



Lakeside Plantation

Community Development District

Patrick Lavoy, Chairman

Ken Saul, Vice Chairman

Bud Sabol, Assistant Secretary

Ronald Perry, Assistant Secretary

Devon Poulos, Assistant Secretary

November 19, 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
 November 19, 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 October 15, 2025 Meeting Pages 6-19
 - B. Approval of Check Register
 - 1. October 2025 Pages 21-127
 - C. Balance Sheet & Income Statement Pages 129-139
 - D. Special Assessment Receipts Schedule Page 141
- VI. New Business Items
 - A. Discussion Regarding Special Events – *Supervisor Poulos*
 - 1. District Counsel’s Memorandum to Board Regarding Rental Rates for Community Groups Pages 143-152
 - B. Memorandum Regarding Amenity Facilities Policies Pages 154-155
 - C. Consideration of Resolution 2026-02 Amending the Amenity Facilities Policies & Amenities Rates, Deposits & Fees Pages 157-182
 - D. Consideration of Resolution 2026-03 Declaring General Election Seats Pages 184-186
- VII. General Audience Comments

VIII. Staff Reports

A. Attorney

B. Amenity Manager

1. Report

Pages 188-192

2. Consideration of Proposal from Sabrina's Complete Cleaning to Deep Clean the Clubhouse Flooring

Pages 194-195

3. Grounds Maintenance Report

a. Getz Outdoor Monthly Report

Pages 197-202

IX. Supervisors Requests

X. Next Regularly Scheduled Board Meeting is **Wednesday, January 21, 2026, 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, **October 15, 2025** at 6:00 p.m. via Zoom Communication Media Technology and at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

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

Also present:

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

The following is a summary of the discussions and actions taken at the October 15, 2025 Lakeside Plantation Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Ferguson called the meeting to order at 6:01 p.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

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

Resident Sharon Medeiros of 2427 Magnolia Circle was present to speak about a resolution to change the Amenity Policies. Ms. Ferguson indicated that it was not listed on this agenda, as staff was still working with District Counsel on the policies. A Resident asked if grounds maintenance was on the agenda. Ms. Ferguson confirmed that it was under the Eighth Order of Business. The Resident had a problem with the back of his yard, which was CDD property, adjacent to the lake, as the mowers were putting all of their clippings into the lake and not mowing close enough to the lake, to where it was 2 feet high by the side of the lake. In addition, the actual height of the inside of the lake has grown and normally someone comes by and strengthens it, but they have not done so in months. Mr. Saul indicated that Mr. Austin Getz was attending via Zoom and could comment on this. Resident Al Palmer of 1763 Scarlett Avenue pointed out that he lived on the large lake.

- **Grounds Maintenance Report – Getz Outdoor Monthly Report** (*Item 8B2*)

Ms. Ferguson requested that the Board hear the Grounds Maintenance Report at this time. Mr. Austin Getz of Getz Outdoor reported that the clippings were taken care of today. It was wet up until recently. All of the pond banks were mowed and weed whacked all the way to the edge, which residents complained about. The chutes were closed and the grass comes out on the right side and when it was mowed at the nearest point to the pond and the right side of the mower was facing away, there was no way to keep clippings out entirely. However, the pond banks were addressed. Mr. Myers included him and the aquatics team on the complaint, but he did not see any response from the aquatics vendor. The Resident had pictures. Mr. Myers indicated that the lady that emailed him this morning, informed him that the pond bank was not mowed and it grew 3 more inches since this morning. He was supposed to get back with her on Monday when he returned from vacation. Mr. Getz had pictures showing that nine pond banks were hit; however, the water had receded quite a bit, due to the lack of rain. From his map and the pictures, it looks like all of the pond banks were addressed, but if any were missed, his crew would be back tomorrow to finish them. Mr. Saul requested that Mr. Getz go back and check those ponds, especially the one at 1763 Scarlett Avenue and inform his crew that they were not blowing clippings into the pond. Mr. Getz pointed out that they had quick chutes on them and were kept

closed on the pond banks. However, there was no way to keep all of the grass out of the ponds, but the right side of the mower was not facing the pond with the chutes open, blasting grass clippings into the water. The Resident pointed out that he noticed it today. Mr. Getz would address this with his crew.

A Resident heard that pond maintenance was being kept up and weeds were being addressed by hand, as they were not accessible by mower and maintaining to the waterline, but this was not occurring. Regarding the pond behind his house, #7, one of his neighbors was so fed up, that he trimmed it himself, but now that they were approaching the dry season, the swales had water in them and hoped that they mowed around the perimeter in the dry spots and understood that they were going to wait until it was dry, but appreciated their effort. His pond had plateau areas, which did not get mowed last week, which he appreciated. Mr. Getz pointed out as it gets dryer, they would get closer with the motors, but either way, it should be maintained with handhelds. The problem was, when they take away the mowers and get closer with the line trimmers, it tends to throw more clippings into the ponds. The water was receding over the last couple of weeks, due to the lack of rain. They could not break the waterline. If it was dry, they could get closer, but anything in the waterline, they were legally not allowed to touch. Mr. Poulos heard that Mr. Getz received complaints about mowing the edges of the ponds, but it was wet, so they stopped mowing until it dried. Mr. Poulos did not like the back and forth between homeowners and a vendor and felt that it was completely inappropriate, as the vendor worked for the CDD. It puts the vendor in an uncomfortable situation. Mr. Myers should be bringing those items to the Board. Mr. LaVoy indicated that the landscapers were out there and were susceptible to getting stopped by the residents. Mr. Getz pointed out that the Board and Mr. Myers did not seem to have any communication issues, as they typically came to him with any issues. He would send out to the Board a report with updated pictures, but if anyone had any issues, they should reach out to him, so they could address them.

FOURTH ORDER OF BUSINESS

District Engineer

There being no comments, the next item followed.

FIFTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the September 17, 2025 Meeting

Ms. Ferguson presented the minutes of the September 17, 2025 meeting, which were included in the agenda package. Mr. LaVoy pointed out that Page 100 of the financials says, “Fiscal Year 2024.” It should say, “Fiscal Year 2025.” Ms. Ferguson would make this change.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor the Minutes of the September 17, 2025 Meeting were approved as amended.

B Approval of Check Register

1. September 2025

Ms. Ferguson presented the September Check Register, which was included in the agenda package.

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

C. Balance Sheet & Income Statement

D. Special Assessment Receipts Schedule

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

SIXTH ORDER OF BUSINESS

New Business Items

A. Consideration of Resolution 2026-01 Budget Amendment Fiscal Year 2025

Ms. Ferguson presented Resolution 2026-01 Budget Amendment for Fiscal Year 2025, which was included in the agenda package. This was a formality, which they typically had to do, at the end of the fiscal year. If there were any overages, there was a budget amendment, in order to not get flagged on the audit report.

On MOTION by Mr. LaRue seconded by Mr. Sabol with all in favor Resolution 2026-01 Budget Amendment Fiscal Year 2025 was adopted.

SEVENTH ORDER OF BUSINESS**General Audience Comments**

Ms. Ferguson opened the general audience comments period. A Resident reported on a situation that she was very upset about. When her and her husband purchased their home over 40 years ago, it was because Lakeside Plantation seemed like the place to live, as there was a genuine sense of community, with friendly people caring about one another. Unfortunately, her perception of the community has now changed, as on August 16th, she got badly hurt in the hot tub. When this occurred, a Board Member was present. In fact, the Board Member witnessed the entire incident. What surprised her, was that at no time, did the Board Member ask her how she was or reach out to her or her husband, even though they saw the Board Member many times after. Furthermore, Board Members and the vast majority of the Board Members present, still have not shown the slightest degree of concern about her injury or asking how she was. In fact, she spoke with one Board Member after her fall and he was more concerned about her filing an accident report, than her condition. Ms. Karen Hope, however, was wonderful when this occurred. She could not have been nicer and more helpful, calling the hospital and helping her. It was surprising to see how the management of this community revealed their true nature, rather than doing the right thing. She wanted everyone to know what kind of leadership they had and how she was treated. Mr. LaVoy had no response.

Resident Sharon Medeiros of 2427 Magnolia Circle spoke on behalf of the Lakeside Plantation Social Planning Group (LPSPG). In total, they had 21 members involved in planning and assisting various events. Their original purpose was to bring additional activities for the community to the Clubhouse and were organized to be a non-for-profit organization. Over the past year, they have hosted multiple events for the community, which were well attended by residents. On Monday, October 6th, their first meeting of the season was held at the Clubhouse. Mr. Myers, Mr. LaVoy and the District Manager informed the group, that in the future any event held by the LPSPG, had to be in conjunction with the newly appointed Operations Manager, Mr. Myers and their budget, ticket sales and any profit made, would be part of the CDD funds and be added as a line item to their budget. After much discussion by the group, Mr. LaVoy informed the group that this was not open for discussion and had already been approved by the CDD Board. Needless to say, the group was very surprised by a statement based on previous information and direction that they had been given. When they started the group, they were working closely with Ms. Sue Martin, who has since retired from the Board. Their first event

was held on February 24, 2024, with the theme of An Evening in Paris. During the planning of that event, in order to make sure that they were acting in accordance with the CDD Board requirements, the group shared their plans with Mrs. Martin and she contacted the District Manager, GMS at the time.

Furthermore, Ms. Medeiros pointed out that the response Ms. Martin provided on January 17, 2024, indicated that she did not see a problem forming a group to provide activities at the Clubhouse outside of the CDD umbrella. The tricky area here was the use of club as a designation from the District Board. She cautioned that it was highly recommended that the Board not form any formal subcommittees under the umbrella of the CDD, because the subcommittee would be bound by the same statutory requirements as the CDD Board and its members, such as advertising requirements, meeting in the public, recordings, agendas, notices, et cetera. In addition, the subcommittee would need to be funded via a line item from the current CDD operating budget. Essentially, the Board would be appointing a committee specifically for event activities. However, the club should form a committee outside of the CDD umbrella, submit an event planning sheet and work with a liaison with the Amenity Director or their appointee to plan events. By doing this, the club would not formally be under or funded by the CDD and bound to statutory restrictions. Under the current general facilities provision, it currently uses the definition of a community club, as Ms. Martin did and states that in order to change or modify any information with this policy, it requires a ruling and passage by the CDD Board. It also stipulates that to change or modify this document; the Board must hold a noticed public hearing on said changes.

Ms. Ferguson pointed out that Ms. Medeiros three minutes were up. Mr. Poulos proposed allowing Ms. Medeiros to finish her statement. Mr. LaVoy allowed it. Ms. Medeiros reported that in reviewing past CDD Board Minutes, she was unable to find any suggestive changes or approval by the Board, even though the Board had already decided. In fact, it was not until the September meeting, when there was a new business item to consider Resolution 2026-01 Budget Amendment for Fiscal Year 2025, with a potential hearing date in December. While they understand that there was a resolution, to rewrite the Amenities Policy adopted late last year, which would change the policy to charge HOA organizations within the community, as well as community clubs a rental fee, Lakeside Plantation residents and non-members were already paying CDD fees, in order to maintain and have access to the amenities. Furthermore, the policy

currently says that HOA and community clubs could use the facilities at no charge. To address a concern expressed by Mr. Boyd, Mr. Myers, Mr. LaVoy and the District Manager were meeting concerning liability of the club's activity, each homeowner, renter or non-member was required to sign a waiver of liability, in order to receive their fob. Therefore, their request to the Board, was to let the LPSPG continue under their current arrangements, while the matter was still under review by the Board. They would also ask the Board to consider that as residents, they be allowed to the same courtesy in the future and not be required to pay additional fees. When considering any future changes, Ms. Medeiros reminded the Board Members, that they were elected to the Board by the people of this community, to represent their best interests. The Board have done a wonderful job keeping up and making much needed changes, such as rebuilding and upgrading the front entrance, updating and improving the tennis courts, pool and clubhouse. They were asking for community support and the Board's support, by not requiring them to pay an additional fee by charging rent for the use of their clubhouse or placing additional restrictions on their group.

Resident Eileen Buckley of 1963 Scarlet Avenue, was a member of the LPSPG and noted that residents were lucky to be a member of this subdivision. They had 20 ladies, who over the last year and a half, have provided excitement, by putting together four or five of the most wonderful get togethers, which people have enjoyed. They have a budget that they keep as tight as possible, so they could have a very low price whenever people come. She would hate to have the discord that they have right now, over deciding whether or not they become a subcommittee of the Board. They do not need to be a subcommittee, as they have a wonderful group who works together. They should be allowed to do their thing and continue to grow this companionship. At this time, they were not required to pay and the HOA was not required to pay to use the Clubhouse and recommended that they continue that, as they were taxpayers. The CDD was not a vendor and the LPSPG were not customers and should not be charged to use their own facility. Resident Barbara Wendy of 1197 Jonah Drive was a member of the LPSPG. She worked last year with the group and were highly impressed with the quality of the functions that have been presented to this community. It should be noted that every function was completely sold out. When they met on October 7th, it was to plan their next function, but somehow it was decided that Mr. Myers, Mr. LaVoy and Ms. Ferguson were going to be attending, in order to introduce them to a new policy that was being considered. They went back and forth for 1 hour and 20

minutes, when they should have been spending their volunteer time, planning their next activity. Finally, it became very clear, based on what was being said, that it was a done deal.

Moreover, Ms. Wendy pointed out when the words, “*Done deal*” were spoken, it was decided that there was no more reason for any more input and they left the meeting. However, if it was a done deal, why was it never mentioned in the September minutes. There was a procedure and all of the things that have to happen before a big change was made, but yet it was presented to the LPSPG on how it was going to go, everyone would adjust and everything would be fine, but the truth was, it would not be fine, because this was a group that worked together beautifully. They purchased equipment for the Clubhouse with the proceeds of their activities and since there was a new District Manager, they could not assume why all of a sudden this came up. It was explained to them that the CDDs in the State have budgets and CDDs were not looked upon well by the State, because of how they function. Their CDD was supposedly a little bit better, but they want to be more than better. They want to rent their Clubhouse more and need more reasons to bring people from outside of the community, to see what a fabulous Clubhouse they have. These were valid points to an extent, but taking away their ability to control their funds and throw it into the CDD budget, to make them look better on the State level, does not help to accomplish what they set out to accomplish for their community. Therefore, she asked that the Board of Directors hear the LPSPG clearly, ask to speak with them individually and come to their meetings armed with information. They would not be breaking the Sunshine Law by doing it that way, but questioned how they were approached and what occurred in the September minutes. Resident Diane Raymond of 1509 Scarlet Avenue was a member of the LPSPG and agreed with everything that was said, but questioned if this was brought up in September, when they were told this was how it was going to be, it was a done deal and Mr. LaVoy stated that it was approved by the Board, whether this was a violation of the Sunshine Law, as it was discussed outside of a meeting.

Resident Donna Keller of 2395 Savannah Drive was distressed by what she heard from this committee, as it was their Clubhouse and the fact that the Board was barring them from using the Clubhouse; by charging rent, they pay for it. The ladies put on very good functions, at a reasonable price and for them to have to pay rent to use it, she disagreed with and felt that what the Board was doing was wrong and they needed to think about what they were doing.

Ms. Sandy indicated that she was made aware of the discussion on this matter by the Chairman, recently and reviewed the District's Amenity Policy. Late last year, at the November Board meeting, a public hearing was held on revising the rates under the Amenity Policy, including the room rental rates. The revisions included increasing the non-resident rate, as well as increasing the resident rate, for rental of both the main room and multi-purpose room, as well as some other increases throughout the rate structure. In that policy, she did not see an exception for residents, and noted that when the District held District events, there was no rental fee. But wanted to point out to the Board that rental rates for residents were provided currently in the Amenity Policy. At the September meeting, there was discussion about setting a public hearing to update some items in the Amenity Policy; however, that was in regards to the tennis courts and tennis rates, because the tennis rate structure that was put into place only goes through Fiscal Year 2026. Therefore, they needed to make updates to that moving forward. That was the primary item that was discussed in September and there was no consideration or discussion by the Board at the September meeting to change the room rental rates. Furthermore, there has not been to her knowledge, any discussion between Board Members outside of the meetings. The room rental rates that District staff was current using, were set after a public hearing held last November. Ms. Ferguson asked if there were any additional public comments. There being none, Ms. Ferguson closed the audience comments period.

Mr. Poulos clarified that this matter has not been voted on. At the September meeting, there was discussion about moving something forward and felt that this was another opportunity to look at the rates. The precedent of this, has been that this group, the LPSPG, was allowed to do this for many years and this was a concern, before he was even on the Board. Supervisor Martin was allowing the group to use the Clubhouse and this should have been stopped a year and a half ago. However, if money was being collected through Mr. Myers account and was being deposited into the bank account, then it would be CDD tracked money, but not as general operating revenue. It should be tracked in a special account that was only used for events and activities. If cash was being paid under the table for a group coming in, it was not categorized as an HOA or CDD group. It would be categorized as a small community group. They belong to an HOA, but the HOA was putting on a function. This was the first he heard that an HOA rents out the Clubhouse for dinners. He thought it was just used for organized meetings, but there were many layers that they needed to unpack, because if they were going to have a group that was not

renting space, it must be tracked in the special CDD fund, ensuring that the money that was collected, was only spent on the activities that the 21 members decide that they want to spend the money on. However, if they want to keep their money outside of the CDD, the only way this looked clean, if this policy goes forward, was to do a room rental or look at adding another section in the Amenity Policy that says that the LPSPG group could utilize the Clubhouse six times per year at no charge for X amount of hours, but a decision had not been made.

Moreover, Mr. Poulos pointed out, if they do not start looking at other ways to make revenue, their dues must be increased. For example, they spent \$500,000 last year in this community, doing upgrades to the pool and equipment. They were \$80,000 over budget, which was the reason for doing the budget amendment earlier in the meeting. He was not picking on the LPSPG group, but for any person that comes in here, if they were using space free of charge and they had to turn away a rental, that was potential revenue. Furthermore, this was the first time that he heard this matter was being discussed, as he believed that it was moved to the December agenda. Mr. LaRue recalled that this group started about two years ago, because they had terrible management and terrible people in that corner office. The LPSPG stepped up, which the Board appreciated and nothing that they said would change that. The only thing that the Board said at the September meeting, was that the logistics should go through their amenities group, which had 6 or 7 events this month. They were trying to bring people in from every community to come into the Clubhouse. The CDD did not make any money from the Clubhouse. They barely break even. They did not want to lose money when they did Bingo. It was no different with the LPSPG. The Board did not want to be their artistic directors. All the CDD wanted to do, was to sell the tickets and collect the money and have a great event. However, he was unsure about what the problem was. They had a perfectly fine organization here with great people. They had an auditing system and accounting system to keep it all legal. He did not think it was a big issue and the Board could discuss it at length, but all he wanted, was all of the amenities to go through Mr. Myers, as the Board had a responsibility to 750 residences, to see a return on their money. All they wanted to do was to keep it all under one umbrella.

Ms. Ferguson pointed out that Mr. Myers was very well aware of the LPSPG helping with the events and nothing would be taken away from anybody. It would just function through the Amenity Center. With any amenity management company, the events typically go through the staff; in order to keep it more contained and provide a little less confusion. Staff was here

every day, to issue tickets, collect money, answer questions and provide assistance. They would love volunteers. All events were advertised and posted on the website. It was not to take anything away from any of the volunteers. Mr. Poulos offered to attend a Teams call or Zoom call, to learn more about the group and hear what the concerns were, before the next meeting, as the change to the Amenity Policy would not be made until the December meeting. Mr. Saul pointed out that Mr. Myers could be open to hearing suggestions from the LPSPG. Mr. LaVoy felt that this was a simple solution. Ms. Ferguson pointed out that budget-wise, they could easily add an item on the budget that was used for special events tracking and could even prepare something that shows an outline of each event and what was spent. Mr. Saul asked if a committee could work with Mr. Myers. Ms. Ferguson indicated that a committee could work with Mr. Myers, as long as they were volunteers. Ms. Sandy pointed out that it must not be formally designated by the Board. Mr. LaVoy reported that there were four HOAs that had 12 meetings per year on average and they never charged a rental fee for their use of the room, but some may use the facility for an event and were charged the fee. Mr. Saul recalled that a Board Member was charged for an event. Mr. Poulos pointed out that when he held his graduation party in the Clubhouse for his master's degree, he paid the rental fee. Mr. Perry questioned whether Ms. Medeiros wanted full independence.

Ms. Medeiros indicated that the request was for the LPSPG to remain under their own umbrella as a community club and not under the CDD umbrella, by being able to maintain their own funds and distribute them as they see fit, as well as being able to use the Clubhouse for free. If they had to sell everything through the office and their money had to go through the office, then they were taking away the ability that they wanted to create, which was a community atmosphere. She realized that they needed to add revenue to the budget, but it did not have to be at the expense of the community members. Ms. Sandy clarified that to be a community club, the District under the Amenity Policy, had to designate an organization as an official community club and she was not aware that the District had any official community clubs in recent history; however she would need to review the District's records to confirm. Ms. Ferguson was not aware of it until recently. Ms. Sandy questioned whether the club was formed a long time ago. Ms. Medeiros confirmed that they formed one to two years ago. Mr. Poulos indicated if they were a Board appointed community group, it was a different category. Ms. Sandy pointed out if tickets

were being sold, this was something that the Board needed to consider, in terms of how the facility was being used and ensuring that it was consistent with the policy.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy reported that this past month, she was working with Mr. Myers and Ms. Ferguson regarding the updates to the Tennis Policies and tennis rates. Hopefully, they would have a draft ready to bring to the Board at the next meeting. She spoke with Mr. Myers about potentially making updates to the policies and having a separate guideline, that was more informal and not formally adopted by the Board, for things that are more specific to playing tennis. The etiquette and customs generally used by the tennis club, did not necessarily need to be in the Amenity Policy, because it could be hard to update those items in the future given they must have a public hearing each time. Therefore, there may need to be two separate documents.

B. Amenity Manager

1. Report

Ms. Ferguson reported that Mr. Myers was on vacation this week, but he came in just for this meeting. Mr. Perry recalled that he had discussions with Mr. Myers on the water service account for the front entrance and questioned whether there was a resolution on that. Mr. Myers was informed that it would take 30 to 60 days to get it off of the books and would check on it when he returned from vacation. Mr. Perry reported that he was referring to the water/sewer account for the CDD. The primary one for the Clubhouse, was for the period July 16th to August 18th. Typically, their water/sewer bill was around \$200, but for the period July 16th to August 18th, it more than doubled and was \$420, as they went through 17,000 gallons of water. Mr. Myers assumed that it was for the pool. Mr. Perry asked if it was that empty. Mr. Myers pointed out when the new equipment was installed, it was drained below the actual return. Mr. LaRue requested that staff monitor it next month, as this made good sense.

Mr. Saul questioned the end result of the palms. Mr. Myers reported that two palms were removed last Friday, as one was in danger of actually falling. They were infested with ants. Mr. Saul asked if this needed to be addressed, as some of the ones on the Boulevard were dying. Mr. Myers spoke with Mr. LaVoy and Mr. Getz about it and it was determined that the ones on the Boulevard were not getting enough water. There was not enough irrigation. He was speaking with Mr. Getz, to ensure that the irrigation in that area was sufficient. However, they were hit by

lightning. Every palm was inspected and there was no evidence of palm disease. They would monitor it and if they were starting to die from the middle of the palm tree, then he needed to react. Mr. Saul asked if there was any discussion about putting any new ones in. Mr. Myers was informed by Mr. Getz not to put any new ones in from six months to a year. Mr. Poulos recalled that a resident suggested planting Florida Friendly, low cost, low irrigation plantings.

