	\$ 169	\$ 125	\$ 96	\$ 5,870
Interest Earnings	\$ 4	\$ 4	\$ 8	\$ 1,411	\$ 2,618	\$ 1,690	\$ 999	\$ 1,035	\$ 1,002	\$ 1,038	\$ 1,037	\$ 599	\$ 11,445
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	\$ 4,640	\$ 1,248,795

Expenditures:

General & Administrative:

Supervisor Fees	\$ 800	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 600	\$ 800	\$ 600	\$ -	\$ 600	\$ 800	\$ 8,200
District Manager	\$ 4,333	\$ 4,333	\$ 4,333	\$ 4,333	\$ 4,333	\$ 4,333	\$ 4,333	\$ 4,333	\$ 4,333	\$ 4,333	\$ 4,333	\$ 4,333	\$ 52,000
District Counsel	\$ 4,391	\$ 2,293	\$ -	\$ 1,265	\$ 3,192	\$ 2,812	\$ 3,725	\$ 1,652	\$ 3,409	\$ 363	\$ -	\$ -	\$ 23,101
District Engineer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,343
Disclosure Report	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 1,000
Assessment Roll	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 2,500
Trustee Fees	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 3,816
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 1,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,200
Postage, Phone, Faxes, Copies	\$ 56	\$ 1,137	\$ 98	\$ 100	\$ 350	\$ 188	\$ 113	\$ 214	\$ 232	\$ 175	\$ 53	\$ 45	\$ 2,760
General Liability Insurance	\$ 419	\$ 418	\$ 418	\$ 419	\$ 687	\$ 419	\$ 419	\$ 419	\$ 419	\$ 419	\$ 419	\$ 419	\$ 5,293
Legal Advertising	\$ 269	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 254	\$ 106	\$ 628
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Other Current Charges	\$ 505	\$ 113	\$ 223	\$ 363	\$ 199	\$ 233	\$ 231	\$ 357	\$ 502	\$ 137	\$ 186	\$ 144	\$ 3,195
Property Insurance	\$ 2,781	\$ 2,781	\$ 2,886	\$ 2,886	\$ 1,932	\$ 5,199	\$ 2,886	\$ 2,886	\$ 2,886	\$ 2,886	\$ 2,886	\$ 2,886	\$ 35,778
Information Technology	\$ 116	\$ 116	\$ 116	\$ 116	\$ 116	\$ 116	\$ 116	\$ 116	\$ 116	\$ 116	\$ 116	\$ 116	\$ 1,391
Website Administration	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 890
Website Hosting	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,560
Total General & Administrative	\$ 14,639	\$ 12,985	\$ 8,868	\$ 11,275	\$ 15,104	\$ 16,794	\$ 20,599	\$ 11,610	\$ 13,331	\$ 9,263	\$ 9,681	\$ 9,682	\$ 153,830

Operations & Maintenance

Field Expenditures

Common Area Renewal & Maintenance	\$ 1,209	\$ -	\$ 1,109	\$ -	\$ 400	\$ 400	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ 1,250	\$ 4,768
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	\$ 11,815	\$ 146,516
Landscape Maintenance - Other	\$ 3,350	\$ -	\$ 412	\$ 155	\$ 184	\$ 8,058	\$ 1,555	\$ -	\$ 424	\$ 8,261	\$ 258	\$ 5,073	\$ 27,730
Lake Maintenance	\$ 1,299	\$ 1,299	\$ 1,299	\$ 1,299	\$ 1,299	\$ 1,299	\$ 1,299	\$ 1,351	\$ 1,351	\$ 1,351	\$ 1,351	\$ 1,351	\$ 15,848
Electric Utility Services - Entrance Feature	\$ 123	\$ 88	\$ 120	\$ 179	\$ 169	\$ 116	\$ 105	\$ 174	\$ 179	\$ 193	\$ 141	\$ 232	\$ 1,819
Water Utility Services - Entrance Feature	\$ 27	\$ 30	\$ 31	\$ 31	\$ 31	\$ 31	\$ 31	\$ 31	\$ 31	\$ 28	\$ 28	\$ 28	\$ 353
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	\$ 19,748	\$ 215,746

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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	\$ 20,477	\$ 296,047
Activities	\$ 868	\$ 3,254	\$ 2,860	\$ 3,775	\$ 1,083	\$ 1,063	\$ 796	\$ 700	\$ 1,103	\$ 50	\$ 505	\$ 317	\$ 16,375
License/Fees	\$ 641	\$ 1,484	\$ 551	\$ 401	\$ 426	\$ 700	\$ 401	\$ 580	\$ 1,087	\$ 412	\$ 426	\$ 412	\$ 7,517
General Supplies	\$ 1,230	\$ 534	\$ 1,294	\$ 695	\$ 424	\$ 353	\$ 436	\$ 741	\$ 1,434	\$ 1,038	\$ 260	\$ 308	\$ 8,747
Maintenance	\$ 4,243	\$ 1,439	\$ 2,986	\$ 2,126	\$ 3,000	\$ 4,301	\$ 368	\$ 593	\$ 665	\$ 228	\$ 600	\$ 1,713	\$ 22,262
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	\$ 601	\$ 16,494
AED	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 394	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 394
Telephone & Internet Services	\$ 460	\$ 537	\$ 538	\$ 675	\$ 173	\$ 173	\$ 307	\$ 398	\$ 516	\$ 732	\$ 173	\$ 686	\$ 5,370
Janitorial Supplies	\$ 113	\$ 134	\$ -	\$ 52	\$ 467	\$ 58	\$ 327	\$ 365	\$ 335	\$ 126	\$ 57	\$ 277	\$ 2,312
Electric Utility Services - Clubhouse	\$ 927	\$ 706	\$ 646	\$ 664	\$ 817	\$ 760	\$ 530	\$ 724	\$ 841	\$ 926	\$ 832	\$ 907	\$ 9,279
Gas Utility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Garbage Collection	\$ 185	\$ 185	\$ 221	\$ 219	\$ 218	\$ 258	\$ 225	\$ 225	\$ 329	\$ 225	\$ 225	\$ 225	\$ 2,744
Water Utility Services - Clubhouse	\$ 148	\$ 816	\$ 162	\$ 162	\$ 162	\$ 191	\$ 261	\$ 205	\$ 247	\$ 202	\$ 202	\$ 420	\$ 3,179
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	\$ 820	\$ 14,683
Pool Cleaning	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,196	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 22,096
Pool Maintenance - Other	\$ 272	\$ 2,055	\$ 2,348	\$ 2,026	\$ 80	\$ 182	\$ 1,328	\$ 281	\$ 30	\$ 340	\$ 330	\$ 312	\$ 9,584
Pool Furniture	\$ -	\$ 2,480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70	\$ -	\$ 2,550
Tennis Courts - Maintenance	\$ 4,012	\$ -	\$ 86	\$ 22	\$ 416	\$ 105	\$ 152	\$ 109	\$ -	\$ -	\$ -	\$ 710	\$ 5,612
Water Utility Services - Tennis Courts/Pool	\$ 127	\$ 156	\$ 193	\$ 187	\$ 163	\$ 193	\$ 195	\$ 204	\$ 193	\$ 195	\$ 160	\$ 143	\$ 2,109
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	\$ 30,228	\$ 453,834
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	\$ 49,976	\$ 669,580
Total Expenditures	\$ 81,000	\$ 70,774	\$ 70,835	\$ 75,477	\$ 65,000	\$ 84,444	\$ 68,528	\$ 59,820	\$ 62,062	\$ 68,633	\$ 57,179	\$ 59,658	\$ 823,410
Excess (Deficiency) of Revenues over Expenditures	\$ (77,877)	\$ 194,868	\$ 499,483	\$ 98,808	\$ (24,495)	\$ (55,244)	\$ (20,542)	\$ (29,860)	\$ 13,974	\$ (64,209)	\$ (54,502)	\$ (55,018)	\$ 425,385
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	\$ (64,209)	\$ (54,502)	\$ (55,018)	\$ (60,241)

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	\$	87,110
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

94
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
7/14/25	11/1/24	11936	\$4,421.02	\$4,421.02	\$4,421.02
9/24/25	2/1/25	12446	\$2,210.51	\$2,210.51	\$2,210.51
9/24/25	5/1/25	12446	\$2,210.50	\$2,210.50	\$2,210.50
			\$ 8,842.03	\$ 8,842.03	\$ 8,842.03

SECTION VI

Subsection A

RESOLUTION 2026-01

WHEREAS, the Board, hereinafter referred to as the "Board", of the Lakeside Plantation Community Development District, hereinafter referred to as "District", adopted a General Fund Budget for fiscal year 2025, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 15 day of October, 2025 be reflected in the monthly and fiscal Year End 9/30/26 Financial Statements and Audit Report of the District.