2. Grounds Maintenance Report

a. Getz Outdoor Monthly Report

This item was discussed.

NINTH ORDER OF BUSINESS

Supervisors Requests

Ms. Ferguson clarified that she opened up the general comment section, they took audience comments, she asked if there were any additional comments, there were no more comments and it came back to the Board for discussion. Once it was brought back to the Board, they closed audience comments. Mr. Poulos confirmed that he would be attending the next meeting. Mr. Perry reported that he did not vote for the change to the rental fee. Mr. Sabol felt that the problem that they were having in the community, was that they needed good general discussions and to continue to discuss the problems. They still had some problems, as some decisions were one sided, but they needed more discussions. They should continue this discussion at the next meeting; however, he did feel that the group was doing a wonderful job, but they want to be fair to everybody and treat the situation correctly. Mr. Saul questioned the status of the Bougainvillea. Mr. Myers would address that closer to the Spring.

TENTH ORDER OF BUSINESS

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

Ms. Ferguson reported that the next regularly scheduled Board meeting was Wednesday, November 19, 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.

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION V

Subsection B-1

Lakeside Plantation
Community Development District

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

<i>Date</i>	<i>Check No.'s</i>	<i>Amount</i>
<i>General Fund</i>		
10/8/25	3832-3843	\$ 48,303.31
10/22/25	3843-3851	\$ 3,013.04
		<u>\$ 51,316.35</u>
<i>General Fund - Auto Pay</i>		
10/31/25	80013-80019	\$ 4,554.56
		<u>\$ 4,554.56</u>
<i>Capital Reserve Fund</i>		
10/8/25	189-190	\$ 7,986.00
		<u>\$ 7,986.00</u>
Total		\$ 59,302

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/08/25	00461	9/30/25	14879	202509	330-53800-48700			QUARTERLY MAINT BANDIT FITNESS EQUIPMENT	*	426.93	426.93	003832
10/08/25	00474	9/30/25	BC093020	202509	330-53800-48000			TENNIS LESSONS BOB CARROLL	*	270.00	270.00	003833
10/08/25	00463	9/25/25	1279	202509	320-53800-47300			MULCH, WEED GUARD, PLANTS	*	592.25		
		10/06/25	1280	202510	320-53800-46400			OCT25 LANDSCAPE MAINT AUSTIN GETZ DBA GETZ OUTDOOR	*	11,815.24	12,407.49	003834
10/08/25	00417	9/18/25	38	202509	310-51300-31400			ASSESSMENT ROLL	*	2,500.00		
		9/26/25	39	202509	330-53800-12000			AMENITY PAYROLL SEPT25	*	20,370.99		
		10/03/25	40	202510	310-51300-34000			MGMT FEES	*	4,560.42		
		10/03/25	40	202510	310-51300-35100			INFORMATION TECH	*	199.50		
		10/03/25	40	202510	310-51300-31300			DISS AGENT	*	87.50		
		10/03/25	40	202510	310-51300-42500			PRINTING	*	7.50		
		10/03/25	40	202510	310-51300-42500			COPIES	*	16.36		
		10/03/25	40	202510	310-51300-42000			POSTAGE	*	158.92		
								GOVERNMENTAL MANAGEMENT SERVICES TP			27,901.19	003835
10/08/25	00444	9/30/25	JB093020	202509	330-53800-48000			FIT TO CORE CLASSES JACQUELYN BALDELLI	*	266.25	266.25	003836
10/08/25	00475	9/24/25	JR092420	202509	330-53800-48000			HALLOWEEN PARTY MUSIC JOHN RUSSO	*	450.00	450.00	003837
10/08/25	00271	10/01/25	3172614	202510	330-53800-48600			POOL PHONES KINGS III OF AMERICA, LLC	*	134.25	134.25	003838
10/08/25	00371	9/25/25	3627500	202508	310-51300-31500			ATTORNEY FEES KUTAK ROCK LLP	*	3,046.24	3,046.24	003839
								LKSD LAKESIDE PLANT HHENRY				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/08/25	00467	10/01/25	1934	202510	330	53800	51100		COMMERCIAL CLEANING MONSTER POOLS INCORPORATED	*	1,900.00	1,900.00	003840
10/08/25	00272	10/01/25	PSI20815	202510	320	53800	46000		LAKE MAINT SOLITUDE LAKE MANAGEMENT LLC	*	1,350.96	1,350.96	003841
10/08/25	00431	10/01/25	47842	202510	310	51300	35300		WEBSITE HOSTING VENTURESIN INC	*	150.00	150.00	003842
10/22/25	00477	10/10/25	20241530	202510	320	53800	47302		TREE REMOVAL ARBOBELLA TREE SERVICE, LLC	*	1,100.00	1,100.00	003843
10/22/25	00474	10/10/25	BC101020	202510	300	36900	10300		TENNIS PRO LESSONS BOB CARROLL	*	356.25	356.25	003844
10/22/25	00200	10/15/25	AS101520	202510	310	51300	11000		BOS 10.15.25 ALAN SABOL	*	200.00	200.00	003845
10/22/25	00397	3/12/25	AR129472	202503	320	53800	48200		PRINTER CONTRACT	*	74.89		
		4/14/25	AR131291	202504	320	53800	48200		PRINTER CONTRACT	*	71.54		
		5/13/25	AR132973	202505	320	53800	48200		PRINTER CONTRACT	*	56.33		
		7/15/25	AR136339	202507	320	53800	48200		PRINTER CONTRACT	*	75.34		
		8/13/25	AR137975	202508	320	53800	48200		PRINTER CONTRACT	*	60.16		
		9/12/25	AR139664	202509	320	53800	48200		PRINTER CONTRACT	*	64.22		
									DEX IMAGING			402.48	003846
10/22/25	00445	10/01/25	92287	202510	310	51300	54000		ANNUAL FEES FLORIDACOMMERCE, BUREAU OF BUDGET	*	175.00	175.00	003847
10/22/25	00453	10/15/25	KS101520	202510	310	51300	11000		BOS 10.15.25 KENNETH SAUL	*	200.00	200.00	003848

LKSD LAKESIDE PLANT HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/22/25	00401	10/15/25	PL101520 BOS 10.15.25	202510		310-51300		11000	PATRICK LAVOY	*	200.00	200.00	003849
10/22/25	00326	10/15/25	RP101520 BOS 10.15.25	202510		310-51300		11000	RONALD PERRY	*	200.00	200.00	003850
10/22/25	00052	10/13/25	82673 PADDLE SET	202510		330-53800		52000	WELCH TENNIS COURTS, INC.	*	119.60		
		10/15/25	82716 O-RING	202510		330-53800		52000		*	59.71	179.31	003851
TOTAL FOR BANK A											51,316.35		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/31/25	00072	10/01/25 2025 BMI	202510 330-53800-48100	BMI LICENSE OCT25	*	459.60	
				BMI			459.60 080013
10/31/25	00012	10/31/25 OCT25 CO	202510 330-53800-48600	OCT25 INTERNET COMCAST	*	172.98	
				COMCAST COMMUNICATIONS			172.98 080014
10/31/25	00397	9/30/25 09302025	202509 330-53800-48100	COPIER LEASE FY25	*	544.21	
				DEX IMAGING			544.21 080015
10/31/25	00472	10/31/25 OCT25 EV	202510 330-53800-48400	OCT25 ADT SECURITY	*	514.12	
				EVERON SOLUTIONS			514.12 080016
10/31/25	00470	10/31/25 OCT25 FP	202510 320-53800-43000	OCT25 FPL ENTRY	*	227.27	
		10/31/25 OCT25 FP	202510 320-53800-43200	OCT25 FPL POOL/TENNIS	*	1,144.69	
		10/31/25 OCT25 FP	202510 320-53800-43100	OCT25 FPL CLUBHOUSE	*	745.86	
				FPL			2,117.82 080017
10/31/25	00033	10/31/25 OCT25 NP	202510 320-53800-43500	OCT25 NP UTILITY ENTRY	*	77.00	
		10/31/25 OCT25 NP	202510 320-53800-43700	OCT25 NP UTILITY POOL/TEN	*	136.72	
		10/31/25 OCT25 NP	202510 320-53800-43600	OCT25 NP UTILITY CLUB	*	201.80	
		10/31/25 OCT25 NP	202510 320-53800-43400	OCT25 NP UTILITY REFUSE	*	225.45	
				NORTH PORT UTILITIES			640.97 080018
10/31/25	00471	10/31/25 OCT25 LE	202510 310-51300-49000	OCT25 COPIER LEASE	*	104.86	
				PEAC SOLUTIONS			104.86 080019
TOTAL FOR BANK Z						4,554.56	
TOTAL FOR REGISTER						55,870.91	



Arbabella Tree Service, LLC

1665 Milan Street | North Port, Florida 34286
+19419321768 | info@arborellatreeservice.com | www.arborellatreeservice.com

RECIPIENT:

Lakeside Plantation CDD
2800 Plantation Boulevard
North Port, Florida 34289
Phone: 9414235500

Invoice #20241530

Issued	Oct 10, 2025
Due	Nov 09, 2025
Total	\$1,100.00

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Tree Removal	Following a comprehensive evaluation by our certified arborist, we recommend the removal of the Washingtonian palm due to the presence of a substantial cavity infested with multiple insect species, resulting in decay and structural damage to the palm. The total cost encompasses Washingtonian removal, stump grinding, the removal of an additional two dead bushes, and the disposal of debris.	1	\$1,100.00	\$1,100.00

Site Recommendations:

1. Refrain from planting in the area for a period of 6 months to 1 year.
2. Continue to water the area.

Second tree found to be diseased upon evaluation. Do to the danger of it, I had him take it down as well while they were here.

Total	\$1,100.00
--------------	-------------------

Thank you for supporting ArboBella Tree Service!
 We accept checks (payable to ArboBella Tree Service), cash, and credit cards. A 3% fee applies to credit card payments.
 A 1.5% monthly service charge applies to pas due accounts. Returned checks incur a \$15 fee.
 Net 60 days from invoices date for approved commercial accounts only.
 All other accounts: payment is due on receipt.

Pay Now



Arbobella Tree Service, LLC

1665 Milan Street | North Port, Florida 34286
+19419321768 | info@arbobellatreeservice.com | www.arbobellatreeservice.com

Lakeside Plantation CDD
2800 Plantation Boulevard
North Port, Florida 34289


For Services Rendered

Invoice #: 20241530
Due date: Nov 09, 2025
Amount due: \$1,100.00
Amount enclosed: _____

Mail to:
Arbobella Tree Service, LLC
1665 Milan Street
North Port, Florida 34286

Sent 10/10/25
Oct 1 - Oct 10th

Check Request

District	Latexide Plantation CDD	Date	10/10/25
Payable to	Bob Carroll	Account Number	
Amount Requested	\$ 356.25		
Requested By	Harold Meyer		
Description of Need	Tennis Pro Lessons		
Approved By		Signature	
Received By		Signature	

Lesson Seals 475.00
 CDD 25% 118.75
\$ 356.25



Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: October 15, 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

10/15/25
Date

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



CONTRACT INVOICE

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

Invoice Number: AR12947254
Invoice Date: 3/12/2025

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

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

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LAKESIDEPLANTAT-GBS	30 Days	4/11/2025	\$74.89	\$74.89
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28413-RD-GBS-01		\$74.89		9/21/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 03/21/2025 to 04/20/2025 billing period	\$20.00
Contract overage charge for the 02/21/2025 to 3/20/2025 overage period	\$52.89 **
Remote Diagnostic	\$2.00
**See overage details below	\$74.89

Detail:

Equipment included under this contract

2800 Plantation Boulevard
Main leasing office

Kyocera/308ci

Number	Serial Number	Base Adj.	Location
AAG413	RNH2402440	\$0.00	Lakeside Plantation Community Development District 2800 Plantation Boulevard North Port, FL 34289 Main leasing office

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
Color	COLOR	14,608	15,243	635	0	635	\$0.070000	\$44.45
B\W	B/W	23,541	24,385	844	0	844	\$0.010000	\$8.44
								\$52.89

Did you know you can place your supply order online?
Try <https://www.deximaging.com> and click on "Get Supplies"

Please note that due to rising processing costs, credit card charges will be subjected to a 3% processing surcharge. If this invoice is paid with a credit card, you will be charged \$77.14 If you do not pay with a credit card, the total amount on this invoice is due. If you wish to update your payment method, please call DEX Imaging Accounts Receivables at (813) 288-8080. We appreciate your business and thank you for your understanding.

Invoice SubTotal	\$74.89
Tax:	\$0.00
Invoice Total	\$74.89
Balance Due:	\$74.89





CONTRACT INVOICE

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

Invoice Number: AR13129161
Invoice Date: 4/14/2025

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

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

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LAKESIDEPLANTAT-GBS	30 Days	5/14/2025	\$71.54	\$71.54
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28413-RD-GBS-01		\$71.54		9/21/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 04/21/2025 to 05/20/2025 billing period	\$20.00
Contract overage charge for the 03/21/2025 to 4/20/2025 overage period	\$49.54 **
Remote Diagnostic	\$2.00
**See overage details below	\$71.54

Detail:

Equipment included under this contract

2800 Plantation Boulevard
Main leasing office

Kyocera/308ci

Number	Serial Number	Base Adj.	Location
AAG413	RNH2402440	\$0.00	Lakeside Plantation Community Development District 2800 Plantation Boulevard North Port, FL 34289 Main leasing office

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
Color	COLOR	15,243	15,884	641	0	641	\$0.070000	\$44.87
B/W	B/W	24,385	24,852	467	0	467	\$0.010000	\$4.67
								\$49.54

Did you know you can place your supply order online?
Try <https://www.deximaging.com> and click on "Get Supplies"

Please note that due to rising processing costs, credit card charges will be subjected to a 3% processing surcharge. If this invoice is paid with a credit card, you will be charged \$73.69 If you do not pay with a credit card, the total amount on this invoice is due. If you wish to update your payment method, please call DEX Imaging Accounts Receivables at (813) 288-8080. We appreciate your business and thank you for your understanding.

Invoice SubTotal	\$71.54
Tax:	\$0.00
Invoice Total	\$71.54
Balance Due:	\$71.54





CONTRACT INVOICE

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

Invoice Number: AR13297397
Invoice Date: 5/13/2025

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

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

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LAKESIDEPLANTAT-GBS	30 Days	6/12/2025	\$56.33	\$56.33
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28413-RD-GBS-01		\$56.33		9/21/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 05/21/2025 to 06/20/2025 billing period	\$20.00
Contract overage charge for the 04/21/2025 to 5/20/2025 overage period	\$34.33 **
Remote Diagnostic	\$2.00
**See overage details below	\$56.33

Detail:

Equipment included under this contract

2800 Plantation Boulevard
Main leasing office

Kyocera/308ci

Number	Serial Number	Base Adj.	Location
AAG413	RNH2402440	\$0.00	Lakeside Plantation Community Development District 2800 Plantation Boulevard North Port, FL 34289 Main leasing office

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
Color	COLOR	15,884	16,261	377	0	377	\$0.070000	\$26.39
B/W	B/W	24,852	25,646	794	0	794	\$0.010000	\$7.94
								\$34.33

Did you know you can place your supply order online?
Try <https://www.deximaging.com> and click on "Get Supplies"

Please note that due to rising processing costs, credit card charges will be subjected to a 3% processing surcharge. If this invoice is paid with a credit card, you will be charged \$58.02 If you do not pay with a credit card, the total amount on this invoice is due. If you wish to update your payment method, please call DEX Imaging Accounts Receivables at (813) 288-8080. We appreciate your business and thank you for your understanding.

Invoice SubTotal	\$56.33
Tax:	\$0.00
Invoice Total	\$56.33
Balance Due:	\$56.33





CONTRACT INVOICE

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

Invoice Number: AR13633958
Invoice Date: 7/15/2025

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

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

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LAKESIDEPLANTAT-GBS	30 Days	8/14/2025	\$75.34	\$75.34
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28413-RD-GBS-01		\$75.34		9/21/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 07/21/2025 to 08/20/2025 billing period	\$20.00
Contract overage charge for the 06/21/2025 to 7/20/2025 overage period	\$53.34 **
Remote Diagnostic	\$2.00
**See overage details below	\$75.34

Detail:

Equipment included under this contract

2800 Plantation Boulevard
Main leasing office

Kyocera/308ci

Number	Serial Number	Base Adj.	Location
AAG413	RNH2402440	\$0.00	Lakeside Plantation Community Development District 2800 Plantation Boulevard North Port, FL 34289 Main leasing office

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
Color	COLOR	16,875	17,594	719	0	719	\$0.070000	\$50.33
B/W	B/W	26,328	26,629	301	0	301	\$0.010000	\$3.01
								\$53.34

Did you know you can place your supply order online?
Try <https://www.deximaging.com> and click on "Get Supplies"

Please note that due to rising processing costs, credit card charges will be subjected to a 3% processing surcharge. If this invoice is paid with a credit card, you will be charged \$77.60 If you do not pay with a credit card, the total amount on this invoice is due. If you wish to update your payment method, please call DEX Imaging Accounts Receivables at (813) 288-8080. We appreciate your business and thank you for your understanding.

Invoice SubTotal	\$75.34
Tax:	\$0.00
Invoice Total	\$75.34
Balance Due:	\$75.34





CONTRACT INVOICE

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

Invoice Number: AR13797519
Invoice Date: 8/13/2025

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

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

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LAKESIDEPLANTAT-GBS	30 Days	9/12/2025	\$60.16	\$60.16
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28413-RD-GBS-01		\$60.16		9/21/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 08/21/2025 to 09/20/2025 billing period	\$20.00
Contract overage charge for the 07/21/2025 to 8/20/2025 overage period	\$38.16 **
Remote Diagnostic	\$2.00
**See overage details below	\$60.16

Detail:

Equipment included under this contract

2800 Plantation Boulevard
Main leasing office

Kyocera/308ci

Number	Serial Number	Base Adj.	Location
AAG413	RNH2402440	\$0.00	Lakeside Plantation Community Development District 2800 Plantation Boulevard North Port, FL 34289 Main leasing office

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
Color	COLOR	17,594	18,082	488	0	488	\$0.070000	\$34.16
B/W	B/W	26,629	27,029	400	0	400	\$0.010000	\$4.00
								\$38.16

Did you know you can place your supply order online?
Try <https://www.deximaging.com> and click on "Get Supplies"

Please note that due to rising processing costs, credit card charges will be subjected to a 3% processing surcharge. If this invoice is paid with a credit card, you will be charged \$61.96 If you do not pay with a credit card, the total amount on this invoice is due. If you wish to update your payment method, please call DEX Imaging Accounts Receivables at (813) 288-8080. We appreciate your business and thank you for your understanding.

Invoice SubTotal	\$60.16
Tax:	\$0.00
Invoice Total	\$60.16
Balance Due:	\$60.16





CONTRACT INVOICE

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

Invoice Number: AR13966468
Invoice Date: 9/12/2025

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

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

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LAKESIDEPLANTAT-GBS	30 Days	10/12/2025	\$64.22	\$64.22
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28413-RD-GBS-01		\$64.22		9/21/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 09/21/2025 to 10/20/2025 billing period	\$20.00
Contract overage charge for the 08/21/2025 to 9/20/2025 overage period	\$42.22 **
Remote Diagnostic	\$2.00
**See overage details below	\$64.22

Detail:

Equipment included under this contract

2800 Plantation Boulevard
Main leasing office

Kyocera/308ci

Number	Serial Number	Base Adj.	Location
AAG413	RNH2402440	\$0.00	Lakeside Plantation Community Development District 2800 Plantation Boulevard North Port, FL 34289 Main leasing office

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
Color	COLOR	18,082	18,645	563	0	563	\$0.070000	\$39.41
B/W	B/W	27,029	27,310	281	0	281	\$0.010000	\$2.81
								\$42.22

Did you know you can place your supply order online?

Try <https://www.deximaging.com> and click on "Get Supplies"

Please note that due to rising processing costs, credit card charges will be subjected to a 3% processing surcharge. If this invoice is paid with a credit card, you will be charged \$66.15 If you do not pay with a credit card, the total amount on this invoice is due. If you wish to update your payment method, please call DEX Imaging Accounts Receivables at (813) 288-8080. We appreciate your business and thank you for your understanding.

Invoice SubTotal	\$64.22
Tax:	\$0.00
Invoice Total	\$64.22
Balance Due:	\$64.22



FloridaCommerce, Special District Accountability Program
Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 92287
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

Lakeside Plantation Community Development District
 Ms. Sarah R. Sandy
 Kutak Rock LLP
 107 West College Avenue
 Tallahassee, Florida 32301



- 2. Telephone:** 850-692-7300 Ext:
- 3. Fax:** 850-692-7319
- 4. Email:** Sarah.Sandy@KutakRock.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** www.lakesideplantationcdd.org
- 8. County(ies):** Sarasota
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 03/13/1999
- 11. Creation Document on File:** 03/13/1999
- 12. Date Established:** 03/01/1999
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** City of North Port
- 15. Creation Document(s):** City Ordinance 99-1
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: _____ Date 10.14.25

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, BOTH of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

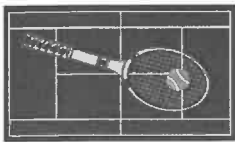
1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



Invoice

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

Date	Invoice #
10/13/2025	82673

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

Ship To
Lakeside Plantation 2800 Plantation Blvd North Port FL 34289 United States

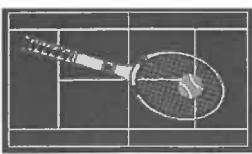
Terms	PO #	Due Date
Net 30	Frank	11/12/2025
Sales Rep	Ship Via	Ship Date
Shannon Wilder	FedEx Ground	10/13/2025

Notes

Quantity	Units	Description	Options	Unit Price	Amount
4	ea	Line Blitz Paddle set		26.00	104.00

Thank you for your business.	Subtotal	104.00
	Shipping Cost (FedEx Ground)	15.60
	Total	\$119.60

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



Invoice

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

Date	Invoice #
10/15/2025	82716

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

Ship To
Margie Gerstmann Lakeside Plantation 2200 Plantation Blvd. North Port FL 34289 United States

Terms	PO #	Due Date
Net 30	Frank	11/14/2025
Sales Rep	Ship Via	Ship Date
Shannon Wilder	FedEx Ground	10/15/2025

Notes

Quantity	Units	Description	Options	Unit Price	Amount
8	ea	Line Blitz Small O Ring		6.49	51.92

Thank you for your business.	Subtotal	51.92
	Shipping Cost (FedEx Ground)	7.79
	Total	\$59.71

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

PAID 10.1.25



Bandit Fitness Equipment, Inc.

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

Invoice #14879

09/30/2025

*Quarterly
 Maintenance
 on new fitness
 equipment*

JOB ADDRESS
 2800 Plantation Blvd
 North Port
 FL 34289

BILLING
 Accounts Payable
 Lakeside Plantation CDD *MP
 2800 Plantation Blvd
 North Port, FL 34289

JOB CONTACT
 Harold Meyers
 (941) 423-5500

DESCRIPTION OF WORK

VISIT FINDINGS:

Inspected the multi-function machine and found the pulley/cable was loose. Tightened the pulley to restore proper function. No other issues were identified during this visit.

ROUTINE TASKS COMPLETED:

- Recorded model and serial numbers of all equipment
- Advised on any safety concerns beyond our control (if applicable)
- Notified about applicable equipment recalls (if applicable)
- Informed that treadmills should be on a dedicated electrical circuit (if applicable)
- Vacuumed all electronic components and drive systems
- Cleaned all exposed surfaces
- Cleaned and lubricated joints, bearings, and rods
- Ensured correct calibration of speed sensors and tensioners
- Physically tested each machine
- Visually inspected each machine

PRODUCT / SERVICE

Scheduled Maintenance
 Maintenance Plan Scheduled Visit

QTY	UNIT PRICE	TOTAL PRICE
1	\$399.00	\$399.00

SALE TERMS: Minimum deposit required to place order. Remaining balance due upon delivery or time of services rendered. Some items may require full prepayment. RETURNS: 15% restocking fee or 30% on special order items applies within 14 days of delivery. Items must be in original condition with all accessories. Labor charges, shipping fees, special order repair parts, and flooring materials are not eligible for return or refund. Used Equipment is sold in as-is condition without a warranty unless otherwise noted on invoice. See banditfitness.com/terms.

SUBTOTAL	\$399.00
TAX	\$27.93
TOTAL	\$426.93
PAID	\$0.00
BALANCE DUE	\$426.93



Bandit Fitness Equipment, Inc.
1990 S. Belcher Road
Largo Florida 33771
(727) 573-5500
hello@banditfitness.com

Invoice #14879
09/30/2025

.....
Customer Approval of Work Signature

How to Pay

We accept payment by: Check, Card or Cash

Invoice #14879
\$426.93 due by 30th September 2025

Online payment Visit this link to pay your invoice online: <https://sm8.link/i4m4iq6>

Shop Online & In-Store! Residential & Commercial, Sales & Service. Thank you for your business and train hard!

Send to:

Bob Carroll
5207 Pine Shadow Ln
North Fort FL 34287
508.728-2861

Check Request

District	Lakeside CDD	Date	9.30.25
Payable to	Bob Carroll	Account Number	
Amount Requested	\$ 270.00	Requested By	Bob Myers
Description of Need	Tennis Pro Lessons	Approved By	[Signature]
Received By		Signature	

Sales \$ 360⁻
 GMS 25% 90⁻
 DR request \$ 270⁻



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.: 1279
 Terms: Due on receipt
 Invoice date: 09/25/2025
 Due date: 09/25/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	9/10	Mulch, plants, weed guard installed	End cap leveled, weed guard pinned down in bed, 20 1g plants installed on end cap and 1.5 yards of medium pine bark mulch installed 9/24	1	\$592.25	\$592.25

Total **\$592.25**

Ways to pay

[View and pay](#)

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.: 1280
Terms: Due on receipt
Invoice date: 10/06/2025
Due date: 10/06/2025

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

Total \$11,815.24

Ways to pay



[View and pay](#)

Governmental Management Services- Tampa, LLC1001 Bradford Way
TN 37763**Invoice****Invoice #:** 39**Invoice Date:** 9/26/2025**Due Date:** 9/26/2025**Project:****P.O. Number:****Bill To:**Lakeside Plantation CDD
C/O GMS- Tampa, LLC

Description	Hours/Qty	Rate	Amount
Amenity Payroll- Sept 25		20,370.99	20,370.99
Total			\$20,370.99
Payments/Credits			\$0.00
Balance Due			\$20,370.99

Governmental Management Services- Tampa, LLC1001 Bradford Way
TN 37763**Invoice****Invoice #:** 38**Invoice Date:** 9/18/2025**Due Date:** 9/18/2025**Project:****P.O. Number:****Bill To:**Lakeside Plantation CDD
C/O GMS- Tampa, LLC

Description	Hours/Qty	Rate	Amount
Assessment Roll - Sept 26		2,500.00	2,500.00
Total			\$2,500.00
Payments/Credits			\$0.00
Balance Due			\$2,500.00

Governmental Management Services- Tampa, LLC

1001 Bradford Way
TN 37763

Invoice

Invoice #: 40
Invoice Date: 10/3/2025
Due Date: 10/3/2025
Project:
P.O. Number:



Bill To:

Lakeside Plantation CDD
C/O GMS- Tampa, LLC

Description	Hours/Qty	Rate	Amount
Management Fees- Oct 25		4,560.42	4,560.42
Information Tech- Oct 25		199.50	199.50
Dissemination Agent- Oct 25		87.50	87.50
Printing		7.50	7.50
Copies		16.36	16.36
Postage		158.92	158.92
Total			\$5,030.20
Payments/Credits			\$0.00
Balance Due			\$5,030.20

September 2025

Check Request

District	Lakeside Plantation CDD	Date	9/30/25
Payable to	Jacque Baroni	Account Number	
Amount Requested	\$ 266.25		
Requested By	Harold Myers		
Description of Need	Fit to Force Classes		
Approved By		Signature	
Received By		Signature	

Sale \$ 355
 95% GMS \$ 88.75
 \$ 266.25



Check Request

District	Lakeside Plantation CDD	Date	9.24.25
Payable to	John Russo	Account Number	
Amount Requested	450 ⁰⁰		
Requested By	Harold Myers		
Description of Need	Halloween Party Music for Oct 24, 2025		
Approved By	Harold Myers	Signature	
Received By		Signature	

John Russo
 875 Hyacinth St
 North Fort Myers FL 33903
 Phone 239.995.4200



CK request 9.24.25
 Halloween

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See specific instructions on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

John Russo

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.

- Individual/sole proprietor C corporation S corporation Partnership Trust/estate
- LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____
Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.
- Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____
Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions

(Applies to accounts maintained outside the United States.)

5 Street, P.O. box, or other mailing address (optional)

875 Hyacinth St.

Requester's name and address (optional)

6 City, state, and ZIP code

N. Ft. Myers, FL 33903

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number

or

Employer identification number

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of U.S. person

Date

7/23/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

gs III Emergency Communications, I*The Nation's Leading Provider**of Emergency Communications Solutions*

PO Box 739207
 Dallas, TX 75373-9207
 www.KingsIII.com

**Account Information**

Customer Name 2800 Plantation Blvd
 Customer Number 42876
 Invoice Number 3172614
 Invoice Date 10/01/2025
 Terms Net Due in 20 Days
 PO Number

Important Messages

Registration Code: 6A6277
 Test Your Telephone Regularly
 Sales (866) 354-6473
 Service (800) 766-2029
 Billing (866) 632-5884

Summary of Charges

Description	Quantity	Rate	Months	Amount
<i>2800 Plantation Blvd, 2800 Plantation Blvd, North Port, FL, 34289</i>				
Pool Phone(s) - Complete Service 10/01/2025 - 12/31/2025	1.00	44.75	3.00	134.25
Sales Tax				0.00
Payments/Credits Applied				0.00
Invoice Balance Due:				\$134.25

Date	Invoice #	Description	Amount	Balance Due
10/01/2025	3172614	Recurring Charges	\$134.25	\$134.25

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

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

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

INVOICE

Customer Number 42876
 Invoice Number 3172614
 Invoice Date 10/01/2025
 Terms Net Due in 20 Days
 Amount Due \$134.25

Amount Enclosed: \$ _____



Kings III Emergency Communications, LL
 PO Box 739207
 Dallas, TX 75373-9207
 www.KingsIII.com

Return Service Requested

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

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

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

REMIT TO: Kings III Emergency Communications, LLC
 PO Box 739207
 Dallas, TX 75373-9207

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 25, 2025

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3627500
Client Matter No. 12323-1
Notification Email: efgroup@kutakrock.com

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

Invoice No. 3627500
12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

08/02/25	M. Rigoni	0.10	30.50	Review matters pertaining to insurance coverages
08/08/25	S. Sandy	0.80	264.00	Confer with Poulos regarding amenity management payroll; review records and confer with Ferguson regarding same
08/13/25	S. Sandy	0.60	198.00	Review draft agenda and minutes
08/19/25	S. Sandy	0.20	66.00	Prepare for board meeting
08/20/25	S. Sandy	4.90	1,617.00	Prepare for and travel to board meeting; conduct follow up regarding same
08/28/25	S. Sandy	0.70	231.00	Review correspondence regarding insurance claim; confer regarding agreements in follow up to board meeting; review certificate of insurance from tennis pro
08/29/25	S. Sandy	0.30	99.00	Prepare purchase order and addendum for approved proposals

KUTAK ROCK LLP

Lakeside Plantation CDD
 September 25, 2025
 Client Matter No. 12323-1
 Invoice No. 3627500
 Page 2

08/29/25	D. Wilbourn	1.80	333.00	Prepare addendum to audio system installation proposal; prepare purchase order for pool furniture; prepare addendum to electrical services proposal; prepare license agreement for tennis lessons
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TOTAL HOURS	9.40
-------------	------

TOTAL FOR SERVICES RENDERED	\$2,838.50
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DISBURSEMENTS

Meals	27.37
Travel Expenses	180.37

TOTAL DISBURSEMENTS	<u>207.74</u>
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TOTAL CURRENT AMOUNT DUE	<u>\$3,046.24</u>
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Monster Pools Incorporated

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

INVOICE

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

INVOICE 1934
DATE 10/01/2025
TERMS Due on receipt
DUE DATE 10/01/2025

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

BALANCE DUE

\$1,900.00

Pay invoice



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: PSI208153
 Invoice Date: 10/1/2025

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

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

Ship Via
 Ship Date 10/1/2025
 Due Date 10/31/2025
 Terms Net 30

Customer ID L2077
 P.O. Number
 P.O. Date 10/1/2025
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,350.96	1,350.96
October Billing					
10/1/2025 - 10/31/2025					
Site 15 Littoral/Wetland					
Site 16 Littoral/Wetland					
Site 18 Littoral/Wetland					
Site 19 Littoral/Wetland					
Lakeside Plantation Cdd LAKE ALL					

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

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

VenturesIn.com, Inc.

P.O. Box 272855
Tampa FL 33688-2855



Invoice

Date	Invoice #
10/1/2025	47842

Bill To:

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

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

Please visit us on the web at www.venturesin.com

Due Date	P.O. No.	Terms	Project
10/1/2025		Due on receipt	

Description	Qty	Rate	Amount
CommunityXS Application Hosting	1	80.00	80.00
Microsoft 365 Business Professional	2	35.00	70.00
Subtotal			\$150.00
Sales Tax (0.0%)			\$0.00
Total			\$150.00
Payments/Credits			\$0.00
Balance Due			\$150.00

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

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

56



10 Music Square East
Nashville, TN 37203-4399

Invoice & Remittance Advice	
Account Number:	1880525
Billing Number:	60781660
Billing Date:	02-SEP-2025
Total Amount Due:	USD 452.91
Amount Enclosed:	

Pay online at www.bmi.com/paynow using the account number and billing number above

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

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

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

01880525607816600000004529110

Please return the above portion with your payment

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

Billing Number	Beginning Balance	Billed and Adjusted	Payments	Ending Balance
60781660	\$446.00	\$6.91	\$0.00	\$452.91

Date	Type	Transaction #	Description	Amount (in USD)
Account# 1880525				
Lakeside Plantation Cmnty Dev Dist				
2200 Plantation Blvd North Port FL 34289				
01-SEP-2025	DM	1003629812	Late Payment Charge 07/01/2025 - 06/30/2026	\$6.91

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

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

Did you know BMI customers can save up to 80% on FedEx® services? Log into your account at bmi.com/licensingcommunity for more details!

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	Sep 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

! Thanks for paying by Automatic Payment

Your automatic payment on Oct 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.

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.

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 **8535 10 055 0624394**
Automatic payment **Oct 12, 2025**
Please pay \$172.98

Electronic payment will be applied Oct 12, 2025

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

853510055062439400172981

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

What's included?

 **TV:** Keep your employees informed and customers entertained

Visit business.comcast.com/myaccount for more details

One-time charges		\$3.95
Other charges		\$3.95
Paper Statement Fee	Sep 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.



CONTRACT INVOICE

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

Invoice Number: AR13966468
Invoice Date: 9/12/2025

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

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

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LAKESIDEPLANTAT-GBS	30 Days	10/12/2025	\$64.22	\$64.22
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28413-RD-GBS-01		\$64.22		9/21/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 09/21/2025 to 10/20/2025 billing period	\$20.00
Contract overage charge for the 08/21/2025 to 9/20/2025 overage period	\$42.22 **
Remote Diagnostic	\$2.00
	\$64.22

**See overage details below

Detail:

Equipment included under this contract

2800 Plantation Boulevard
Main leasing office

Kyocera/308ci

Number	Serial Number	Base Adj.	Location
AAG413	RNH2402440	\$0.00	Lakeside Plantation Community Development District 2800 Plantation Boulevard North Port, FL 34289 Main leasing office

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
Color	COLOR	18,082	18,645	563	0	563	\$0.070000	\$39.41
B/W	B/W	27,029	27,310	281	0	281	\$0.010000	\$2.81
								\$42.22

Did you know you can place your supply order online?
Try <https://www.deximaging.com> and click on "Get Supplies"

Please note that due to rising processing costs, credit card charges will be subjected to a 3% processing surcharge. If this invoice is paid with a credit card, you will be charged \$66.15 If you do not pay with a credit card, the total amount on this invoice is due. If you wish to update your payment method, please call DEX Imaging Accounts Receivables at (813) 288-8080. We appreciate your business and thank you for your understanding.

Invoice SubTotal	\$64.22
Tax:	\$0.00
Invoice Total	\$64.22
Balance Due:	\$64.22





CONTRACT INVOICE

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

Invoice Number: AR12947254
Invoice Date: 3/12/2025

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

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

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LAKESIDEPLANTAT-GBS	30 Days	4/11/2025	\$74.89	\$74.89
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28413-RD-GBS-01		\$74.89		9/21/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 03/21/2025 to 04/20/2025 billing period	\$20.00
Contract overage charge for the 02/21/2025 to 3/20/2025 overage period	\$52.89 **
Remote Diagnostic	\$2.00
	\$74.89

**See overage details below

Detail:

Equipment included under this contract

2800 Plantation Boulevard
Main leasing office

Kyocera/308ci

Number	Serial Number	Base Adj.	Location
AAG413	RNH2402440	\$0.00	Lakeside Plantation Community Development District 2800 Plantation Boulevard North Port, FL 34289 Main leasing office

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
Color	COLOR	14,608	15,243	635	0	635	\$0.070000	\$44.45
B/W	B/W	23,541	24,385	844	0	844	\$0.010000	\$8.44
								\$52.89

Did you know you can place your supply order online?
Try <https://www.deximaging.com> and click on "Get Supplies"

Please note that due to rising processing costs, credit card charges will be subjected to a 3% processing surcharge. If this invoice is paid with a credit card, you will be charged \$77.14 If you do not pay with a credit card, the total amount on this invoice is due. If you wish to update your payment method, please call DEX Imaging Accounts Receivables at (813) 288-8080. We appreciate your business and thank you for your understanding.

Invoice SubTotal	\$74.89
Tax:	\$0.00
Invoice Total	\$74.89
Balance Due:	\$74.89





CONTRACT INVOICE

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

Invoice Number: AR13129161
 Invoice Date: 4/14/2025

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

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

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LAKESIDEPLANTAT-GBS	30 Days	5/14/2025	\$71.54	\$71.54
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28413-RD-GBS-01		\$71.54		9/21/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 04/21/2025 to 05/20/2025 billing period	\$20.00
Contract overage charge for the 03/21/2025 to 4/20/2025 overage period	\$49.54 **
Remote Diagnostic	\$2.00
	\$71.54

**See overage details below

Detail:

Equipment included under this contract

2800 Plantation Boulevard
 Main leasing office

Kyocera/308ci

Number	Serial Number	Base Adj.	Location
AAG413	RNH2402440	\$0.00	Lakeside Plantation Community Development District 2800 Plantation Boulevard North Port, FL 34289 Main leasing office

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
Color	COLOR	15,243	15,884	641	0	641	\$0.070000	\$44.87
B/W	B/W	24,385	24,852	467	0	467	\$0.010000	\$4.67
								\$49.54

Did you know you can place your supply order online?
 Try <https://www.deximaging.com> and click on "Get Supplies"

Please note that due to rising processing costs, credit card charges will be subjected to a 3% processing surcharge. If this invoice is paid with a credit card, you will be charged \$73.69 If you do not pay with a credit card, the total amount on this invoice is due. If you wish to update your payment method, please call DEX Imaging Accounts Receivables at (813) 288-8080. We appreciate your business and thank you for your understanding.

Invoice SubTotal	\$71.54
Tax:	\$0.00
Invoice Total	\$71.54
Balance Due:	\$71.54





CONTRACT INVOICE

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

Invoice Number: AR13297397
Invoice Date: 5/13/2025

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

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

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LAKESIDEPLANTAT-GBS	30 Days	6/12/2025	\$56.33	\$56.33
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28413-RD-GBS-01		\$56.33		9/21/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 05/21/2025 to 06/20/2025 billing period	\$20.00
Contract overage charge for the 04/21/2025 to 5/20/2025 overage period	\$34.33 **
Remote Diagnostic	\$2.00
	\$56.33

**See overage details below

Detail:

Equipment included under this contract

2800 Plantation Boulevard
Main leasing office

Kyocera/308ci

Number	Serial Number	Base Adj.	Location
AAG413	RNH2402440	\$0.00	Lakeside Plantation Community Development District 2800 Plantation Boulevard North Port, FL 34289 Main leasing office

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
Color	COLOR	15,884	16,261	377	0	377	\$0.070000	\$26.39
B/W	B/W	24,852	25,646	794	0	794	\$0.010000	\$7.94
								\$34.33

Did you know you can place your supply order online?
Try <https://www.deximaging.com> and click on "Get Supplies"

Please note that due to rising processing costs, credit card charges will be subjected to a 3% processing surcharge. If this invoice is paid with a credit card, you will be charged \$58.02 If you do not pay with a credit card, the total amount on this invoice is due. If you wish to update your payment method, please call DEX Imaging Accounts Receivables at (813) 288-8080. We appreciate your business and thank you for your understanding.

Invoice SubTotal	\$56.33
Tax:	\$0.00
Invoice Total	\$56.33
Balance Due:	\$56.33





CONTRACT INVOICE

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

Invoice Number: AR13470359
Invoice Date: 6/13/2025

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

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

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LAKESIDEPLANTAT-GBS	30 Days	7/13/2025	\$71.80	\$71.80
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28413-RD-GBS-01		\$71.80		9/21/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 06/21/2025 to 07/20/2025 billing period	\$20.00
Contract overage charge for the 05/21/2025 to 6/20/2025 overage period	\$49.80 **
Remote Diagnostic	\$2.00
	\$71.80

**See overage details below

Detail:

Equipment included under this contract

2800 Plantation Boulevard
Main leasing office

Kyocera/308ci

Number	Serial Number	Base Adj.	Location
AAG413	RNH2402440	\$0.00	Lakeside Plantation Community Development District 2800 Plantation Boulevard North Port, FL 34289 Main leasing office

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
Color	COLOR	16,261	16,875	614	0	614	\$0.070000	\$42.98
B/W	B/W	25,646	26,328	682	0	682	\$0.010000	\$6.82
								\$49.80

Did you know you can place your supply order online?
Try <https://www.deximaging.com> and click on "Get Supplies"

Please note that due to rising processing costs, credit card charges will be subjected to a 3% processing surcharge. If this invoice is paid with a credit card, you will be charged \$73.95 If you do not pay with a credit card, the total amount on this invoice is due. If you wish to update your payment method, please call DEX Imaging Accounts Receivables at (813) 288-8080. We appreciate your business and thank you for your understanding.

Invoice SubTotal	\$71.80
Tax:	\$0.00
Invoice Total	\$71.80
Balance Due:	\$71.80





CONTRACT INVOICE

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

Invoice Number: AR13633958
Invoice Date: 7/15/2025

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

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

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LAKESIDEPLANTAT-GBS	30 Days	8/14/2025	\$75.34	\$75.34
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28413-RD-GBS-01		\$75.34		9/21/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 07/21/2025 to 08/20/2025 billing period	\$20.00
Contract overage charge for the 06/21/2025 to 7/20/2025 overage period	\$53.34 **
Remote Diagnostic	\$2.00
	\$75.34

**See overage details below

Detail:

Equipment included under this contract

2800 Plantation Boulevard
Main leasing office

Kyocera/308ci

Number	Serial Number	Base Adj.	Location
AAG413	RNH2402440	\$0.00	Lakeside Plantation Community Development District 2800 Plantation Boulevard North Port, FL 34289 Main leasing office

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
Color	COLOR	16,875	17,594	719	0	719	\$0.070000	\$50.33
B/W	B/W	26,328	26,629	301	0	301	\$0.010000	\$3.01
								\$53.34

Did you know you can place your supply order online?
Try <https://www.deximaging.com> and click on "Get Supplies"

Please note that due to rising processing costs, credit card charges will be subjected to a 3% processing surcharge. If this invoice is paid with a credit card, you will be charged \$77.60 If you do not pay with a credit card, the total amount on this invoice is due. If you wish to update your payment method, please call DEX Imaging Accounts Receivables at (813) 288-8080. We appreciate your business and thank you for your understanding.

Invoice SubTotal	\$75.34
Tax:	\$0.00
Invoice Total	\$75.34
Balance Due:	\$75.34





CONTRACT INVOICE

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

Invoice Number: AR13797519
Invoice Date: 8/13/2025

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

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

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
LAKESIDEPLANTAT-GBS	30 Days	9/12/2025	\$60.16	\$60.16
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
28413-RD-GBS-01		\$60.16		9/21/2022	
Contract Remarks					

Summary:

Contract base rate charge for the 08/21/2025 to 09/20/2025 billing period	\$20.00
Contract overage charge for the 07/21/2025 to 8/20/2025 overage period	\$38.16 **
Remote Diagnostic	\$2.00
	\$60.16

**See overage details below

Detail:

Equipment included under this contract

2800 Plantation Boulevard
Main leasing office

Kyocera/308ci

Number	Serial Number	Base Adj.	Location
AAG413	RNH2402440	\$0.00	Lakeside Plantation Community Development District 2800 Plantation Boulevard North Port, FL 34289 Main leasing office

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
Color	COLOR	17,594	18,082	488	0	488	\$0.070000	\$34.16
B/W	B/W	26,629	27,029	400	0	400	\$0.010000	\$4.00
								\$38.16

Did you know you can place your supply order online?
Try <https://www.deximaging.com> and click on "Get Supplies"

Please note that due to rising processing costs, credit card charges will be subjected to a 3% processing surcharge. If this invoice is paid with a credit card, you will be charged \$61.96 If you do not pay with a credit card, the total amount on this invoice is due. If you wish to update your payment method, please call DEX Imaging Accounts Receivables at (813) 288-8080. We appreciate your business and thank you for your understanding.

Invoice SubTotal	\$60.16
Tax:	\$0.00
Invoice Total	\$60.16
Balance Due:	\$60.16





66

Invoice 159715516

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	9/21/2025	10/16/2025		\$514.12

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Services Provided (10/19/25-11/18/25) <i>Includes: Extended Service Protection, Secure Access, Video Services</i>			\$514.12
Sub Total			\$514.12

Save a stamp!