Lakeside Plantation Community Development District

by: _____
Chairman

Attest:

by: _____

Lakeside Plantation
Community Development District

Budget Amendments
FY 2025



Lakeside Plantation
Community Development District
FY2025 Budget Amendment
General Fund

Description	Adopted Budget FY2025	Increase/ (Decrease)	Amended Budget FY2025	Actuals 9/30/25
Revenues:				
Assessments- Tax Roll	\$ 1,199,840	\$ -	\$ 1,199,840	\$ 1,188,250
Tennis Club	20,000	1,952	21,952	21,952
Activities	10,000	-	10,000	9,035
Clubhouse Rentals	5,000	7,242	12,242	12,242
Miscellaneous	1,500	4,370	5,870	5,870
Interest Earnings	50	11,395	11,445	11,445
Beginning Fund Balance	-	55,201	55,201	-
Total Revenues	\$ 1,236,390	\$ 80,161	\$ 1,316,551	\$ 1,248,795
Administrative:				
Supervisor Fees	\$ 12,000	\$ (3,800)	\$ 8,200	\$ 8,200
District Manager	52,000	-	52,000	52,000
District Counsel	36,000	(10,000)	26,000	23,101
District Engineer	10,000	(2,658)	7,343	7,343
Disclosure Report	1,000	-	1,000	1,000
Assessment Roll	2,500	-	2,500	2,500
Trustee Fees	4,771	(954)	3,816	3,816
Audit Fees	4,200	-	4,200	4,200
Postage, Phone, Faxes, Copies	1,500	1,260	2,760	2,760
General Liability Insurance	8,289	(2,996)	5,293	5,293
Legal Advertising	2,000	(1,372)	628	628
Dues, Licenses & Fees	175	-	175	175
Other Current Charges	3,000	195	3,195	3,195
Property Insurance	37,331	(1,553)	35,778	35,778
Information Technology	1,391	-	1,391	1,391
Website Administration	890	-	890	890
Website Hosting	480	1,080	1,560	1,560
Total Administrative	\$ 177,526	\$ (20,798)	\$ 156,728	\$ 153,830
Operations:				
Common Area Renewal & Maintenance	\$ 10,000	\$ (5,232)	\$ 4,768	\$ 4,768
Street Light/Decorative Light	1,000	2,709	3,709	3,709
Landscape Maintenance - Contract	154,040	(7,524)	146,516	146,516
Landscape Maintenance - Other	10,000	17,730	27,730	27,730
Lake Maintenance	15,588	260	15,848	15,848
Electric Utility Services - Entrance Feature	7,500	(5,681)	1,819	1,819
Water Utility Services - Entrance Feature	3,000	(2,647)	353	353
Repairs & Maintenance - Entrance Feature	5,000	(1,039)	3,961	3,961
Hurricane Expenses	-	11,044	11,044	11,044
Total Operations	\$ 206,128	\$ 9,618	\$ 215,746	\$ 215,746

Lakeside Plantation
Community Development District
FY2025 Budget Amendment
General Fund

Description	Adopted Budget FY2025	Increase/ (Decrease)	Amended Budget FY2025	Actuals 9/30/25
Clubhouse:				
Personnel Services (Management Contract)	\$ 210,000	\$ 86,047	\$ 296,047	\$ 296,047
Activities	22,000	(5,000)	\$ 17,000	16,375
License/Fees	2,000	5,517	\$ 7,517	7,517
General Supplies	10,000	-	\$ 10,000	8,747
Maintenance	15,000	10,000	\$ 25,000	22,262
Office Supplies	3,500	(1,071)	\$ 2,429	2,429
Clubhouse Furniture	-	4,052	\$ 4,052	4,052
Security	7,760	8,734	\$ 16,494	16,494
AED	500	(106)	\$ 394	394
Telephone & Internet Services	6,000	(630)	\$ 5,370	5,370
Janitorial Supplies	2,500	(188)	\$ 2,312	2,312
Electric Utility Services - Clubhouse	14,000	(4,721)	\$ 9,279	9,279
Gas Utility	250	(250)	\$ -	-
Garbage Collection	2,300	444	\$ 2,744	2,744
Water Utility Services - Clubhouse	6,000	(2,822)	\$ 3,179	3,179
Electric Utility Services - Tennis Courts/Pool	20,000	(5,317)	\$ 14,683	14,683
Pool Cleaning	22,800	(704)	\$ 22,096	22,096
Pool Maintenance - Other	10,000	(416)	\$ 9,584	9,584
Pool Furniture	-	2,550	\$ 2,550	2,550
Tennis Courts - Maintenance	5,000	612	\$ 5,612	5,612
Water Utility Services - Tennis Courts/Pool	7,500	(5,391)	\$ 2,109	2,109
Total Clubhouse	\$ 367,110	\$ 91,340	\$ 458,450	\$ 453,834
Other Expenditures:				
Transfer Out - Capital Reserve Fund (CY)	\$ 485,626	\$ -	\$ 485,626	\$ 485,626
Total Other Expenditures	\$ 485,626	\$ -	\$ 485,626	\$ 485,626
Total Expenditures	\$ 1,236,390	\$ 80,161	\$ 1,316,551	\$ 1,309,036
Excess Revenue (Expenditures)	\$ -	\$ -	\$ -	\$ (60,241)

Lakeside Plantation
Community Development District
FY2024 Budget Amendment
Capital Reserve Fund