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everonsolutions.com/expresspay

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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	159715516
Account Number	70180815
Invoice Date	9/21/2025
Payment Due Date	10/16/2025
Amount Due	\$514.12

Amount Enclosed: \$

PO Box 49292 · Wichita, KS 67201

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

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



EVERON LLC
 PO BOX 872987
 KANSAS CITY MO 64187-2987



Electric Bill Statement

For: Aug 25, 2025 to Sep 24, 2025 (30 days)

Statement Date: Sep 24, 2025

Account Number: 04126-05586

Service Address:

2800 PLANTATION BLVD # FNTN
NORTH PORT, FL 34289

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

CURRENT BILL

\$227.27

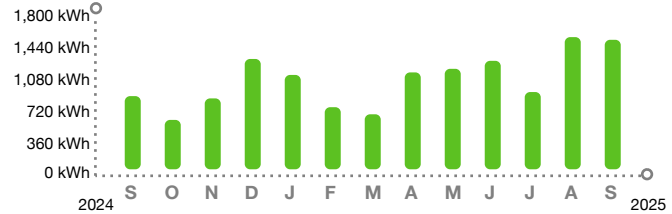
TOTAL AMOUNT YOU OWE

Oct 15, 2025

NEW CHARGES DUE BY

Enroll in FPL Budget Billing® and have \$160.20 withdrawn instead of \$227.27. [FPL.com/AutoBB](https://www.fpl.com/AutoBB)

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	231.70
Payments received	-231.70
Balance before new charges	0.00
<hr/>	
Total new charges	227.27
Total amount you owe	\$227.27

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 \$160.20 instead of \$227.27 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 December 12, 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 October 05, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit [FPL.com/Answers](https://www.fpl.com/Answers).

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

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



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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

04126-05586
ACCOUNT NUMBER

\$227.27
TOTAL AMOUNT YOU OWE

Oct 15, 2025
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMMUNITY
DEVELOPMENT DIST

Account Number: 04126-05586

BILL DETAILS

Amount of your last bill	231.70
Payment received - Thank you	-231.70
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)	\$152.71
Fuel: (\$0.027180 per kWh)	\$43.19
Electric service amount	208.77
Gross receipts tax (State tax)	5.36
Franchise fee (Reqd local fee)	12.95
Taxes and charges	18.31
Regulatory fee (State fee)	0.19
Total new charges	\$227.27
Total amount you owe	\$227.27

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	18331		16742		1589

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 24, 2025	Aug 25, 2025	Sep 24, 2024
kWh Used	1589	1622	898
Service days	30	32	32
kWh/day	52	50	28
Amount	\$227.27	\$231.70	\$123.31

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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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: Aug 25, 2025 to Sep 24, 2025 (30 days)

Statement Date: Sep 24, 2025

Account Number: 57421-67439

Service Address:

2800 PLANTATION BLVD # CLBHSE
NORTH PORT, FL 34289

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

CURRENT BILL

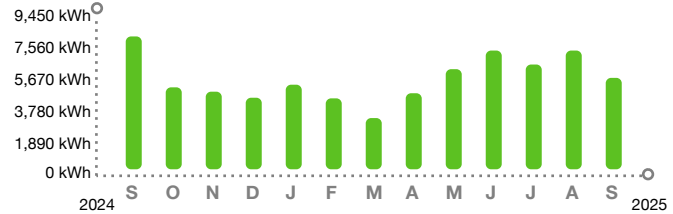
\$745.86

TOTAL AMOUNT YOU OWE

Oct 15, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	906.67
Payments received	-906.67
Balance before new charges	0.00
<hr/>	
Total new charges	745.86
Total amount you owe	\$745.86

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 12, 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 October 05, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit FPL.com/Answers.

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

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



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

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

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

LAKESIDE PLANTATION 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 for ways to pay.

57421-67439
ACCOUNT NUMBER

\$745.86
TOTAL AMOUNT YOU OWE

Oct 15, 2025
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: Account Number: 70
 LAKESIDE PLANTATION 57421-67439
 COMM DEVELOPMENT
 DIST

BILL DETAILS

Amount of your last bill	906.67
Payment received - Thank you	-906.67
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>	\$199.62
Fuel: <small>(\$0.027180 per kWh)</small>	\$160.09
Demand: <small>(\$13.41 per KW)</small>	\$295.02
Electric service amount	685.14
Gross receipts tax (State tax)	17.58
Franchise fee (Reqd local fee)	42.51
Taxes and charges	60.09
Regulatory fee (State fee)	0.63
Total new charges	\$745.86
Total amount you owe	\$745.86

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	- Previous	x Const	= Usage
kWh used	06806	06217	10	5890
Demand KW	2.21		10.00	22

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 24, 2025	Aug 25, 2025	Sep 24, 2024
kWh Used	5890	7650	8560
Service days	30	32	32
kWh/day	196	239	267
Amount	\$745.86	\$906.67	\$926.81

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.

Enhanced HVAC rebates

Take advantage of increased A/C and new variable frequency drive rebates. Upgrade today to maximize savings and comfort.

[See all rebates](#)

Download the app

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

[Download now](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Electric Bill Statement

For: Aug 25, 2025 to Sep 24, 2025 (30 days)

Statement Date: Sep 24, 2025

Account Number: 84595-15071

Service Address:

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

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

CURRENT BILL

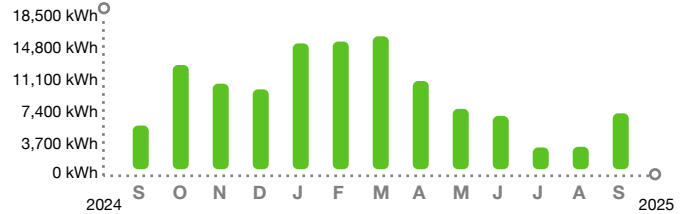
\$1,144.69

TOTAL AMOUNT YOU OWE

Oct 15, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	820.21
Payments received	-820.21
Balance before new charges	0.00
<hr/>	
Total new charges	1,144.69
Total amount you owe	\$1,144.69

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 12, 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 October 05, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit [FPL.com/Answers](https://www.fpl.com/Answers).

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

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



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

The amount enclosed includes the following donation:

FPL Care To Share: _____

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

84595-15071
ACCOUNT NUMBER

\$1,144.69
TOTAL AMOUNT YOU OWE

Oct 15, 2025
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: Account Number: 72
 LAKESIDE PLANTATION 84595-15071
 COMM DEVELOPMENT
 DIST

BILL DETAILS

Amount of your last bill	820.21
Payment received - Thank you	-820.21
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$30.41
Non-fuel: (\$0.033890 per kWh)	\$239.20
Fuel: (\$0.027180 per kWh)	\$191.84
Demand: (\$13.41 per KW)	\$590.04
Electric service amount	1,051.49
Gross receipts tax (State tax)	26.98
Franchise fee (Reqd local fee)	65.25
Taxes and charges	92.23
Regulatory fee (State fee)	0.97
Total new charges	\$1,144.69
Total amount you owe	\$1,144.69

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	- Previous	= Usage
kWh used	36873	29815	7058
Demand KW	44.08		44

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 24, 2025	Aug 25, 2025	Sep 24, 2024
kWh Used	7058	2836	5516
Service days	30	32	32
kWh/day	235	88	172
Amount	\$1,144.69	\$820.21	\$862.49

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.

Enhanced HVAC rebates

Take advantage of increased A/C and new variable frequency drive rebates. Upgrade today to maximize savings and comfort.

[See all rebates](#)

Download the app

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

[Download now](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



City of North Port Utilities

4970 City Hall Blvd
 North Port, FL 34286-4100
 Phone: (941) 429-7122

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	09/26/2025	10/17/2025

Total Current Charges	\$136.72
Balance Forward	\$0.00
Total Amount Due	\$136.72



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

000043123000154656000000136725

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

SERVICE ADDRESS 2800 PLANTATION BLVD

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

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	09/26/2025	10/17/2025

Last Bill Amount	\$142.59
Payments	-\$142.59
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$142.59 09/17/2025

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
08/18/2025 - 09/17/2025	30.0	80005382	1.0000	TGAL	42.00	40.00	2.00
Previous year Usage						09/24	2.00

Service	Consumption	Charge	Total
WA Base facility chg		\$124.98	
WA Usage block 1	2.00	\$11.74	
TOTAL WATER			\$136.72

Total Current Charges	\$136.72
Balance Forward	\$0.00
Total Amount Due	\$136.72



City of North Port Utilities

4970 City Hall Blvd
 North Port, FL 34286-4100
 Phone: (941) 429-7122

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	09/26/2025	10/17/2025

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



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

000043123000156052000000201805

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

SERVICE ADDRESS 2800 PLANTATION BLVD

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

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	09/26/2025	10/17/2025

Last Bill Amount	\$420.48
Payments	-\$420.48
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$420.48 09/17/2025

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
08/18/2025 - 09/17/2025	30.0	15464397	1.0000	TGAL	44.00	41.00	3.00
Previous year Usage						09/24	0.00

Service	Consumption	Charge	Total
WA Base facility chg		\$64.07	
WA Usage block 1	3.00	\$17.61	
TOTAL WATER			\$81.68
SE Base facility chg		\$95.25	
SE Consumption	3.00	\$24.87	
TOTAL SEWER			\$120.12

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



City of North Port Utilities

4970 City Hall Blvd
 North Port, FL 34286-4100
 Phone: (941) 429-7122

SERVICE ADDRESS			
2021 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	09/11/2025	10/02/2025

Total Current Charges	\$77.00
Balance Forward	\$27.51
Total Amount Due	\$104.51



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

000043123000154658000000104514

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

SERVICE ADDRESS 2021 PLANTATION BLVD FICT

*** E FINAL BILL-AUTO PA ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	09/11/2025	10/02/2025

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

Rate Class: COMMERCIAL

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

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
08/18/2025 - 08/18/2025	0.0	36607560	1.0000	TGAL	1695.00	1695.00	0.00
Previous year Usage						09/24	0.00

Service	Consumption	Charge	Total
REMOVED METER 09/05/25	0.00	\$77.00	

Total Current Charges	\$77.00
Balance Forward	\$27.51
Total Amount Due	\$104.51

Remittance Section

INVOICE

Address Service Requested

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

Customer Account Number: 1833219
Invoice Number: 21894891
Invoice Date: 09/15/2025
Invoice Due Date: 10/05/2025
Total Due: **\$104.86**

Amount Paid: \$ _____

Use enclosed envelope and make check payable to:

PEAC SOLUTIONS
PO BOX 13604
PHILADELPHIA PA 19101-3604

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



00001002189489170000001048690

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

Important Messages



Customer Connect

Same great technology...new name + look!

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

Visit and register today at leaseservices.com!

**some restrictions apply and processing fee incurred*

CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE	LAST PAYMENT RECEIVED			
1833219	09/15/2025	21894891	10/05/2025	09/05/2025 Thank You			
CONTRACT NUMBER	DESCRIPTION	CURRENT	PAST DUE 30 DAYS	PAST DUE 60 DAYS	PAST DUE 90 DAYS	PAST DUE 120 DAYS	TOTAL DUE
401-1833219-001	Kyocera CS 308ci Copier						
	CONTRACT PAYMENT	98.00					98.00
	SALES/USE TAX	6.86					6.86
	BALANCE DUE:	104.86					104.86

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

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

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



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/08/25	00083	10/07/25 20533	202510 600-53800-61000		CLAY COURT LINE REPLACE	*	6,250.00	
					SPORT SURFACES			6,250.00 000189
10/08/25	00084	10/14/25 INSINV09	202510 600-53800-61000		DOWN PAYMENT TO INSTALL	*	1,736.00	
					FENCE OUTLET OF TAMPA INC			1,736.00 000190
TOTAL FOR BANK C							7,986.00	
TOTAL FOR REGISTER							7,986.00	

LKSD LAKESIDE PLANT HHENRY



Fence Outlet of Tampa Inc
 201 S Falkenburg Rd
 Tampa, FL 33619
 PH: (813) 651-3623
 FAX (813)651-3655

Fence Outlet License Number C-10252 & C-10803

INVOICE	
INVOICE	INSINV095332
Created By :	efike
Salesperson :	JDOWNS

10/14/25

Page 1/1

BILL TO:

Lakeside Plantation CDD
Myers, Harold
2800 Plantation Blvd
North Port, FL 34289

DUE UPON COMPLETION

Purchase Order #	Customer ID	Project	Contract #
DOWN PAYMENT	00253510		TAM3056817

Description
1/3 Down Payment to start installation/Contract#TAM3056817/JD169/Contracted Amt.\$5,207.00

To Pay By CREDIT CARD, please call (407)851-6660 & select option 5

To Pay By Check Please Remit to the Following Address:
 9671 South Orange Blossom Trail
 Orlando, FL 32837

Total	\$1,736.00
Payment/Credits	\$0.00
Balance Due	\$1,736.00

Notice to Consumer: When you provide a check as payment, you authorize us to use information from your check to process a one-time Electronic Funds Transfer (EFT) or a draft drawn from your account, or to process the payment as a check transaction. When we use information from your check to make an EFT, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution. If your payment is returned unpaid, you authorize the collection of your payment and a return fee by EFT(s) or draft(s) drawn from your account. Checks from \$0.01-\$50.00 = \$25.00 fee; Checks from \$50.01-\$300.00 = \$30.00 fee; Checks for \$300.01 & over = the greater of \$40.00 or 5% of the face amount of the check.

INVOICE

SPORT SURFACES
7011 Wilson Rd
West Palm Beach, FL 33413

AccountingTeam@sportsurfaces.com
m
+1 (888) 423-1120
www.sportsurfaces.com



Lakeside Plantation:Clay Tennis Line Repair

Bill to
Lakeside Plantation Community
Development District
4530 Eagle Falls Place.
Tampa, Florida 33619

Ship to
Lakeside Plantation Community
Development District
4530 Eagle Falls Place.
Tampa, Florida 33619

Invoice details

Invoice no.: 20533
Invoice date: 10/07/2025
Due date: 10/07/2025

Sales Rep: Nick

#	Product or service	Description	Qty	Rate	Amount
1.	Tennis-Lines	Clay court line replacement of (4) tennis courts - 50% deposit payment due upon acceptance of proposal	0.5	\$12,500.00	\$6,250.00

Total \$6,250.00

Ways to pay

BANK

[View and pay](#)

DEBIT CARD RECONCILIATION

Oct-25

Amount	Vendor	GL Code
\$ 47.89	Amazon	001.320.53800.46500
\$ 1,100.00	Ambobella Tree	001.320.53800.46500
\$ 250.00	GETZ Outdoor	001.320.53800.46700
\$ 125.00	GETZ Outdoor	001.320.53800.46700
\$ 100.00	GETZ Outdoor	001.320.53800.46700
\$ 309.00	Fast Signs	001.320.53800.49000
\$ 400.00	MS Service	001.320.53800.49000
\$ 50.70	Smart Sign	001.320.53800.49000
\$ 10.99	Amazon	001.330.53800.12000
\$ 35.94	Amazon	001.330.53800.12000
\$ 415.70	C&R Graphics	001.330.53800.12000
\$ 7.99	Amazon	001.330.53800.48000
\$ 43.92	Amazon	001.330.53800.48000
\$ 16.06	Walmart	001.330.53800.48000
\$ 19.54	Amazon	001.330.53800.48000
\$ 20.33	Dollar Tree	001.330.53800.48000
\$ 22.87	Amazon	001.330.53800.48000
\$ 209.18	Walmart	001.330.53800.48000
\$ 25.38	Aldis	001.330.53800.48000
\$ 27.88	Walmart	001.330.53800.48000
\$ 44.01	Amazon	001.330.53800.48000
\$ 20.33	Amazon	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
\$ 116.75	Culligan Water	001.330.53800.48101
\$ 103.44	Sams Club	001.330.53800.48101
\$ 143.16	Ollies Bargain	001.330.53800.48101
\$ 55.77	Amazon	001.330.53800.48101
\$ 354.90	Sams Club	001.330.53800.48101
\$ 275.97	Sams Club	001.330.53800.48101
\$ 230.50	Sams Club	001.330.53800.48101
\$ 123.04	Walmart	001.330.53800.48101
\$ (16.14)	Amazon	001.330.53800.48101
\$ (16.14)	Amazon	001.330.53800.48101
\$ (16.14)	Amazon	001.330.53800.48101
\$ (16.14)	Amazon	001.330.53800.48101
\$ 375.00	Viking Electric	001.330.53800.48102
\$ 685.00	Tamiami Painting	001.330.53800.48102
\$ 77.36	Amazon	001.330.53800.48102
\$ 26.44	Amazon	001.330.53800.48200
\$ 154.68	Amazon	001.330.53800.48200
\$ 22.79	Amazon	001.330.53800.48200
\$ 159.42	Bandit Fitness	001.330.53800.48700
\$ 116.00	Amazon	001.330.53800.48700
\$ 21.97	Amazon	001.330.53800.51000
\$ 11.76	Pinch a Penny	001.330.53800.51000
\$ 19.94	Amazon	001.330.53800.52000
\$ 37.57	Amazon	001.330.53800.52000
<hr/>		
\$ 6,761.15		



Final Details for Order #111-6732656-0260225

Order Placed: October 2, 2025
 Amazon.com order number: 111-6732656-0260225
 Order Total: \$55.77

Shipped on October 16, 2025	
Items Ordered	Price
1 of: GOJO Pomeberry Foam Handwash, Pomegranate Scent, 1200 mL Hand Soap Refill LTX-12 Dispenser (Pack of 2) - 1916-02	\$58.71
Sold by: Amazon (seller profile)	
Business Price	
Condition: New	
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Item(s) Subtotal: \$58.71 Shipping & Handling: \$0.00 Subscribe & Save: -\$2.94 ----- Total before tax: \$55.77 Sales Tax: \$0.00 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$55.77 -----

Payment information	
Payment Method: Visa | Last digits: 0709	Item(s) Subtotal: \$58.71 Shipping & Handling: \$0.00 Promotion applied: -\$2.94 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$55.77 Estimated Tax: \$0.00 ----- Grand Total: \$55.77
Credit Card transactions	Visa ending in 0709: October 16, 2025: \$55.77

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

Oct 27, 2025
Order 10361633209



Shipping items(11)

HAROLD MYERS
2200 PLANTATION BLVD
NORTH PORT, FL 34289

Member's Mark Everyday 1-Ply White Napkins 4 pks., 300 napkins/pk.	Qty 1	\$12.84
Member's Mark Clear Plastic Cups 9 oz., 264 ct.	Qty 1	\$11.98
Member's Mark Premium Plastic Heavyweight Plates, Combo Pack 48 ct.	Qty 5	\$74.90
EcoScapes by Enbrighten 48' Outdoor LED Café String Lights, 24 Bulbs	Qty 2	\$59.96
Member's Mark Select & Tear 2-Ply Paper Towel 15 rolls, 150 sheets/roll	Qty 1	\$20.93
MK Lighter Heritage Utility Lighter with Maverick Mini Torch, 3pk	Qty 1	\$4.98

Delivery items(1)

HAROLD MYERS
2200 PLANTATION BLVD
NORTH PORT, FL 34289

WinCup Foam Drink Cups, White, Choose Size	Qty 1	\$21.98
--	-------	---------

Subtotal	\$207.57
Delivery fee	\$8.00
Shipping	Free
Sales tax	\$12.73
Total	\$230.50
Driver tip	\$2.20
VISA *0709	\$230.50

Oct 24, 2025
Order 10360440406



Shipping items(4)

HAROLD MYERS
2200 PLANTATION BLVD
NORTH PORT, FL 34289

Tork Universal 2-Ply White Bath Tissue, 96 rolls, 500 sheets/roll	Qty 1 \$64.48
Tork Universal 2-Ply White Bath Tissue, 96 rolls, 500 sheets/roll	Qty 1 \$64.48
Tork Universal 2-Ply White Bath Tissue, 96 rolls, 500 sheets/roll	Qty 1 \$64.48
Tork Universal 2-Ply White Bath Tissue, 96 rolls, 500 sheets/roll	Qty 1 \$64.48

Subtotal	\$257.92
Shipping	Free
Sales tax	\$18.05
Total	\$275.97
<small>VISA *0709</small>	<small>\$275.97</small>

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



amazon.com

Details for Order #113-9549195-4641047

Order Placed: September 30, 2025

Amazon.com order number: 113-9549195-4641047

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>Bleach For Maintenance</i> <i>330-53800-48900</i> <i>Jenitorial Supplies</i>	
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
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](#) .
[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.



Payment receipt

You paid \$250.00

to Getz Outdoor Services on 10/27/2025

*paid on credit card
to repair broken
sprinkler line*

Invoice no.	1287
Invoice amount	\$250.00
Total	\$250.00
Status	Paid
Payment method	Credit Card
Authorization ID	MW0024903117

*320-53800-46700
Irrigation Maint.*

Thank you



Getz Outdoor Services

8137016831

<http://Getzoutdoorservices.com> | getzoutdoorservices@gmail.com
22460 Cherokee Rose Pl, Land O Lakes, FL 34639-3817

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.



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.: 1287
Terms: Due on receipt
Invoice date: 10/24/2025
Due date: 10/24/2025

Broken Irrigation

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Broken irrigation pipe at amenity center	Broken pipe near pool equipment fixed on 10/24	1	\$250.00	\$250.00

Total \$250.00

Ways to pay



[View and pay](#)



Final Details for Order #114-9955673-5897006

Order Placed: **September 30, 2025**

Amazon.com order number: 114-9955673-5897006

Order Total: **\$26.44**

Shipped on September 30, 2025

Items Ordered

	Price
1 Of: XFasten Self-Sealing Laminating Pouches Business Card Size, 9.5 Mil and Hard Self Laminating Business Cards Pouch (Pack of 25) Sold by: Apipema (seller profile) Business Price Condition: New	\$9.49
<i>320-53800-48200 Clubhouse office supplies Binders, Erasers, Laminating Pouches</i>	
1 Of: Pentel® Hi-Polymer Erasers, White, Pack of 4 Sold by: Amazon (seller profile) Business Price Condition: New	\$1.97
1 Of: Amazon Basics 3 Ring Binders, 2 Inch, 4 Pack, D-Ring Organizer for School, Home Office, White Sold by: Amazon (seller profile) Business Price Condition: New	\$14.98

Shipping Address:

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

Item(s) Subtotal:	\$26.44
Shipping & Handling:	\$0.00

Total before tax:	\$26.44
Sales Tax:	\$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$26.44

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:	\$26.44
Shipping & Handling:	\$0.00

Total before tax:	\$26.44
Estimated Tax:	\$0.00

Grand Total: \$26.44

Credit Card transactions

Visa ending in 0709: September 30, 2025: **\$26.44**

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



Details for Order #113-5004256-8117848

Order Placed: September 30, 2025
Amazon.com order number: 113-5004256-8117848
Order Total: \$7.99

Not Yet Shipped	
Items Ordered 1 Of: 2 Pcs Halloween Silicone Molds, 32 Cavity 3D Skull Shape Chocolate Candy Baking Molds Skull ice Cube Molds Cake Pan Tray Molds for Sugar Craft Jelly Candle Gummy Desser Cake Decoration Sold by: JJzxwish (seller profile) Condition: New	Price \$7.99
<i>Halloween Party</i>	
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	<i>330-53800-48000 Activities</i>
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: Visa | Last digits: 0709	Item(s) Subtotal: \$7.99 Shipping & Handling: \$0.00 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$7.99 Estimated Tax: \$0.00 -----
	Grand Total: \$7.99

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



Payment receipt

You paid \$375.00

to Viking Electric on 10/1/2025

Invoice no.

1536

Invoice amount

\$375.00

Total

\$375.00

Status

Paid

Payment method

Credit Card

Authorization ID

MV0022563087

Thank you



Viking Electric

+12393008318

vikingelectricswfl@gmail.com

11339 Third Ave, Punta Gorda, FL 33955

*paid on credit card
fix pool timers
and street lights.
320-53800-43200
Electric - Pool*

No additional transfer fees or taxes apply.

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Payment receipt

You paid \$400.00

to MS Service Solutions & Project Management LLC on 10/1/2025

Invoice no.
Invoice amount
Total

Status
Payment method
Authorization ID

Credit card
*Power wash
Sidewalks in
preserves.*
glu

06242030
\$400.00
\$400.00
Paid
Credit Card
MX0022599231

Thank you



*320 - 53800 - 47200
Sidewalks repairs & maint.*

MS Service Solutions & Project Management LLC

+18453267308

<https://www.msservicesolutionsllc.com> | msservicesolutionsswfl@gmail.com
8815 Dolomite Ave, North Port, FL 34287

No additional transfer fees or taxes apply.

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amazon.com

Paid on Oct 1st. / 2025

Details for Order #113-2929778-6294632

Order Placed: September 30, 2025

Amazon.com order number: 113-2929778-6294632

Order Total: \$37.57

Not Yet Shipped

Items Ordered

Price

\$40.84

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

CHALK BOARD to replace damaged one.

Shipping Address:

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

330-53800-52100
Tennis Courts Programs

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 0709

Item(s) Subtotal: \$40.84

Shipping & Handling: \$0.00

Promotion applied: -\$3.27

Billing address

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

Total before tax: \$37.57

Estimated Tax: \$0.00

Grand Total: \$37.57

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



Details for Order #113-8404387-2605037

Order Placed: October 2, 2025

Amazon.com order number: 113-8404387-2605037

Order Total: \$19.94

Not Yet Shipped	
<p>Items Ordered</p> <p>1 Of: LanuBe Lock Laminated keyed Padlock (1-9/16", 40mm), keyed Alike Locks, Normal Shackle, Marked Blue Plastic Hoop, Pack of 6</p> <p>Sold by: SHIGU (seller profile)</p> <p>Business Price</p> <p>Condition: New</p>	<p>Price</p> <p>\$19.94</p>
<p><i>locks for tennis shed gate</i></p>	
<p>Shipping Address:</p> <p>Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p>	<p><i>330-53800-52000</i> <i>Tennis courts Maint.</i></p>
<p>Shipping Speed: FREE Prime Delivery</p>	

Payment information	
<p>Payment Method: Visa | Last digits: 0709</p>	<p>Item(s) Subtotal: \$19.94</p> <p>Shipping & Handling: \$0.00</p>
<p>Billing address</p> <p>Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p>	<p>Total before tax: \$19.94</p> <p>Estimated Tax: \$0.00</p>
<p>Grand Total: \$19.94</p>	

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



Paid on Oct. 3/2025

Details for Order #113-7869229-1813821

Order Placed: October 2, 2025

Amazon.com order number: 113-7869229-1813821

Order Total: \$65.89

Not Yet Shipped	
Items Ordered 1 Of: Taylor Technologies Product R-0870-I DPD Powder for Swimming Pool, 10gm - Set of 4 Sold by: RazorSharpProducts (seller profile) Condition: New	<i>Pool</i> 330-53800-51000 Maint. Price \$43.92 <i>pool chemical test</i>
1 Of: Baicai 10 Pieces Witch Hat, Halloween Costume and Hanging Decorations, Black X-Large Party Yard Decor With 100 Yards Rop e Sold by: Yingyi (seller profile) Condition: New	\$9.99 <i>Karen Halloween Party</i> 330-53800-48000 <i>clubhouse activities</i>
1 Of: Coogam 60PCS Halloween Bats Decoration, 4 Different Sizes Realistic PVC Black 3D Scary Bat Sticker for Home Decor DIY Wa // Decal Bathroom Indoor Halloween Party Supplies Sold by: Coogam Direct (seller profile) Condition: New	\$7.99 <i>Karen Halloween Party</i>
1 Of: 1.57 inch Wiggle Googly Eyes (16 Pack) 40 mm with Self-Adhesive for Art Craft (Black and White) Sold by: XST GOTOONE (seller profile) Condition: New	\$3.99 <i>Karen Halloween Party</i>
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: Visa | Last digits: 0709	Item(s) Subtotal: \$65.89 Shipping & Handling: \$0.00
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$65.89 Estimated Tax: \$0.00
	Grand Total: \$65.89

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



Oct 3, 2025

Order 10351912035



*330-53800-48101
general Supplies*

Shipping items(6)

HAROLD MYERS

2200 PLANTATION BLVD

NORTH PORT, FL 34289

Member's Mark Starlight Mints, 7 lbs. Qty 1 \$7.98

Maxwell House Original Roast Medium Ground Coffee, 43.1 oz. Qty 4 \$74.32

Folgers Decaffeinated Classic Roast Ground Coffee, 28.8 oz. Qty 1 \$20.58

Subtotal \$102.88

Shipping Free

Sales tax \$0.56

Total **\$103.44**

VISA *0709

\$103.44

Coffee for clubhouse

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

CHRISTMAS Pine
Garment for Clobhouse

330-53800-4810
General Supplies



Ollies Bargain Outlet
(941) 883-4215

ITEM	Description	QTY	Item Total
564615	5OCT FASH SHT	1	\$9.99
564615	5OCT FASH SHT	1	\$9.99
659005	HOL GRN PINE	12	\$71.88
658999	72" CHRISTMAS	7	\$41.93
Sub Total			\$133.79
Tax			\$9.37
Total			\$143.16

--- EMV Authorization Data ---

RRN: 1004150325 Purchase
Card #: *****0709
Chip Read

EMV Total: **\$143.16**
Approved - 077884

Application Label: VISA DEBIT
TC: 0E7F6F1A2B952361
TVR: 8080008000
AID: A0000000031010
IAD: 06011203A00000

Signature: Electronic

Sales Associate: CAROLYNE
Ollies Army # : 14442453
Ollies Rank :

Thank you for shopping

10/04/25



Donuts for Activities Meetings

Give us feedback @ survey.walmart.com
Thank you! ID #:7VQZYK7TOPL



WM Supercenter
941-625-2399 Mgr. SCOTT
19100 MURDOCK CIR
PORT CHARLOTTE FL 33948
ST# 00721 OP# 009051 TE# 51 TR# 00091

ITEMS SOLD 3
TC# 4641 2876 2634 3526 4659



APPLE FRITER 200017000000 F	2.12 0
WAS 4.24 ea YOU SAVED 2.12	
DONUTS 200474000000 F	6.97 N
DONUTS 200474000000 F	6.97 N

SUBTOTAL	16.06
TOTAL	16.06
VISA TEND	16.06
CHANGE DUE	0.00

US DEBIT- 0709 I 0 APPR#073806
16.06 TOTAL PURCHASE
REF # 528085359717
TRANS ID - 585280427372735
VALIDATION - S6S9
PAYMENT SERVICE - E
AID A0000000980840
TERMINAL # 23103510
*No Signature Required
10/07/25 07:52:16



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Low prices You Can Trust. Every Day.
10/07/25 07:52:24

330-53800-48000
Activities



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
BAGGED ICE 10LB	1	2.00	2.00T
BAGGED ICE 10LB	1	2.00	2.00T
BAGGED ICE 10LB	1	2.00	2.00T
PSTR ALPHABET REMUEBLE STCKERS	1	1.25	1.25T
PSTR ALPHABET REMUEBLE STCKERS	1	1.25	1.25T
PSTRBRD HOT ORANGE 22X28 75CT	1	1.00	1.00T
PSTRBRD HOT ORANGE 22X28 75CT	1	1.00	1.00T
BLACK/BLACK FOAM BOARD 20X30	1	1.25	1.25T
BLACK/BLACK FOAM BOARD 20X30	1	1.25	1.25T

Sub Total \$19.00
SALES TAX \$1.33
Total \$20.33

US DEBIT \$20.33
*****0709 Approved
Purchase Chip
Auth/Trace Number: 029057/022772
Chip Card AID: A000000980840

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

0582 07947 02 021 21684021 10/09/25 9:22
Sales Associate: donna

Make sign for Fall Fest

*330-53800-48000
Activities.*

Amazon 

Order Summary

Paid on Oct 9th/25 ⁹⁸


Order placed October 8, 2025 Order # 114-7418110-9088259

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: \$10.99 Shipping & Handling: \$0.00 Total before tax: \$10.99 Estimated tax to be collected: \$0.00 Grand Total: \$10.99
Placed by Lakeside Plantation		

Arriving October 15 - October 20

Please do not use a regular name tag. This is a custom engraved name tag. Please allow 2-3 weeks for production.

Custom Engraved Name Tag Badges | Magnet or Pin Backing | Up to 2 Lines of Text | Personalized Name Tags | Choice of Color and Size (Oval, 1.5"x3")

 Sold by: 904Custom
Supplied by: Other
\$10.99

Harold name badge

*330-53800-12000
Per sonnel*

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- Purchasing Line
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Alexa Actionable Analytics for the Web

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Amazon Marketing Services Self-service Advertising Solutions

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Amazon Web Services Scalable Cloud Computing Services

Mechanical Turk On-demand Scalable Workforce

Buy for Others Kindle eBook Bulk Buying Solution

Amazon

Order Summary

99
Paid on Oct. 9th


Return in process

Order placed October 8, 2025 Order # 114-0910218-9032257

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: \$19.54 Shipping & Handling: \$0.00 Total before tax: \$19.54 Estimated tax to be collected: \$0.00 Grand Total: \$19.54
---	---	---

Placed by Lakeside Plantation

Arriving tomorrow



Regal Bingo Deluxe Bingo Game Set for Adults and Kids - Includes 6 Inch Bingo Wheel Cage, 75 Balls, Master Board, 18 Cards, and Colorful Chips - Fun Family Bingo Night
 Sold by: Regal Bingo
 Supplied by: Other
 \$19.54

Back up
BINGO game

330-53800-48000
Activities

Have an idea to help us improve? [Send feedback](#)

- | | | | | | |
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PPE for Work
Request for quote |
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|--|--|--|---|---|--|--|

100
**PAID
IN
FULL**

INVOICE
INV-30449

Payment Terms: COD Customer

Created Date: 10/8/2025

DESCRIPTION: Street Sign Repair *Dixie Ln*

Bill To: Lakeside Plantation Community Development District
4530 Eagle Falls Place
Tampa, FL 33619
US

Installed: Lakeside Plantation Community Development
Harold Myers
2200 Plantation Blvd.
North Port, FL 32489
US

Ordered By: Harold Myers
Email: lakesideplantationamenitymanager@gms-
tampa.com
Work Phone: (941) 423-5500
Tax ID: 85-8012611342C-1

Salesperson: Scott Hanly
Entered By: Charles Richardson

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	Repair (Dixie Ln sign was damaged)	1	\$309.00	\$0.00	\$309.00
1.1	Installation Services - - # of Hours: 2 Notes: Corner of Dixie Ln and Scarlett Ave Sign is hanging out of the frame. Needs to be bolted back in **Customer is aware additional charges if materials are needed**				

Payment Terms: Unless you have existing payment terms already on file, any balance is due before installation or delivery. You may pay through our portal by calling the office or having a check ready on-site. The balance is due on pickup if you are picking up your order. Invoices not paid within terms as agreed will be assessed a \$250 late fee. The unpaid balance shall accrue interest at the maximum rate allowed by law until the balance is paid in full. Payments shall be first credited to any late fees, then to interest due, and any remainder will be credited to the principal. Purchaser will be responsible for all additional costs, including legal, court, and collection fees associated with collection of past-due invoices.

Subtotal:	\$309.00
Taxable Amount:	\$0.00
Taxes:	\$0.00
Grand Total:	\$309.00
Amount Paid:	\$309.00
BALANCE DUE:	\$0.00

TRANSACTIONS		
Date	Type	Amount
10/10/2025	Visa (Online) - 0709	\$309.00

cc.
320-53800-47100
- street sign maint.
Road & Street Repairs



Arbobella Tree Service, LLC

1665 Milan Street | North Port, Florida 34286
+19419321768 | info@arbobellatreeservice.com | www.arbobellatreeservice.com

RECIPIENT:

Lakeside Plantation CDD

2800 Plantation Boulevard
North Port, Florida 34289
Phone: 9414235500

Credit Card

Invoice #20241529	
Issued	Oct 10, 2025
Due	Oct 24, 2025
Paid	Oct 10, 2025
Total	\$1,100.00

Tree Removal

Product/Service	Description	Qty.	Unit Price	Total
Oct 10, 2025				
Tree Removal	1-Removal of dead Washingtonian palms, including stump grinding and debris disposal. 2- Additionally, during our visit, we will perform a comprehensive palm evaluation to assess the condition of the palms more effectively. This service will be carried out by our certified arborist, Lazaro Dominguez, FL-295224A. 3- Depending on findings we'll Trimm palm located next to dead palm.	1	\$1,100.00	\$1,100.00

*Dead
take tree front
Down At front
of clubhouse exit -
320-53900-47302
Tree Removals*

Thank you for supporting ArboBella Tree Service!
We accept checks (payable to ArboBella Tree Service), cash, and credit cards. A 3% fee applies to credit card payments.
A 1.5% monthly service charge applies to pas due accounts. Returned checks incur a \$15 fee.
Net 60 days from invoices date for approved commercial accounts only.
All other accounts: payment is due on receipt.

Total	\$1,100.00
Paid	-\$1,100.00
Invoice balance	\$0.00



amazon.com

Paid on Oct. 10

Details for Order #114-1729723-5969815

Order Placed: October 9, 2025

Amazon.com order number: 114-1729723-5969815

Order Total: \$154.68

Not Yet Shipped

Items Ordered

1 of: Bonsaii Paper Shredder, 18-Sheet 60-Minutes Shredder for Office Heavy Duty Cross-Cut Shredder with 6 Gallon Pullout Basket

Price

\$154.68

et 4 Casters(C149-C)

Sold by: Bonsaii US ([seller profile](#))

Business Price

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 0709

Item(s) Subtotal: \$154.68

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$154.68

Estimated Tax: \$0.00

Grand Total: \$154.68

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.

Paper Shredder for
office to replace
broken one.
330-53800-48103
Renewal & Replacements

Amazon 

Order Summary ¹⁰³ Paid on Oct 11th

Order placed October 8, 2025 Order # 114-0996945-1980200

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: \$29.95 Shipping & Handling: \$5.99 Total before tax: \$35.94 Estimated tax to be collected: \$0.00 Grand Total: \$35.94
---	---	---

Placed by Lakeside Plantation

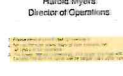
Arriving October 30 - November 17

 **Marcy Wahle**
Clubhouse Assistant
2" x 8" Personalized Aluminum Name Plates, Custom Office Desk or Wall Name Plates with Two Lines of Custom Texts, Three Name Plate Colors Silver, White, Black, Holders are Optional
Sold by: SINYUDUN
Supplied by: Other
\$5.99

 **Shirhanie Monroy**
Clubhouse Assistant
2" x 8" Personalized Aluminum Name Plates, Custom Office Desk or Wall Name Plates with Two Lines of Custom Texts, Three Name Plate Colors Silver, White, Black, Holders are Optional
Sold by: SINYUDUN
Supplied by: Other
\$5.99

 **Karen Monk**
Event Coordinator
2" x 8" Personalized Aluminum Name Plates, Custom Office Desk or Wall Name Plates with Two Lines of Custom Texts, Three Name Plate Colors Silver, White, Black, Holders are Optional
Sold by: SINYUDUN
Supplied by: Other
\$5.99

 **Miriam Meyer**
Clubhouse Assistant
2" x 8" Personalized Aluminum Name Plates, Custom Office Desk or Wall Name Plates with Two Lines of Custom Texts, Three Name Plate Colors Silver, White, Black, Holders are Optional
Sold by: SINYUDUN
Supplied by: Other
\$5.99

 **Harold Myers**
Director of Operations
2" x 8" Personalized Aluminum Name Plates, Custom Office Desk or Wall Name Plates with Two Lines of Custom Texts, Three Name Plate Colors Silver, White, Black, Holders are Optional
Sold by: SINYUDUN
Supplied by: Other
\$5.99

Employee name plates

330-53800-12000

Personnel

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- | | | | | | |
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amazon.com

Paid on Oct 16th Final Details for Order #114-3236039-7255464

Order Placed: October 15, 2025

Amazon.com order number: 114-3236039-7255464

Order Total: \$22.87

Shipped on October 16, 2025

Items Ordered

	Price
1 of: <i>Sentovac Edible Black and Orange Mixing Jimmies Sprinkles for Cake Decorating Baking Cookie and Ice Cream Topper Decorat ions Halloween Sprinkles Supplies 78g/2.75oz</i> Sold by: Sento-US (seller profile) Business Price Condition: New	\$6.89
1 of: <i>Halloween Balloons, 60Pcs 12 Inches Balloons 9 Styles Black Orange Purple Halloween Pumpkin Ghost Bat Skull Spider Webs</i> <i>Print Balloons for Halloweenn Party Decorations Halloweene Party Supplies</i> Sold by: LHLH STORE (seller profile) Condition: New	\$6.99
1 of: <i>Bakerpan Food Coloring Markers, Brush Tip Black Edible Markers for Writing on Cake Pops and Candy Melts, Cake Decorating</i> <i>- Set of 3 (Made in USA)</i> Sold by: Bakerpan (seller profile) Condition: New	\$8.99

*Halloween Party -
330-53800-48000
Activities -*

Shipping Address:

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

Shipping Speed:

Delivery in fewer trips to your address

Item(s) Subtotal: \$22.87
Shipping & Handling: \$0.00

Total before tax: \$22.87
Sales Tax: \$0.00

Total for This Shipment: \$22.87

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: \$22.87
Shipping & Handling: \$0.00

Total before tax: \$22.87
Estimated Tax: \$0.00

Grand Total: \$22.87

Credit Card transactions

Visa ending in 0709: October 16, 2025: \$22.87

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

Walmart



VISA 25.38
 *****0709 OTHER
 10/19/25 18:55 Ref/Seq # 568393
 Trace # 568393
 Auth # 027350
 AID A000000980840
 TVR 8000081000
 IAD 06011203210000
 TSI 6800 ARC 000
 EntryMode 05
 ++APPROVED++

Like ALDI? Tell ALDI!
 Tell us how we did at
 www.tellaldi.us
 Enter the drawing for a chance
 to win a \$100 ALDI gift card.
 Must be 18 years old to enter.
 No purchase necessary.
 Sign up for ALDI emails
 for a sneak peek on the weekly ad!
 www.aldi.us/signup

*9775 FF54/007/803 10/19/25 06:55PM

SUBTOTAL 25.38
 A:Taxable @0.00% 0.00
 AMOUNT DUE 25.38
 9 ITEMS
 Debit Card \$ 25.38

ALDI Store #153
 1455 Sun Market Pl
 North Port
 https://help.aldi.us
 383213 Cheese Cubes 1.89 FA
 382192 String Cheese 3.09 FA
 356615 Roma Tomatoes LRW 1.34 FA
 (G) 1.51lb - (T) 0.01lb
 382592 Fresh Mozzarella 3.39 FA
 399500 Prosciutto 11.97 FA
 384977 French Baguette 3.70 FA
 2 x 1.85
 3 x 3.99

GV CK SH 32Z 078742148780 F 6.96 N
 GV SCHD 16Z 078742148860 F 3.78 N
 GV CHS CUBE 078742062210 F 1.97 N
 GV CHS CUBE 078742062210 F 1.97 N
 HF SMOKIES 044500052930 F 4.24 N
 GV ST TW 30Z 078742262900 F 7.97 N
 CANDY MLT. WHT 070896143140, F 13.98 X
 GV COOKIE IC 078742215090 F 3.16 N
 SP CH LOV 12 027000419240 F 3.37 N
 SP CH LOV 12 027000419240 F 3.37 N
 CRM CHSE 2PK 078742032780 F 2.97 N
 CRM CHSE 2PK 078742032780 F 2.97 N
 SPINACH DIP 681131242180 F 6.94 N
 MKS GUAC 681131239420 F 4.94 N
 MKS GUAC 681131239420 F 4.94 N
 ** VOIDED ENTRY **
 MKS GUAC 681131239420 F
 PF MILANO 014100074720 F 4.52 N
 PF COOKIES 014100099970 F 4.52 N
 STK PRTZL 077975080090 F 3.62 N
 GV BITE PAR 078742276130 F 2.67 N
 RED APPLES 804305040160 F
 1.460 lb. @ 1 lb. / 1.68 2.45 N
 ** VOIDED ENTRY **
 RED APPLES 804305040160 F
 ** VOIDED ENTRY **
 RED APPLES 804305040160 F
 ** VOIDED ENTRY **
 RED APPLES 804305040160 F
 GV SUG DONUT 078742357510 F 4.67 N
 PUMPKIN FACE 194346267300 F 3.97 N
 MMS MC FS 040000573900 F 4.56 X
 CANDY CARN 014200388370 F 9.94 X
 HSY AST 7OCT 034000946610 F 9.94 X
 SANT WHT CRN 028400705760 F 2.74 N
 GV 100Z MINI 078742018660 F 1.17 N
 GV REG MARSH 078742119150 F 1.17 N
 SKTLS GMI SR 022000289730 F 2.74 X
 BG BUCATINI 194346208230 F 2.14 N
 MAND 3 BAG 096704001600 F 4.97 N
 GV LRG OLIVE 078742369790 F 1.97 N
 GV OLIVE 078742369780 F 1.97 N
 GV CREAMY 16 194346116600 F 1.94 N
 METAL PMK DC 708016846000 6.58 T
 JUICES 194346117950 F 1.94 N
 AST 65CT 034000946570 F 9.94 X
 TREAT PMPKIN 072447576820 1.97 X
 RITZ 044000031110 F 3.97 N
 NAT WOOD PMK 708016846060 3.66 T
 COV PRETZEL 075186056110 F 4.97 N
 PUMPKIN 857943006060 9.61 T
 BMB00 PMK LG 692097870800 7.39 T
 WD LEAF TRY 196610330370 7.78 T

10/19/25

SUBTOTAL 203.01
 TAX1 7.0000 % 6.17
 TOTAL 209.18

VISA TEND 209.18
 CHANGE DUE 0.00

Food - Prices
 Halloween Party
 330-53800-48000
 Activities



Oct 20, 2025

Order 10358879513



Shipping items(3)

HAROLD MYERS

2200 PLANTATION BLVD

NORTH PORT, FL 34289

2XL Professional Gym Wipes, Unscented (700 wipes/pk., 4 pk.)	Qty 3	\$331.68
--	-------	----------

Subtotal	\$331.68
-----------------	-----------------

Shipping	Free
----------	------

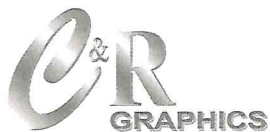
Sales tax	\$23.22
------------------	----------------

Total	\$354.90
--------------	-----------------

VISA *0709	\$354.90
-------------------	-----------------

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

CC.
 Gym wipes for
 Fitness Room
 330 - 53800 - 48101
 General Supplies



2320 Tamiami Trail
 Suites 1 & 2
 Port Charlotte, FL 33952
 941.624.3713

107

Invoice

Date	Invoice #
8/22/2025	10502

Paid on 10/20/23

Bill To

Lakeside Plantation
 Harold Myers

Ship To

P.O. No.		Terms	EX	Ship Via	
----------	--	-------	---------------	----------	--

Item	Qty	Description	Unit	Amount
ST650	8	Sport-Tek® Micropique Sport-Wick® Polo in Navy with logo embroidered on left chest - Mens 2-M/3-L/3-XL	27.75	222.00T
LST660	6	Sport-Tek® Ladies Polo in Navy with logo front left chest - 2-S/4-L	27.75	166.50T
<p><i>Employee Shirts</i> <i>330-53800 - 12000</i> <i>Personnel.</i></p>				

*Thank you for choosing C&R Graphics
 for all your printing, apparel, signage and promotional needs!*

Please be advised that any outstanding invoices may incur a 1.5% late fee.