Description	Adopted Budget FY2025	Increase/ (Decrease)	Amended Budget FY2025	Actuals 9/30/25
Revenues:				
Transfer In - Capital Reserve Fund (CY)	\$ 485,626	\$ -	\$ 485,626	\$ 485,626
Interest Earnings	\$ -	\$ 11,805	\$ 11,805	\$ 11,805
Beginning Fund Balance	\$ -	\$ 1,658	\$ 1,658	\$ -
Total Revenues	\$ 485,626	\$ 13,463	\$ 499,089	\$ 497,431
Expenditures:				
Bank Fee	\$ -	\$ 104	\$ 104	\$ 104
Capital Outlay	\$ 62,521	\$ 436,464	\$ 498,985	\$ 498,985
Total Expenditures	\$ 62,521	\$ 436,568	\$ 499,089	\$ 499,089
Excess Revenue (Expenditures)	\$ 423,105	\$ (423,105)	\$ -	\$ (1,658)

SECTION VIII

Subsection B-1

Lakeside Plantation Community Development District

Amenity Management Report

10/15/2025



HAROLD MYERS

AMENITY MANAGER LAKESIDE PLANTATION
GMS, LLC



Lakeside Plantation
Community Development District

Amenity Management Report
October 15, 2025

To: The Board of Supervisors

From: Harold Myers, Amenity Manager Lakeside Plantation

RE: Lakeside Plantation CDD Amenity Management Report, October 15, 2025

--Amenities Events Revenues for September 2025 were \$3998 2024 were \$1780 increase of \$2218.

Amenities Events Revenues for 2025 were \$42,895 2024 were \$31,302 for an increase of \$11,592 YTD.

Tennis was \$21,634 of the \$42,895 for the year of 2025.



Recent Updates to the Community

- Sidewalks in the Preserve areas have been powerwashed.**
- New drains approved for Tennis Court #4 and the Pickleball Courts have been completed.**
- Solitude came and did algae treatment to the community ponds and took out some evasive growth in some areas.**
- All Perrenials have been planted and mulched on the endcaps on Plantation Blvd and at the Clubhouse.**



Work in Progress

--New Fencing for around the pool equipment are should be ready to install by the end of October.

--Spoke to Marshall with Horizon Casual and the new pool furniture should arrive by the last week of October.

--Still getting prices on stone for the pool equipment area.

--Have gotten quotes on the dead palms at the Clubhouse Parking area. A decision will have to be made on moving forth. One company thinks that the trees were hit by lightning and two companies believe they are infested with palm weevil. Please see attached quotes from each company.

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

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Lakeside Plantation Community Development District

North Port, Florida



Getz Outdoor Services

Lakeside Plantation Community Development District

Monthly Inspection Report

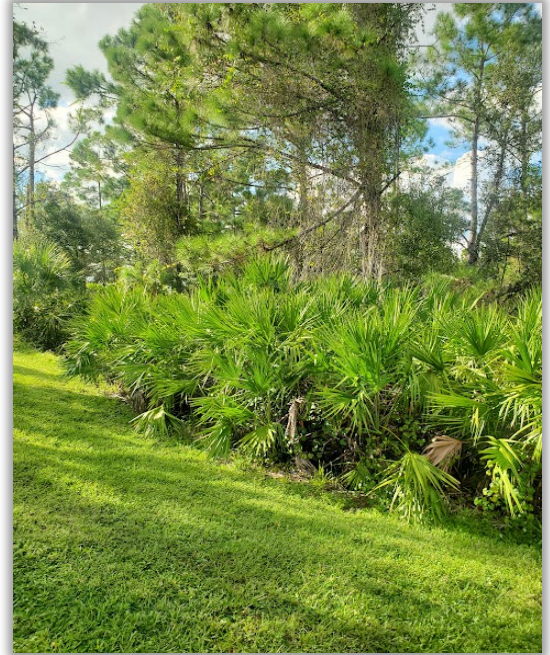
October 15th, 2025

Updates

- Invasive Brazilian Peppertrees have been removed from several different areas of the property, most notably underneath the pergola and walkway at the main entrance of the community.



- Trimming of trees and removal of unwanted weeds in plants along Plantation Blvd has taken place. Another spot where Brazilian Peppertrees have been removed from. Trimming these areas is imperative, as we want to avoid overgrowth of the conservation areas, as previously experienced by the community.



- Palms along Plantation Blvd have been trimmed of invasive weeds growing off the trunks.



- Pond maintenance is being kept up. Weeds are being hand trimmed when not accessible by mower, maintaining a definitive waterline.



- Median beautification process has begun. New mulch and plants have been added to enhance aesthetics.



- Regularly scheduled maintenance is being completed weekly. Irrigation seems to be doing well to supplement regular rainfall we have been receiving,



- If there are any issues or concerns, please reach out to us so we can take care of any problems as quickly as possible!