Credit card payments may be subject to a 3% fee.

Subtotal	\$388.50
Sales Tax (7.0%)	\$27.20
Total	\$415.70
Payments/Credits	\$0.00
Balance Due	\$415.70



2320 Tamiami Trail
 Suites 1 & 2
 Port Charlotte, FL 33952
 941.624.3713

Invoice

Date	Invoice #
8/22/2025	10502

Paid on 10/20/2

Bill To

Ship To

Lakeside Plantation
 Harold Myers

P.O. No.	Terms	Ship Via
----------	-------	----------

Item	Qty	Description	Unit	Amount
ST650	8	Sport-Tek® Micropique Sport-Wick® Polo in Navy with logo embroidered on left chest - Mens 2-M/3-L/3-XL	27.75	222.00T
LST660	6	Sport-Tek® Ladies Polo in Navy with logo front left chest - 2-S/4-L	27.75	166.50T
<p><i>Employee Shirts</i> <i>330-53800 - 12000</i> <i>Personnel.</i></p>				

C&R GRAPHICS LLC
 2320 Tamiami Trail
 Port Charlotte FL 33952
 941-624-3713

10/20/2025 16:06

Sale
 Trans:4 Batch:268
 VISA TAP
 *****0709 ***/*
 AMOUNT: \$415.70
 Resp: APPROVE
 Code: 054215
 Ref#: 529316917090
 App Name: VISA DEBIT
 AID: A0000000031010

Cardholder acknowledges receipt of goods and obligations set forth by the cardholder's agreement with issuer.

CUSTOMER COPY
 Thank You

Powered By ValorPay (v1.3.52)

Subtotal	\$388.50
Sales Tax (7.0%)	\$27.20
Total	\$415.70
Payments/Credits	\$0.00
Balance Due	\$415.70



PINCH-A-PENNY POOL-PATIO-SPA

Pinch A Penny 048
1300E Enterprise Dr.
Port Charlotte FL 33953
941-743-7665

Sales Receipt

Transaction #: 930071
Account #: LAKESIDE PLANTATION
Customer: LAKESIDE PLANTATION
Date: 10/22/2025 Time: 3:28 PM
Cashier: KELLI MILLER Register #: 1

Item	Description	Amount
06661003	BSKT SWIMQUIP 08650-0007 SKIM	\$10.99
Sub Total		\$10.99
Sales Tax		\$0.77
Total		\$11.76
SIDE TERMINAL Tendered		\$11.76
Change Due		\$0.00

Skimmer Basket
for HOT TUB

AMOUNT: \$11.76
SIDE TERMINAL -- 11.76
Transaction Type: Sale
Reference Id: 247621675718
Approval Code: Approved
Response Code: 0
Response Message: Approved
Entry Method: ContactIcc
Card Type: Visa
Cardholder: MYERS III/HAROLD
Last 4: 0709
AID: A0000000031010
ATC: 00BA
AC: TC 19E3F4BD99C23BFB

330-53800 51000
Pool maintenance

Thank you for shopping
Pinch A Penny 048
We hope you'll come back soon!

Low prices You Can Trust. Every Day.
10/22/25 08:15:10

Scan for 30-day free trial

Get free delivery
from this store
with Walmart+



US DEBIT- 0709 I 0 APPR#065746
REF # 529589085977
TRANS ID - 355295441047535
VALIDATION - MLKM
PAYMENT SERVICE - E
AID A000000980840
TERMINAL # 51737111
*No Signature Required
10/22/25 08:15:03

12 CT OFFICE 200042000000 F 6.97 N
12 CT OFFICE 200042000000 F 6.97 N
12 CT OFFICE 200042000000 F 6.97 N
12 CT OFFICE 200042000000 F 6.97 N
SUBTOTAL 27.88
TOTAL 27.88
VISA TEND 27.88
CHANGE DUE 0.00



ITEMS SOLD 4
TC# 9321 2382 2034 3727 6699

WM Supercenter
941-625-2399 Mgr. SCOTT
19100 MURDOCK CIR
PORT CHARLOTTE FL 33948
ST# 00721 OP# 009050 TE# 50 TR# 03257



Give us feedback @ survey.walmart.com
Thank you! ID #: 7YR1HX71320

330-53800-48000
Act with us

Monthly (October)
Resident Coffee/Donuts



Order Summary

110
Paid on Oct 24, 25

Order placed October 22, 2025 Order # 113-8823103-0240254

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:	\$116.00
Shipping & Handling:	\$0.00
Total before tax:	\$116.00
Estimated tax to be collected:	\$0.00
Grand Total:	\$116.00

Placed by

Lakeside Plantation

Arriving Saturday



Body-Solid 5lb Weight Stack Adapter Plate (WSA5) - Add More Resistance to Your Weight Machines for Improved Results - Black

Sold by: Steller Capital LLC

Supplied by: Other

\$29.00

Weights for weight machines in gym.

*330-53800-48700
Gym Equipment.*

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- Sell on Amazon
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- Advertise on Amazon
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- Amazon Business Solutions
- Manage Suppliers
- Purchasing Systems
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- Pay by Invoice
- Purchasing Line
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- System integrations

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



Scan the QR code to download the new Amazon Business app



businessprime

English

United States

Alexa Actionable Analytics for the Web

Sell on Amazon Start a Selling Account

Amazon Marketing Services Self-service Advertising Solutions

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Buy for Others Kindle eBook Bulk Buying Solution

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*Paid on
10/24/2025*

*Past Due Bill
pd on CC*

*330-53800-48700
Exercise Equip/Maint.*

Bandit Fitness Equipment

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

Invoice #15367

07/21/2025

JOB ADDRESS
2800 Plantation Blvd
North Port
FL 34289

BILLING
Accounts Payable
Lakeside Plantation CDD *MP
2800 Plantation Blvd
North Port, FL 34289

JOB CONTACT
Harold Meyers
(941) 423-5500

DESCRIPTION OF WORK

PRODUCT / SERVICE

DIAGNOSE
Service Call and Diagnostics - Covers first hour of labor

QTY	UNIT PRICE	TOTAL PRICE
1	\$149.00	\$149.00

SALE TERMS: Minimum deposit required to place order. Remaining balance due upon delivery or time of services rendered. Some items may require full prepayment. RETURNS: 15% restocking fee or 30% on special order items applies within 14 days of delivery. Items must be in original condition with all accessories. Labor charges, shipping fees, special order repair parts, and flooring materials are not eligible for return or refund. Used Equipment is sold in as-is condition without a warranty unless otherwise noted on invoice. See banditfitness.com/terms.

SUBTOTAL	\$149.00
TAX	\$10.43
TOTAL	\$159.43
PAID	\$0.00
BALANCE DUE	\$159.43

.....
Customer Approval of Work Signature

How to Pay

We accept payment by: Check, Card or Cash

Invoice #15367
\$159.43 due by 21st July 2025

Online payment Visit this link to pay your invoice online: <https://sm8.link/tpa83k2>

Shop Online & In-Store! Residential & Commercial, Sales & Service. Thank you for your business and train hard!



INVOICE

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

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



Bill to
Lakeside Plantation Community
Development District
GMS
4530 Eagle Falls Pl
Tampa, FL 33619

Credit Card

*shrub removal
320 - 53800 - 46500
Landscape Maint.*

Invoice details

Invoice no.: 1267
Terms: Net 30
Invoice date: 08/22/2025
Due date: 09/21/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Shrub Removal	8/22 shrub removal	1	\$250.00	\$250.00
Total						\$250.00

Ways to pay



[View and pay](#)

work not complete yet

220



Order Placed: October 27, 2025

Amazon.com order number: 114-1478470-0981869

Order Total: \$77.36

Not Yet Shipped

Items Ordered	Price
2 Of: Houpeoro Universal Toilet Flusher Replacement Kit, Fill Valve, 2-Inch Flapper, Toilet Handle Lever, Adjustable, Quiet, Easy to Install, Complete Toilet Parts Inside Tank Kit (Red, 1-Pack) Sold by: houpeoro (seller profile) Business Price Condition: New	\$16.09

Maintenance

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Not Yet Shipped

Items Ordered	Price
1 Of: J-B Weld Original Steel Reinforced Epoxy Syringe, High Strength, 2 Pack, Dark Grey, 50165-2 Sold by: Amazon (seller profile) Business Price Condition: New	\$10.99
1 Of: bUCLA 120 Pack Disposable Plastic Bowls 12oz - Elegant White & Silver Trim Party Bowls for Salad, Soup, Dessert - Heavy Duty Disposable for BBQ, Weddings and Christmas Sold by: 7A Home-Party Store (seller profile) Condition: New	\$34.19

Maintenance

Clubhouse Maint.
330-53800-48102

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Item(s) Subtotal:	\$45.18
Shipping & Handling:	\$0.00

Total before tax:	\$45.18
Sales Tax:	\$0.00

Total for This Shipment:	\$45.18

Payment information

Payment Method:

Visa | Last digits: 0709

Item(s) Subtotal:	\$77.36
Shipping & Handling:	\$0.00

Billing address

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

Total before tax: \$77.36

Estimated Tax: \$0.00

Grand Total: \$77.36

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

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amazon.com

Details for Order #114-7425625-6713006

Order Placed: **October 27, 2025**

Amazon.com order number: 114-7425625-6713006

Order Total: \$22.79

Clubhouse
office

Not Yet Shipped

Items Ordered

1 of: AT-A-GLANCE 2026 Desk Calendar, Desk Pad, Monthly, 21-3/4" x 17", Large, Ruled Blocks, 3 Pack (AZSK240026)

Price

\$22.79

Sold by: Amazon (seller profile)

Business Price

Condition: New

310 - 51300 - ~~48200~~
office supplies (clubhouse)

Shipping Address:

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

Item(s) Subtotal: \$22.79

Shipping & Handling: \$0.00

Total before tax: \$22.79

Sales Tax: \$0.00

Total for This Shipment: \$22.79

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 0709

Item(s) Subtotal: \$22.79

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$22.79

Estimated Tax: \$0.00

Grand Total: \$22.79To view the status of your order, return to [Order Summary](#) .[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.

✓



Details for Order #114-0099078-2632252

Order Placed: **October 27, 2025**
 Amazon.com order number: 114-0099078-2632252
 Order Total: **\$44.01**

Not Yet Shipped	
Items Ordered	Price
1 of: 120 Pcs Silver Glitter Paper Placemats, 13.5 Inch Scalloped Disposable Placemat Round Sparkle Table Place Mats Decorative Paper for Birthday Wedding Banquet Party Sold by: NatNarr (seller profile) Business Price Condition: New	\$23.99
1 of: 400 Pack Paper Dinner Napkins, Absorbent Paper Napkins, Premium Quality Guest Towels, 2-Ply Disposable Hand Towels for Kitchen, Events, Parties or Events (Silver) Sold by: JOLLY CHEF (seller profile) Business Price Condition: New	\$20.02
<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p>Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p> <p>Shipping Speed: FREE Prime Delivery</p> </div> <div style="width: 35%; text-align: right;"> <p>Item(s) Subtotal: \$44.01 Shipping & Handling: \$0.00 ----- Total before tax: \$44.01 Sales Tax: \$0.00 ----- Total for This Shipment: \$44.01 -----</p> </div> </div>	

New Year's Party

330 - 53800 - 48000

Activities

Payment information	
Payment Method: Visa | Last digits: 0709	Item(s) Subtotal: \$44.01
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Shipping & Handling: \$0.00 ----- Total before tax: \$44.01 Estimated Tax: \$0.00 ----- Grand Total: \$44.01

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



amazon.com

Paid on Oct 28/25 Details for Order #114-9856291-4553022

Order Placed: **October 27, 2025**

Amazon.com order number: 114-9856291-4553022

Order Total: **\$20.33**

Not Yet Shipped

Items Ordered	Price
1 of: 130pcs Royal Blue and Silver Balloons Garland Arch Kit, 18 12 10 5 Inch Different Sizes Pack Blue Silver Latex Balloon f or Wedding Bachelor Birthday Christmas Party Garland Decoration Sold by: OWPFJG (seller profile) Condition: New	\$7.99
1 of: GOER 42 Inch 2026 Foil Number Balloons for 2026 New Year Eve Festival Party Supplies Graduation Decorations (Deep Blue) Sold by: GoerDirect (seller profile) Business Price Condition: New	\$12.34

New Year's Party

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

*330-53800-48000
Activities*

Shipping Speed:
Delivery in fewer trips to your address

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:	\$20.33
Shipping & Handling:	\$0.00

Total before tax:	\$20.33
Estimated Tax:	\$0.00

Grand Total:	\$20.33

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

Your order number is RTS-354639. Your chosen delivery method is Regular Ground and we will send you tracking information once your order ships. Your order details are given below:

Order Number: RTS-354639 Order Date: 28 Oct 25 Shipping Method: Regular Ground Est. Ship Date: 28 Oct 25 Est. Arrival Date: 04 Nov - 06 Nov 25

No.	Description	Qty.	Price	Total
-----	-------------	------	-------	-------

1.	Speed Limit 20 MPH (Part No: X-R2-1-20-EG-12x18-D2)	1	\$18.59	\$18.59
----	--	---	---------	---------



Sub Total:	\$18.59
Shipping:	\$28.78
Sales Tax:	\$3.33
GRAND TOTAL	\$50.70

SHIPPING ADDRESS

Harold Myers
Lakeside Plantation CDD
2800 Plantation Boulevard
North Port, FL - 34289 United States

WE HAVE BILLED THE FOLLOWING ACCOUNT:

Visa Card: \$50.70
Harold Myers
GMS
2800 Plantation Boulevard
North Port, FL - 34289 United States
Charges will appear on your credit card statement as SMARTSIGN

What to expect now ...

- 1 Order Review:** Stock products are released to the warehouse on the same day that you ordered. All orders containing custom products are reviewed, that night, by specialists to ensure the quality and
- 2 Production/Pack Order:** Typically, your order reaches the factory floor or warehouse within 24 hours after it is released. Please note the estimated Ship Date - this is when the order will be handed over to the shipper. The
- 3 Shipment:** An email will be sent to you when your order ships. The email will include the tracking number(s) of your package. You may also track your order from links provided above. The estimated arrival date shown

Paid Traffic Signs.com



*Traffic Enforcement
320-53800-47400
Speed Limit
Sign missing on
Scarlett Ave.
Credit card*



Payment receipt

You paid \$100.00

to Getz Outdoor Services on **10/28/2025**

Invoice no.	1289
Invoice amount	\$100.00
Total	\$100.00
Status	Paid
Payment method	Credit Card
Authorization ID	MW0025091077

*Repair irrigation
that pool company broke
credit card.
320-53800-46700
Irrigation Maint.*

Thank you



Getz Outdoor Services

8137016831

<http://Getzoutdoorservices.com> | getzoutdoorservices@gmail.com
22460 Cherokee Rose Pl, Land O Lakes, FL 34639-3817

No additional transfer fees or taxes apply.

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Credit card

Payment receipt

You paid \$125.00

to Getz Outdoor Services on **10/28/2025**

Invoice no.	1288
Invoice amount	\$125.00
Total	\$125.00
Status	Paid
Payment method	Credit Card
Authorization ID	MX0025067432

*Put sod down
by pool equipment
where the grass was
bare from construction
320 - 53800 - 46500
Landscape Maintenance - other*

Thank you



Getz Outdoor Services

8137016831

<http://Getzoutdoorservices.com> | getzoutdoorservices@gmail.com
22460 Cherokee Rose Pl, Land O Lakes, FL 34639-3817

No additional transfer fees or taxes apply.

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Oct 29, 2025 order | Order# 20000136-76745519



Print

Delivery

Delivery

Arrives by Wed, Nov 05

Address

Sold and shipped by **KISSAIE** Pro Seller

Harold Myers
2800 Plantation Boulevard, North Port,
FL 34289



1 item

*logs for fire place
330 - 53 800 - 48 10 1
general supplies*



Delivery instructions

House

☑ We'll leave your order at the door

Payment method

VISA Ending in 0709

Need to make a change?
You won't be able to make changes when your shipment starts being prepared.

Edit payment method

Contact seller

Change delivery address

Cancel delivery

Need more help? Visit our help center.

Subtotal

\$209.99

Savings

-\$105.00

\$104.99

Shipping

\$10.00

Tax

\$8.05

Total

\$123.04



Details for Order #114-5046022-3951447

Order Placed: **October 30, 2025**
Amazon.com order number: 114-5046022-3951447
Order Total: \$178.91

Not Yet Shipped

Items Ordered	Price
1 of: Tigeen 200 Pcs Ostrich Feathers Bulk, 12-14 Inch Large Natural Ostrich Feathers Plumes for Wedding Party Centerpieces DIY Crafts Vase Decorations (Royal Blue) Sold by: Runeggen (seller profile) Condition: New	\$115.99
1 of: WILSON NBA DRV Series Basketball - DRV, Brown, Size 7 - 29.5" Sold by: Amazon (seller profile) Business Price Condition: New	\$15.94
1 of: sancua Royal Blue Round Tablecloths 90 Inch, 6 Pack - Circle Fabric Table Cloth for July 4th Independence Day Wedding Party Banquet Birthday, Washable Polyester Table Cover (Fit 30-72 Inch Tables) Sold by: Clothman (seller profile) Condition: New	\$37.59
1 of: Happy New Year Backdrop 2026 Glitter Blue Fireworks New Years Eve Photography Backdrop Royal Blue Background New Years Eve Party Supplies 2026 Decor Photo Booth Props Banner Favor 7x5ft Sold by: TenNiu (seller profile) Condition: New	\$9.99

New Years Deco
Basket ball for Basketball court
330-53800-48101 Supplies 330-53800-48000 Activities

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: \$179.51
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Shipping & Handling: \$0.00
	Promotion applied: -\$0.60

	Total before tax: \$178.91
	Estimated Tax: \$0.00
	Grand Total: \$178.91

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

paid \$177.91

Credit Card transactions

Visa ending in 0709: October 31, 2025: \$177.71

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

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Oct 22/25

- Services
- Prep Front White Rail
- Pressure wash
- Lightly sand
- Paint Front White Rail with Sherwin Williams DTM Semi Gloss
- Materials
- Sherwin Williams DTM Semi Gloss
- Paint

credit card

Subtotal \$1,370.00

Job Total \$1,370.00

Invoice Amount **\$685.00**

Payment History			
Oct 22	Wed 12:44pm	Credit Card	\$685.00
Oct 31	Fri 1:01 pm	Credit Card	\$685.00
			\$1,370.00

Just a quick note—the remaining balance on Job #2130 is \$685 and due upon receipt.

We appreciate you and your business! Let me know if you need anything else.

PAINT FRONT BEEN PAID.

Paint two columns of pool covers and walkway rails

330-53800-48102

Maintenance

Pat approved



Thanks for your payment
\$0.00 due

Invoice Summary



125

Lakeside Plantation
Lakeside Plantation
2200 Plantation Blvd
North Port, FL 34289

(941) 423-5500
lakesideplantationamenitymanager@gms-tampa.com

INVOICE

JOB	#2130
INVOICE DATE	Oct 22, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Oct 31, 2025
AMOUNT DUE	\$0.00

CONTACT US

2680 Verde Terr
NORTH PORT, FL 34286

(941) 726-3473
tamiami.painting@icloud.com



Thanks for your payment
\$0.00 due

Invoice Summary



126

Lakeside Plantation
Lakeside Plantation
2200 Plantation Blvd
North Port, FL 34289

(941) 423-5500
lakesideplantationamenitymanager@gms-tampa.com

*Columns at Gazebo
Painting
330-53800-48102
Mg in fence*

JOB	#2131
INVOICE DATE	Oct 31, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Oct 31, 2025
AMOUNT DUE	\$550.00

CONTACT US
2680 Verde Terr
NORTH PORT, FL 34286

(941) 726-3473
tamiami.painting@icloud.com

INVOICE



JOB	#2131
INVOICE DATE	Oct 31, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Oct 31, 2025
AMOUNT DUE	\$550.00



Lakeside Plantation
 Lakeside Plantation
 2200 Plantation Blvd
 North Port, FL 34289

(941) 423-5500
 lakesideplantationamenitymanager@gms-tampa.com

CONTACT US

2680 Verde Terr
 NORTH PORT, FL 34286

(941) 726-3473
 tamiami.painting@icloud.com

INVOICE

Services
Re paint 2 outdoor Columns & 2 hand rail cylinders
Lightly sand columns & cylinders
Caulk all gaps around the columns
Paint the columns with Sherwin Williams Latitude Satin- 2 Coats
Paint the cylinders with Sherwin Williams DTM - 2 Coats

Subtotal	\$550.00
Job Total	\$550.00
Invoice Amount	\$550.00

50% Deposit due prior to booking of job.

Quote is valid for sixty (60) days from the date of the estimate. If acceptance is received after this period has lapsed the job may be required to be requoted.

But as for me and my house we shall serve the Lord..
 Joshua 24:15

See our [Terms & Conditions](#)

SECTION V

Subsection C

Lakeside Plantation
Community Development District

Unaudited Financial Reporting
October 31, 2025



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

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 128,315	\$ -	\$ -	\$ 128,315
Debit Card Account	2,793	-	-	2,793
Money Market Account	46,030	-	-	46,030
Capital Reserve Account	-	326,052	-	326,052
Due from General Fund	-	-	1,745	1,745
Due from Capital Reserve	11,304	-	-	11,304
Due from Other	-	-	-	-
Prepaid Expenses	-	-	-	-
Deposits	14,736	-	-	14,736
Investments:				
State Board of Administration Series 1999	51,753	265,161	-	316,914
Reserve	-	-	87,676	87,676
Revenue	-	-	59,215	59,215
Prepayment	-	-	4,115	4,115
Total Assets	\$ 254,930	\$ 591,213	\$ 152,751	\$ 998,894
Liabilities:				
Accounts Payable	\$ 26,236	\$ 12,616	\$ -	\$ 38,852
Accrued Expenses	-	-	-	-
Due to General Fund	-	11,304	-	11,304
Due to Debt Service	1,745	-	-	1,745
Total Liabilities	\$ 27,981	\$ 23,919	\$ -	\$ 51,901
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Deposits	14,736	-	-	14,736
Restricted for:				
Debt Service - Series 1999	-	-	152,751	152,751
Assigned for:				
Capital Reserves	-	567,294	-	567,294
Unassigned	212,212	-	-	212,212
Total Fund Balances	\$ 226,948	\$ 567,294	\$ 152,751	\$ 946,993
Total Liabilities & Fund Balance	\$ 254,930	\$ 591,213	\$ 152,751	\$ 998,894

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Lakeside Plantation
 Community Development District
 General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Assessments- Tax Roll	\$ 1,199,840	\$ -	\$ -	\$ -
Tennis Club	25,000	2,083	5,270	3,186
Activities	10,000	833	2,746	1,913
Clubhouse Rentals	15,000	1,250	-	(1,250)
Miscellaneous	1,500	125	465	340
Interest Earnings	5,000	417	381	(35)
Total Revenues	\$ 1,256,340	\$ 4,708	\$ 8,862	\$ 4,154
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 10,000	\$ 833	\$ 800	\$ 33
District Manager	54,725	4,560	4,560	(0)
District Counsel	24,000	2,000	-	2,000
District Engineer	10,000	833	-	833
Amortization Schedules	-	-	100	(100)
Disclosure Report	1,050	88	88	-
Assessment Roll	2,500	208	-	208
Trustee Fees	4,728	4,728	4,771	(43)
Audit Fees	4,300	358	-	358
Postage, Phone, Faxes, Copies	3,200	267	183	84
General Liability Insurance	8,930	8,930	7,879	1,051
Legal Advertising	700	58	-	58
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	3,000	250	516	(266)
Property Insurance	46,598	46,598	35,233	11,365
Information Technology	1,460	122	200	(78)
Website Administration	934	78	-	78
Website Hosting	1,800	150	150	-
Total General & Administrative	\$ 178,100	\$ 70,237	\$ 54,654	\$ 15,582
Operations & Maintenance				
Field Expenditures				
Common Area Renewal & Maintenance	\$ 6,500	\$ 542	\$ -	\$ 542
Street Light/Decorative Light	1,000	83	-	83
Landscape Maintenance - Contract	144,310	12,026	11,815	211
Landscape Maintenance - Other	25,000	2,083	2,723	(640)
Lake Maintenance	17,000	1,417	1,351	66
Electric Utility Services - Entrance Feature	1,700	142	227	(86)
Water Utility Services - Entrance Feature	-	-	77	(77)
Repairs & Maintenance - Entrance Feature	-	-	-	-
Field Contingency	50,000	4,167	760	3,407
Subtotal Field Expenditures	\$ 245,510	\$ 20,459	\$ 16,953	\$ 3,506

133
Lakeside Plantation
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Amenity Expenditures				
Personnel Services (Management Contract)	\$ 300,000	\$ 25,000	\$ 22,002	\$ 2,998
Activities	15,000	1,250	1,433	(183)
License/Fees	8,800	733	976	(243)
General Supplies	15,000	1,250	1,339	(89)
Maintenance	20,000	1,667	1,137	529
Office Supplies	3,500	292	204	88
Clubhouse Furniture	-	-	275	(275)
Security	12,000	1,000	514	486
AED	500	42	-	42
Telephone & Internet Services	6,000	500	307	193
Janitorial Supplies	2,500	208	-	208
Electric Utility Services - Clubhouse	12,000	1,000	746	254
Garbage Collection	2,700	225	225	(0)
Water Utility Services - Clubhouse	5,000	417	202	215
Electric Utility Services - Tennis Courts/Pool	17,500	1,458	1,145	314
Pool Cleaning	22,800	1,900	1,900	-
Pool Maintenance - Other	1,000	83	1,134	(1,050)
Tennis Courts - Maintenance	-	-	237	(237)
Water Utility Services - Tennis Courts/Pool	3,000	250	137	113
Subtotal Amenity Expenditures	\$ 447,300	\$ 37,275	\$ 33,913	\$ 3,362
Total Operations & Maintenance	\$ 692,810	\$ 57,734	\$ 50,866	\$ 6,868
Total Expenditures	\$ 870,910	\$ 127,971	\$ 105,520	\$ 22,450
Excess (Deficiency) of Revenues over Expenditures	\$ 385,430		\$ (96,659)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ (385,430)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (385,430)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ (96,659)	
Fund Balance - Beginning	\$ -		\$ 323,607	
Fund Balance - Ending	\$ -		\$ 226,948	

Lakeside Plantation

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues				
Interest	\$ 1,000	\$ -	\$ 962	\$ 962
Total Revenues	\$ 1,000	\$ -	\$ 962	\$ 962
Expenditures:				
Pond Erosion	\$ 127,934	\$ -	\$ -	\$ -
Clubhouse and Pool Furniture	\$ 25,000	\$ 18,213	\$ 18,213	\$ -
AV System	\$ 15,000	\$ -	\$ -	\$ -
Road Paving & Milling	\$ 68,170	\$ -	\$ -	\$ -
Fencing	\$ -	\$ -	\$ 2,389	\$ (2,389)
Bank Fees	\$ 1,000	\$ 83	\$ 9	\$ 74
Total Expenditures	\$ 237,104	\$ 18,296	\$ 20,611	\$ (2,315)
Excess (Deficiency) of Revenues over Expenditures	\$ (236,104)		\$ (19,649)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 385,430	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 385,430	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 149,326		\$ (19,649)	
Fund Balance - Beginning	\$ 492,685		\$ 586,943	
Fund Balance - Ending	\$ 642,011		\$ 567,294	

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

Vendor	Detail	Amount
Capital Outlay		
<i>FY2026</i>		
10/8/25 Sports urfaces	Clay Court Line Replacement	\$ 6,250.00
10/22/25 Fence Outlet of Tampa	Down Payment to Install Fence	\$ 1,736.00
11/3/25 Fence Outlet of Tampa	Down Payment to Install Fence	\$ 653.00
11/10/25 Horizon Casual Inc	Pool Furniture	\$ 11,962.75
Total		<u>\$ 20,601.75</u>

Lakeside Plantation

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 173,818	\$ -	\$ -	\$ -
Assessments - Direct Bill	\$ 8,842	\$ 4,421	\$ 4,421	\$ -
Interest	\$ 1,000	\$ 83	\$ 451	\$ 368
Total Revenues	\$ 183,660	\$ 4,504	\$ 4,872	\$ 368
Expenditures:				
Interest - 11/1	\$ 30,754	\$ -	\$ -	\$ -
Principal - 5/1	\$ 125,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 30,754	\$ -	\$ -	\$ -
Total Expenditures	\$ 186,508	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (2,848)		\$ 4,872	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (2,848)		\$ 4,872	
Fund Balance - Beginning	\$ 60,637		\$ 147,879	
Fund Balance - Ending	\$ 57,789		\$ 152,751	

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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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tennis Club	5,270	-	-	-	-	-	-	-	-	-	-	-	5,270
Activities	2,746	-	-	-	-	-	-	-	-	-	-	-	2,746
Clubhouse Rentals	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	465	-	-	-	-	-	-	-	-	-	-	-	465
Interest Earnings	381	-	-	-	-	-	-	-	-	-	-	-	381
Total Revenues	\$ 8,862	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,862

Expenditures:

General & Administrative:

Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	800
District Manager	4,560	-	-	-	-	-	-	-	-	-	-	-	4,560
District Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-
District Engineer	-	-	-	-	-	-	-	-	-	-	-	-	-
Amortization Schedule	100	-	-	-	-	-	-	-	-	-	-	-	100
Disclosure Report	88	-	-	-	-	-	-	-	-	-	-	-	88
Assessment Roll	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	4,771	-	-	-	-	-	-	-	-	-	-	-	4,771
Audit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage, Phone, Faxes, Copies	183	-	-	-	-	-	-	-	-	-	-	-	183
General Liability Insurance	7,879	-	-	-	-	-	-	-	-	-	-	-	7,879
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Fees	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	516	-	-	-	-	-	-	-	-	-	-	-	516
Property Insurance	35,233	-	-	-	-	-	-	-	-	-	-	-	35,233
Information Technology	200	-	-	-	-	-	-	-	-	-	-	-	200
Website Administration	-	-	-	-	-	-	-	-	-	-	-	-	-
Website Hosting	150	-	-	-	-	-	-	-	-	-	-	-	150
Total General & Administrative	\$ 54,654	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,654

Operations & Maintenance

Field Expenditures

Common Area Renewal & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Street Light/Decorative Light	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance - Contract	11,815	-	-	-	-	-	-	-	-	-	-	-	11,815
Landscape Maintenance - Other	2,723	-	-	-	-	-	-	-	-	-	-	-	2,723
Lake Maintenance	1,351	-	-	-	-	-	-	-	-	-	-	-	1,351
Electric Utility Services - Entrance Feature	227	-	-	-	-	-	-	-	-	-	-	-	227
Water Utility Services - Entrance Feature	77	-	-	-	-	-	-	-	-	-	-	-	77
Repairs & Maintenance - Entrance Feature	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Contingency	760	-	-	-	-	-	-	-	-	-	-	-	760
Subtotal Field Expenditures	\$ 16,953	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,953

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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)	\$ 22,002	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22,002
Activities	1,433	-	-	-	-	-	-	-	-	-	-	-	1,433
License/Fees	976	-	-	-	-	-	-	-	-	-	-	-	976
General Supplies	1,339	-	-	-	-	-	-	-	-	-	-	-	1,339
Maintenance	1,137	-	-	-	-	-	-	-	-	-	-	-	1,137
Office Supplies	204	-	-	-	-	-	-	-	-	-	-	-	204
Clubhouse Furniture	275	-	-	-	-	-	-	-	-	-	-	-	275
Security	514	-	-	-	-	-	-	-	-	-	-	-	514
AED	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone & Internet Services	307	-	-	-	-	-	-	-	-	-	-	-	307
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric Utility Services - Clubhouse	746	-	-	-	-	-	-	-	-	-	-	-	746
Gas Utility	-	-	-	-	-	-	-	-	-	-	-	-	-
Garbage Collection	225	-	-	-	-	-	-	-	-	-	-	-	225
Water Utility Services - Clubhouse	202	-	-	-	-	-	-	-	-	-	-	-	202
Electric Utility Services - Tennis Courts/Pool	1,145	-	-	-	-	-	-	-	-	-	-	-	1,145
Pool Cleaning	1,900	-	-	-	-	-	-	-	-	-	-	-	1,900
Pool Maintenance - Other	1,134	-	-	-	-	-	-	-	-	-	-	-	1,134
Pool Furniture	-	-	-	-	-	-	-	-	-	-	-	-	-
Tennis Courts - Maintenance	237	-	-	-	-	-	-	-	-	-	-	-	237
Water Utility Services - Tennis Courts/Pool	137	-	-	-	-	-	-	-	-	-	-	-	137
Subtotal Amenity Expenditures	\$ 33,913	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33,913
Total Operations & Maintenance	\$ 50,866	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	50,866
Total Expenditures	\$ 105,520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	105,520
Excess (Deficiency) of Revenues over Expenditures	\$ (96,659)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(96,659)
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (96,659)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(96,659)

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	\$ 87,676
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

SECTION VI

Subsection A-1

**TO: Board of Supervisors (“Board”)
Lakeside Plantation Community Development District (“District”)**

FROM: Sarah R. Sandy

DATE: November 4, 2025

RE: Amenity Facilities Policies – Community Clubs and HOA Events

At the Board’s October 2025 meeting, the Board asked for clarification regarding the District’s Amenity Facility¹ room rental policy for community groups, such as Lakeside Plantation Social Planning Group (“**LPSPG**”) and Lakeside Plantation Homeowners Associations (“**HOAs**”), under its current Amenity Facilities Policies as last revised on November 20, 2024 (“**Amenity Policy**”). This memo is to provide Supervisors with a brief summary regarding such room rental policy. Note, this memo is only intended to address room rentals under the District’s current Amenity Policy.

Outside of District-sponsored events, under the current Amenity Policy the Amenity Facilities may be rented by the following community groups: (i) Residents sponsoring events held by a group; (ii) Community Clubs; and (iii) HOAs. For the Board’s reference, attached as **Exhibit A** are extracts of all references to each in the Amenity Policy (“**Amenity Policy Extract**”).²

Resident Sponsored Events vs. Community Club

Per the Amenity Policy, Residents sponsoring an event held by a group must pay the standard rental rate for Residents (identified as the “Patron” rate).

In contrast, Community Clubs “may use the Amenity Facilities for a function without being required to pay...a room rental fee;” provided however, such use by a Community Club may be limited or terminated by the District at any time. Therefore, based on the current Amenity Policy, in order for the LSPG to rent an Amenity Facility room without paying a rental rate, it would need to be a Community Club.

1. Is the LPSPG a Community Club?

The Amenity Policy defines a Community Club as “a group of two (2) or more self-organized Residents, Renters and/or Non-Resident Members with a common hobby or recreational, social, service and/or cultural interest *that has applied for and received such designation from the District’s Board.*” Based on a review of the District’s records, it does appear that the LPSPG applied to the District Board to be a Community Club and the Board took up consideration of their request at its January 2024 meeting; however, no Board vote was taken. See **Exhibit B** (January 9-10, 2024 Email Chain between Supervisor Martin & Jordan Lansford), and **Exhibit C** (excerpt of relevant portion of January 17, 2024 Meeting Minutes³). A review of the District’s meeting minutes did not reflect that this item subsequently came

¹ All capitalized not otherwise defined herein shall have the meanings as prescribed in the Amenity Policy.

² To review the Amenity Policy in full, you can request a copy from myself or District Management. Or find it on the District’s website at: <https://www.lakesideplantationcdd.com/com/133/documents/35F1FECC-4201-0A8E-0002F85B43EB5056.pdf?1762353910122>

³ Note, I believe the highlighted portion of the minutes inadvertently attribute comments made by Jordan to myself and vice versa.

back to the Board again. Therefore, it does not appear that the LPSPG is a formal Community Club as defined under the Amenity Policy.

2. If not a Community Club, what rental rate applies to the LPSPG under the current Amenity Policy?

Unless the LPSPG functions are considered District-sponsored events, the applicable rental rate would be that of a Resident.

HOA Events

Per the current Amenity Policy, HOAs reserve the Great Room at no charge up to once per month (as space permits, and in the sole discretion of the Facilities Manager) and up to 12 months in advance, for the purpose of holding meetings of the HOA; provided however, such use may be limited or terminated by the District at any time.

Additionally, the Amenity Policy provides that HOAs may *use the Amenity Facilities* without paying an Annual User Fee or room rental fee. While this statement could potentially be read to allow the HOAs to rent a clubhouse room without payment of a rental fee, viewing it in contrast to the use allowed by Community Clubs ("*use the Amenity Facilities for a function*") makes it unclear if the use being permitted is exclusive (e.g., such as a room rental for an event) or non-exclusive (e.g., permitting the HOA to use the clubhouse at the same time as others).

In both of the above instances, the District has the ability to limit or terminate the HOA's use of the Amenity Facilities at any time.

Board Direction: based on the above and attached Exhibits, I believe District staff will be looking to the Board for further direction on the following items at its November meeting:

1. Should the LPSPG be charged a room rental rate for their events planned for December 2025 and January 2026? Future events?
2. In addition to monthly HOA meetings, should the HOAs be permitted exclusive use of the Amenity Facility rooms without the payment of a room rental rate for HOA-sponsored events? If yes, should that use be subject to any limitations (e.g., up to two times per year, subject to availability).

**EXHIBIT A:
Amenity Policy Extract**

<p>General</p>	<p align="center">GENERAL FACILITY RESERVATION POLICY</p> <p>1. The Amenity Facilities may be rented by the following individuals/groups:</p> <ul style="list-style-type: none"> A. Lakeside Plantation Residents (includes both events held by the Resident and events sponsored by the Resident). D. Lakeside Plantation Homeowners Associations E. Lakeside Plantation Community Clubs.
<p>Community Club</p>	<p align="center"><u>DEFINITIONS</u></p> <p>“Community Club” – shall mean a group of two (2) or more self-organized Residents, Renters and/or Non-Resident Members with a common hobby or recreational, social, service and/or cultural interest that has applied for and received such designation from the District’s Board.</p> <p align="center"><u>COMMUNITY CLUB USE OF FACILITIES</u></p> <p>1. Each Community Club may use the Amenity Facilities for a function without being required to pay an Annual User Fee and/or a room rental fee. The District may limit or terminate a Community Club’s use of the Amenity Facilities at any time, including but not limited to circumstances in which the Community Club proposes to host an event or function in which the primary attendance at such event or function is not Residents, Renters and/or Non-Resident Members (i.e. a wedding, birthday party, etc.).</p> <p>2. Any Community Club that uses the Amenity Facilities shall be responsible for the cost of repairing any damage to the Amenity Facilities occurring during the Community Club’s events.</p> <p>3. The District may revoke an organization’s status under these policies as a Community Club at any time.</p>
<p>Homeowners Association <i>(aka Homeowner’s Associations)</i></p>	<p align="center"><u>DEFINITIONS</u></p> <p>“Homeowners Association” – shall mean any entity having jurisdiction over lands located within the District, either now or in the future, which exists to aid in the enforcement of deed restrictions and covenants.</p> <p align="center"><u>HOMEOWNERS ASSOCIATION USE OF FACILITIES</u></p> <p>1. Each Homeowners Association may use the Amenity Facilities without being required to pay an Annual User Fee and/or a room rental fee. The District may limit or terminate a Homeowners Association’s use of the Amenity Facilities at any time.</p> <p>2. Any Homeowners Association that uses the Amenity Facilities shall be responsible for the cost of repairing any damage to the Amenity Facilities occurring during Homeowners’ Association events.</p>

<u>AMENITIES RATES, DEPOSITS, & FEES</u>
<p>10. Rental by Homeowner's Associations. Each Homeowner's Association serving the community within the District may be allowed to reserve the Great Room at no charge up to once per month (as space permits, and in the sole discretion of the Facilities Manager) and up to 12 months in advance, for the purpose of holding meetings of the Homeowner's Association. The District may limit or terminate a Homeowner's Association's right to use the Amenity Facilities at any time. Each Homeowner's Association shall execute any applicable rental forms and be responsible for, among other things, any damage to the Amenity Facilities occurring during any rental by the Homeowner's Association.</p>

Rental Rates	Adopted Fee*	Deposit
Standard Rental of Great Room <i>(max of 6 hours)</i>	Patron: \$500 - \$750 Non-Resident: \$750 - \$1,000	Patron: \$300.00 Non-Resident: \$450
Standard Rental of Multi-Purpose Room / Library <i>(minimum of 1 hour; maximum of 6 hours)</i>	Patron: \$30.00/hour Non-Resident: \$45/hour	Patron: \$50.00 Non-Resident: \$75
Additional "Closing Charge" <i>(if renter requires additional clean-up time after rental expires, or for events after 8 p.m.)</i>	Patron: \$50/half hour Non-Resident: \$75/ half hour	N/A
Additional Fee for Events with Alcoholic Beverages <i>(additional fee and deposit charged to renters of the Amenity Facilities for events with alcoholic beverages; such events are subject to advance approval by amenity staff and are subject to the District's Policies)</i>	Patron: \$500 Non-Resident: \$750	Patron: \$500 Non-Resident: \$750
Additional Staffing & Services Fee	Patrons & Non-Residents: District cost plus up to an additional 20%	N/A
Fee for Access to Set-Up Rented Room before start of rental time	Patron: \$30.00/hour Non-Resident: \$45/hour	N/A
Rental of Tables/Chairs without room rental	\$10.00/day for 1 table and 6 chair	\$50.00
Kitchen Use Fee <i>(additional fee charged to renters of the Amenity Facilities for events that need to use the Kitchen)</i>	Patron: \$150 Non-Resident: \$150 - \$250	N/A
Set Up / Take Down Fee <i>(upon management approval and staff availability)</i>	Patron: \$150 Non-Resident: \$150 - \$250	N/A

EXHIBIT¹⁴⁷B

Sandy, Sarah R.

From: Amanda Ferguson <aferguson@gms-tampa.com>
Sent: Friday, October 31, 2025 9:41 AM
To: Sandy, Sarah R.; Pat Lavoy; Harold Myers(LSP)
Subject: Fwd: Community Social Clubs

[CAUTION - EXTERNAL SENDER]

Good Morning!

I believe I found the email that the ladies group was referring to. Please see below.

----- Forwarded message -----

From: Jordan Lansford <jlansford@gms-tampa.com>
Date: Wed, Jan 10, 2024 at 4:20 PM
Subject: Re: Community Social Clubs
To: Mary Martin <damsam15169@comcast.net>

No problem! We will add!

Best Regards,

BOARD MEMBERS: IN ORDER TO AVOID A POSSIBLE SUNSHINE LAW VIOLATION, PLEASE DO NOT REPLY ALL TO THIS EMAIL

Jordan Lansford, LCAM
District Manager
jlansford@gms-tampa.com
Governmental Management Services
4530 Eagle Falls Place
Tampa, FL 33619
Office: (813) 344-4844 ext.106

On Jan 10, 2024, at 4:19 PM, damsam15169 <damsam15169@comcast.net> wrote:

I think I still want to add it to the agenda so it can be better explained & discussed to the residents. I'm sure there will be questions & remarks.

Happy New Year,
Sue

Sent from my Galaxy

----- Original message -----

From: Jordan Lansford <jlansford@gms-tampa.com>
 Date: 1/10/24 4:07 PM (GMT-05:00)
 To: Mary Martin <damsam15169@comcast.net>
 Subject: Re: Community Social Clubs

No problem :) Let me know if you'd still like for me to add this under your Supervisor request on the agenda

Best Regards,

BOARD MEMBERS: IN ORDER TO AVOID A POSSIBLE SUNSHINE LAW VIOLATION, PLEASE DO NOT REPLY ALL TO THIS EMAIL

Jordan Lansford, LCAM
 District Manager
jlansford@gms-tampa.com
 Governmental Management Services
 4530 Eagle Falls Place
 Tampa, FL 33619
 Office: (813) 344-4844 ext.106

On Jan 10, 2024, at 3:55 PM, Mary Martin <damsam15169@comcast.net> wrote:

Jordan,
 Thank you for explaining the nuances of the 'Community Club' rule. I think I now understand it more fully.
 Sue

On 01/10/2024 3:14 PM EST Jordan Lansford <jlansford@gms-tampa.com> wrote:

Good afternoon Sue,

I hope you are having a great Wednesday!

As Ms. Hunt stated per the Amenity Policies, Community Club is defined as:

“Community Club” – shall mean a group of two (2) or more self-organized Residents, Renters and/or Non-Resident Members with a common hobby or recreational, social, service and/or cultural interest that has applied for and received such designation from the District’s Board.

I do not see an issue with Ms. Hunt and her peers forming a group to provide input on the actives they would like to see at the clubhouse *outside* of the CDD umbrella. I think the tricky area here is the usage of “club” and “designation from the District Board.” Within the definition provided of “Community Club” I will caution that it is highly recommended the Board not appoint any formal “sub-committees” under the umbrella of the CDD. Any sub-committee would be bound by the same Statutory requirements as the CDD Board & its members (i.e., advertising requirements, meeting minutes, public records, recordings, agendas, notices, etc.) and would need to be funded via line item from the current CDD

operating budget. Essentially, the Board would be appointing another "Board" specifically for event activities.

The way I have seen this work in tandem is for the "club" (i.e., Ms. Hunt and her peers) to form a committee outside of the CDD umbrella. The club would submit an event planning sheet that would be brought before the Board for approval in the monthly agenda. Another way is for the Board to appoint one individual from the club as the liaison to work with the Amenity director to plan events. Once the Board approves the activity(s), the activity can be sent to the amenity vendor to plan. That way the "club" is not formally under and funded by the CDD and bound to Statutory restrictions.

Let me know if you have any questions, I hope this clears some of the wording up. My guess is Sarah will want to change the wording of the definition during the next amenity policy update.

Best Regards,

BOARD MEMBERS: IN ORDER TO AVOID A POSSIBLE SUNSHINE LAW VIOLATION, PLEASE DO NOT REPLY ALL TO THIS EMAIL

Jordan Lansford, LCAM

District Manager

jlansford@gms-tampa.com

Governmental Management Services

4530 Eagle Falls Place

Tampa, FL 33619

Office: (813) 344-4844 ext.106

On Jan 9, 2024, at 4:19 PM, Mary Martin

<damsam15169@comcast.net> wrote:

Hi Jordan,

Below is an email I received from a resident, Vicki Hunt who has been trying to put on an event at the clubhouse but has run into some issues.

The third paragraph of her email explains my issue with Arch Amenities.

The group of ladies would like to create a Community Social Club. However, according to Courtney and Alex the description of 'Community Club' outlined in the Amenities Policies does not fit what they want to do.

Myself, I don't think it is any different than the group of ladies who meet every week to play mahjong or the group who does water aerobics 3/4 times a week.

So, I would like to put on the agenda an explanation of the 'Community Club' and why we cannot have a group of residents who would like to plan and execute activities at the clubhouse.

Any thoughts you may have would be greatly appreciated.

Sue Martin

Hi Sue,

It's Vicky Hunt from Scarlett single family homes. We spoke at the last wine and cheese. I am having some concerns that I would like to have clarification on. As I mentioned to you, we would like to do an Evening in Paris event at the end of February. I sketched it out and brought it to the office, and actually was able to speak with Alex Murphy, as she happened to be in the office

that morning. We talked about a budget etc..my thought was \$15/per person and I thought that is what we agreed on, apparently not. When I saw the flyer that the office sent out it was listed as \$20/per person. I will attach the email that was sent to Alex and to Courtney. The group working on this project suggests a \$10 +a bottle of wine should be the price of admission. I agree. See attached email.

The second concern I have is that the Lakeside Plantation Community Amenity Facilities Policies...last revised and adopted November 27, 2023 state under Definitions:

"Community Club"- shall mean a group of two(2) or more self-organized Residents, Renters and/or Non-Resident Members with a common hobby or recreational, social, service and/or cultural interest that has applied for and received such designation from the District's Board.

I spoke with Courtney about getting the paperwork or application for a group of us to become a social club. Her response was that 'that isn't what that definition means' and she asked Alex M who agreed. What don't I understand here?

Please call me if you can find the time. We have a group meeting on January 18th at 2PM at the Clubhouse, I don't know if you can even legally attend, but we do need some answers.

I was very excited to gather a social group interested in developing new ideas, formats etc for the residents. I am not so excited now.

Hope to talk soon and we'll be able to clarify any questions, thoughts etc. The email was also sent to Courtney in the office, as of today no response. a

--


Amanda Ferguson


District Manager

435 10th Avenue West, Suite 200

Palmetto, FL 34221

 aferguson@gms-tampa.com

 Office: (813) 344-4844 Ext. 102

 Cell: (727) 229-7446

GMS-Tampa has expanded!

Please note our additional office location.

4. Discussion of Liaisons

Mr. LaVoy requested appointing liaisons to work with residents and their Advisory Group. Ms. Lansford explained that the liaison would serve for a specific area in the community, would be responsible to work with the respective vendors and obtaining proposals and quotes to bring to the meeting for the Board to review. Ms. Martin agreed. *There was Board consensus for Ms. Lansford to provide a scope to the Board and include on the next agenda for the Board to assign the liaisons.*

5. Discussion of Landscape Contract

Mr. LaVoy recommended the Board look at every dollar spent and the value of each contract for the services provided, including the landscaping contract and asking LMP to rebid. Ms. Lansford asked if the Board wanted to go out for a formal RFP. *There was Board consensus to go out for RFP and for Ms. Lansford to provide the previous scope.* Ms. Lansford indicated that because it was not over \$195,000, it did not need to be advertised.

C. Supervisor Martin**1. Discussion of Community Club Language**

Ms. Martin received a request from a resident to schedule an event at the Clubhouse and create a community group or community club, but according to the Amenity Policy, a group was two or more self-organized residents, renters and/or nonresident members with a common hobby or recreational social service and/or cultural interest, that applied for and received designation from the District's Board. Ms. Sandy explained that the Amenity Policy was referring to an interest group such as a mahjong, canasta or fishing club and the resident was planning to form a Social Committee and staff was planning the event and were taking suggestions from them. They were not opposed to it, but certain requirements needed to be met. Ms. Martin questioned the requirements and if there was a restriction on a group of residents who wanted to form a committee, group or club, suggesting that the Amenity Policy be amended to say, "*CDD Community Club.*" Ms. Sandy indicated that there were clubs that they had an approval process for, but the resident wanted to have a Social Committee to put on social events. Ms. Martin recalled that they did that in the past and asked if the group planned it and it was covered financially, whether they be subject to paying a fee to use the Clubhouse. Ms. Sandy believed so but would look into it. Ms. Lansford pointed out that anyone could form any type of club outside

of the CDD and as long as it was not under the umbrella of the CDD, it did not need Board approval. However, any club formed under the umbrella of the CDD, was subject to being advertised with the county, there must be a line item in the CDD budget dedicated to the members of that club, meetings must be noticed, minutes taken and it must be subject to public record. If residents wanted to form a committee for a certain event, put the event together and then send the information to a Board Supervisor, who would then put it on the agenda for discussion, there was no issue, as long as it's not formally formed under the CDD umbrella. Ms. Martin recalled that this particular group wanted to use CDD lifestyle funds for the program. Ms. Lansford pointed out that it would need Board approval.

Mr. Sabol asked if the tennis ball machine was beyond repair. A Resident confirmed that it was beyond repair. Two or three people fixed it three times, but now it did not work anymore. Mr. Sabol requested that staff look into purchasing a new machine. A Resident pointed out that the tennis court lights was \$46,000 and it was \$60,000 for the sidewalks. Since they already cut the fence cost by \$40,000, they should be able to purchase a new ball machine for \$2,200 or repair it for \$800. Mr. LaVoy indicated that they would obtain quotes.

TENTH ORDER OF BUSINESS

**Next Scheduled Board Meeting is
February 21, 2024 at 6:00 p.m. at
Lakeside Plantation Clubhouse**

This item was discussed.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. LaVoy seconded by Ms. Chichelli with all in favor the meeting was adjourned at 8:08 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair

SECTION VI

Subsection B

**TO: Board of Supervisors (“Board”)
Lakeside Plantation Community Development District (“District”)**

FROM: Sarah R. Sandy

DATE: November 12, 2025

RE: Amenity Facilities Policies – Proposed Revisions

In follow up to last month’s Board meeting, included in your agenda are proposed revisions to the District’s Amenity Facilities Policies last revised and adopted on November 20, 2024 (“**Amenity Policy**”). The majority of changes fall into five (5) main categories. The below provides a summary of the proposed changes in each of these categories and the requested direction from the Board.

1. **Tennis Guidelines** – Amenity staff received suggested informal guidelines for the District’s tennis club program from the tennis club league captains and co-captains. Updates were made to the “TENNIS FACILITY POLICIES” portion of the Amenity Policy in an effort to ensure the informal guidelines and District’s adopted Amenity Policies are consistent. Additional non-material corrections were made, as needed. Board to provide direction on if agreed with changes.
2. **Tennis Members Rates** – currently the raters for Tennis Members only go through the current Fiscal Year (FY 2025-2026). Additionally, there is a need to add a rate category for Non-Residents taking tennis lessons from the new tennis pro. Board to provide direction on rates for FY 2026-2027 and beyond.
3. **Community Clubs & Room Rental Policies** – see Memo re Rental Rates for Community Groups for background. The language relevant to Community Clubs has been highlighted in yellow throughout the policies; however, no changes have been proposed at this time. Board to provide direction on (i) if they want to continue to provide the option for Community Clubs; and (ii) if Community Clubs should be changed room rental fees.
4. **Homeowner’s Associations & Room Rental Policies** – see Memo re Rental Rates for Community Groups for background. The language relevant to HOAs has been highlighted in yellow throughout the policies; however, no material changes have been proposed at this time. Board to provide direction on the following types of room rentals for HOAs: (i) HOA meetings - unlimited? monthly? do not allow?; (ii) HOA Sponsored Community Events - allow unlimited? allow with limitations (e.g., 2 times per year)? do not allow?
5. **Miscellaneous & Clean Up Changes** – inevitable, anytime we review a large document, prior errors or inconsistencies are caught (e.g., capitalized terms that were not defined; inconsistent defined terms; spelling errors). Additionally there may be items that we have been waiting to add – examples in the attached revisions include the rental rate for AV equipment and a rate for Non-Residents taking tennis lessons from the new tennis pro. The main revisions I made that fall under this category are updates to make the term “Renter” used more consistently throughout the Amenity Policies. Board to identify any miscellaneous and clean up changes that they disagree with or need further clarification on.

After the Board has discussed the proposed revisions to the Amenity Policy and provided direction on the proposed changes, the following are the alternative motions District staff would be looking for:

- [OPTION 1] Motion to approved Resolution 2026-__ setting the public hearing on the revised Amenity Policy as presented
- [OPTION 2] Motion to approved Resolution 2026-__ setting the public hearing on the revised Amenity Policy as revised per the Board's discussion this evening.
- [OPTION 3] Motion directing counsel to revise the Amenity Policy as discussed by the Board this evening, with direction to bring a revised draft back to the Board for review prior to setting the public hearing.
- [OPTION 3] Motion terminating the current efforts to amend the District's Amenity Policy.

SECTION VI

Subsection C

RESOLUTION 2026-02

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

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

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

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

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

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

SECTION 1. A Public Hearing will be held to adopt Amended Amenity Facilities Policies on January 21, 2026, at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida 34289

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

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

PASSED AND ADOPTED this 19th day of November 2025.

ATTEST:

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT A:
Amended Amenity Facilities Policies

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

AMENITY FACILITIES POLICIES

Last Revised & Adopted
November 20, 2024 (“Effective Date”)

Lakeside Plantation Clubhouse Office
2200 Plantation Drive
North Port, FL 34289

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DEFINITIONS

“Amenity Facilities” – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Lakeside Plantation Clubhouse, together with its appurtenant facilities and areas.

“Amenity Facilities Policies” or **“Policies”** – shall mean these Amenity Facilities Policies of Lakeside Plantation Community Development District, as amended from time to time.

“Board of Supervisors” or **“Board”** – shall mean the Lakeside Plantation Community Development District’s Board of Supervisors.

“Clubhouse” – shall mean the Lakeside Plantation Clubhouse located at 2200 Plantation Drive, North Port, FL 34289, together with its appurtenant facilities and areas.

“Community Club” – shall mean a group of two (2) or more self-organized Residents, Renters and/or Non-Resident Members with a common hobby or recreational, social, service and/or cultural interest that has applied for and received such designation from the District’s Board.

“District” – shall mean the Lakeside Plantation Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Facility Manager” – shall mean the management company, including its employees, staff and agents, contracted by the District to manage all Amenity Facilities within the District, which facilities include, but are not limited to, the Clubhouse and its peripheral facilities and amenities.

“Guest” – shall mean any individual that is invited to use the Amenity Facilities by a ~~Patron Resident, Non-Resident Member, Tennis Member, or Renter~~ pursuant to these Policies and possesses a valid guest fob issued by the Facility Manager.

“Homeowners Association” – shall mean any entity having jurisdiction over lands located within the District, either now or in the future, which exists to aid in the enforcement of deed restrictions and covenants.

“Non-Resident” – shall mean any person or persons that do not own property within the District. Non-Residents may include Non-Designated Renters.

“Non-Resident Annual User Fee” – shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Non-Resident Member” – shall mean any individual not owning property in the District who is paying the Non-Resident Annual User Fee to the District for use of all Amenity Facilities

“Patron” or “Patrons” – shall mean Residents, Non-Resident Members, Tennis Members, and Renters who are eighteen (18) years of age and older.

“Renter” – shall mean any tenant residing in a Resident’s home located in the District pursuant to a valid rental or lease agreement and who is designated as a beneficial user of the Resident’s privileges to use the Amenity Facilities. In contrast, tenants residing in a Resident’s home located in the District pursuant to a valid rental or lease agreement that are not designated as the beneficial user of the Resident’s privileges to use the Amenity Facilities will be referred to as “Non-Designated Renters” herein.

“Resident” – shall mean any person, spouse or registered domestic partner of a person or family owning property within the Lakeside Plantation Community Development District.

“Tennis Guest” – shall mean a Guest as referred to in section 1 of the Tennis Facility Policies – Guest Policies herein.

“Tennis Member” – shall mean any individual not owning property in the District who is paying the Tennis Member Annual User Fee to the District for use of the District’s Tennis Facilities.

“Tennis Member Annual User Fee” - shall mean the fee established by the District for any person that is not a Resident, Renter, or a Non-Resident Member and wishes to become a Tennis Member. The amount of the Tennis Member Annual User Fee is set forth herein, and that amount is subject to change based on Board action. Payment of the Tennis Member Annual User Fee shall entitle ~~the~~ an individual or their family, as appropriate based on the fee paid, to use the Tennis Facilities only. Use of the pool, eClubhouse, or other Amenity Facilities is not included in the Tennis Member Annual User Fee.

IDENTIFICATION FOBS

1. Fobs (or similar access devices) may be issued to all members of each Resident’s or Renter’s household and/or Non-Resident Members. There is a charge to replace lost or stolen Fobs and/or for additional fobs above two (2) fobs. Residents or Renters can request temporary guest fobs in the office.
2. All Patrons will be required to sign a waiver of liability before using the District amenities.
3. Patrons may be required to use their assigned fobs or guest fobs at any Amenity Facility.

NON-RESIDENT ANNUAL USER FEE

The Annual User Fee for any person not owning real property within the District is 1 ½ times the highest operating and maintenance and debt service rates added together, and this fee shall include privileges for up to two (2) people total. This payment must be paid in full at the time of completion of the Non-Resident application and the corresponding agreement. This fee will cover membership to all Amenity Facilities for one (1) fiscal year, October 1st through September 30th of following year, prorated if applicable. Each subsequent annual membership fee shall be paid in full by October 1st. Such fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the amenity facilities. This membership is not available for commercial purposes.

HOMEOWNERS ASSOCIATION USE OF FACILITIES

- 1. Each Homeowners Association may use the Amenity Facilities without being required to pay an Annual User Fee and/or a room rental fee. The District may limit or terminate a Homeowners Association's use of the Amenity Facilities at any time.
- 2. Any Homeowners Association that uses the Amenity Facilities shall be responsible for the cost of repairing any damage to the Amenity Facilities occurring during Homeowners' Association events.

Commented [SS1]: Consolidated with the similar language in the Amenities Rates, Deposits & Fees section. Please see that section for direction needed

COMMUNITY CLUB USE OF FACILITIES

[IDENTIFIED FOR BOARD DIRECTION]

- 1. Each Community Club may use the Amenity Facilities for a function without being required to pay an Annual User Fee and/or a room rental fee. The District may limit or terminate a Community Club's use of the Amenity Facilities at any time, including but not limited to circumstances in which the Community Club proposes to host an event or function in which the primary attendance at such event or function is not Residents, Renters and/or Non-Resident Members (i.e. a wedding, birthday party, etc.).
- 2. Any Community Club that uses the Amenity Facilities shall be responsible for the cost of repairing any damage to the Amenity Facilities occurring during the Community Club's events.
- 3. The District may revoke an organization's status under these policies as a Community Club at any time.

GUEST POLICIES

1. Each household/dwelling unit will be permitted to bring up to five (5) ~~g~~Guests per day to the ~~e~~Clubhouse. In no event shall the number of ~~g~~Guests per household/dwelling unit exceed five (5) per day.
2. All Guests, regardless of age, must register with the office of the Facility Manager prior to using the Amenity Facilities. In the event the Guest is under eighteen (18) years of age, the ~~Patron Resident, Non-Resident Member or Renter~~ inviting the Guest must be present upon registration, unless other arrangements have been made with the Amenity Manager's office. Except as otherwise provided in these Policies, all Guests under fifteen (15) years of age must also be accompanied at all times while using the Amenity Facilities by a parent or adult over eighteen (18) years of age unless previously authorized by the Amenity Manager. Guests over the age of eighteen (18) must register and may use the Amenity Facilities unaccompanied by a Patron.
3. All Guests over the age of eighteen (18) must sign a waiver of liability upon registration at the Amenity Manager's office.
4. All Guests using the Amenity Facilities and entering District property are responsible for compliance with, and shall comply with these Amenity Facility Policies in the same manner as Patrons hereunder. Patrons who have registered a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Patron's privileges and/or membership.

RENTER'S PRIVILEGES

1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter may be required to acquire ~~proof of the Resident's designation of such Renter membership~~ with respect to the residence which is being rented or leased as well as obtain a fob. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
4. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the department of their respective Renter.

5. Renters shall be subject to rules and regulations as the Board may adopt from time to time.

GENERAL FACILITY PROVISIONS

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
2. Amenity facilities are for Patrons and their Guests only. All Patrons and Guests may be required to use their assigned fobs or guest fobs in order to gain access to the Amenity Facilities. Patrons and Guests must also present their fobs upon request by staff while at any Amenity Facility.
3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District and Facility Manager.
4. Dogs and all other pets (with the exception of service dogs) are not permitted in the Amenity Facilities. In the event a special event is held, as previously approved by the Facility Manager, and dogs are permitted at the Amenity Facilities as part of the special event, they must be leashed. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to residents.
5. Vehicles must be parked in designated areas. Vehicles and golf carts should not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The Facility Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.
6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
7. Only District employees or employees of the Facility Manager are allowed in the service areas of the Amenity Facilities.
8. The Board of Supervisors (as an entity), the Facility Manager and its staff shall have full authority to enforce these policies. However, the Facility Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of any policy by the Facility Manager shall not constitute a continuous, ongoing waiver of said policy,

and the Facility Manager reserves the right to enforce all of these policies at any time he or she sees fit.

9. All lost or stolen fobs should be reported immediately to the Facility Manager's office. A fee will be assessed for any replacement fobs as set forth herein.
10. Smoking and or vaping is not permitted at any of the Lakeside Plantation Amenity Facilities except within smoking areas designated by the Facility Manager. The main entrance to the Clubhouse is not a designated smoking area.
11. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facilities privileges in accordance with the procedures set forth herein.
12. Pool and spa rules that are posted in the appropriate area must be observed.
13. Patrons and their Guests shall treat all staff members with courtesy and respect.
14. Off-road motorbikes/vehicles, excluding golf carts, are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities.
15. The District will not offer childcare services to Patrons or Guests at any of the Amenity Facilities.
16. Skateboarding is not allowed on the Amenity Facilities property at any time.
17. Performances at any Amenity Facility, including those by outside entertainers, must be approved in advance by the Facility Manager.
18. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Facility Manager.
19. The Amenity Facilities shall not be used for commercial purposes without written permission from the Facility Manager and the District Manager. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising.
20. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in the Amenity Facilities in accordance with Florida law.
21. The Facility Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and rental fees that have been established by the

Board. The Facility Manager also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Facility Manager will be required to compensate the District accordingly.

22. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
23. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
24. There shall be no overnight parking in the Amenity Facility parking lot unless owner of vehicle notifies Facility Manager and obtains a 24-hour parking pass for the Amenity Center Parking Lot Only.
25. Public displays of affection, which in the discretion of the Facility Manager are inconsistent with the family-oriented nature of the Amenity Facilities, are prohibited.
26. All Patrons acknowledge that the Amenity Facility is in close proximity to private homes within the District. In order to ensure that Patrons' use of Amenity Facility does not interfere with the surrounding homeowners' right to use or quiet enjoyment of their homes, Patrons further acknowledge that they will refrain from all behaviors that may constitute nuisance to the homeowners, such as making loud noises. This policy shall be in effect during all hours of the Amenity Facility operation.
27. The Amenity Manager's office shall not print or make copies for users of the Amenity Facilities, except in the following instances:
 - a. Homeowners Associations: max 25 pages (black & white ink; white paper only) per Homeowners Association meeting

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

1. Each Patron and Guest assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.
2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the

District or its contractors, which is caused by the Patron or the Patron's Guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury caused by a Patron or the Patron's Guest or family member(s).

3. Any Patron or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees, representatives, contractors or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, supervisors, employees, representatives, contractors, and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.

GENERAL LAKESIDE PLANTATION AMENITY FACILITY USAGE POLICY

All persons using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or their Guest in accordance with District Policies.

Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Facility Manager.

Emergencies: After contacting 911 if required, all emergencies and injuries must be reported to the Facility Manager (phone number 941-423-5500) and to the office of the District Manager (phone number 813-344-4844). If immediate attention to the facilities is required and the Facility Manager is not present, please contact one of the office attendants employed by the District.

District Equipment: Any Patron utilizing District equipment is responsible for said equipment. Should the equipment be returned to the District with damaged, missing pieces or in worse condition than when it was when usage began, that Patron will be responsible to the District for any cost associated with repair or replacement of the equipment.

Please note that the Amenity Facilities are unattended facilities. Persons using the Amenity

Facilities do so at their own risk. Facility Manager's staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

GENERAL SWIMMING POOL RULES

NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK

1. All Patrons and Guests must use their assigned fob, guest fob or verification of registration while in the swimming pool area. All Patrons must also provide verification of registration when requested by staff.
2. No diving, pushing, running, throwing any item or other horseplay is allowed in the pool or on the pool deck area.
3. Diving is prohibited.
4. Radios, tape players, CD players, MP3 players and televisions are not permitted unless they are personal units equipped with headphones or for scheduled activities such as water aerobics classes.
5. Swimming is permitted only during designated hours as posted at the pool, and such hours are subject to change at the discretion of Facility Manager. Patrons swim at their own risk and must adhere to swimming pool rules at all times.
6. Showers are required before entering the pool.
7. Glass containers are prohibited. No food or beverages are permitted on the wet deck area which is 4' around the perimeter of the pool and spa.
8. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
9. Play equipment, such as floats, rafts, snorkels, dive sticks, flotation devices and other recreational items such as balls and pool toys must meet with staff approval. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern or annoyance to other users of the facility.
10. Swimming pool hours will be posted. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
11. Pets (except service dogs), bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area inside any Amenity Center gates at any time.
12. The Facility Manager reserves the right to authorize all programs and activities (including the number of participants, equipment and supplies usage, etc.) conducted at the pool, including swim lessons and aquatic/recreational programs.
13. Any person swimming during non-posted swimming hours may be suspended from using the facility.

14. Proper swim attire (no cutoffs) must be worn in the pool.
15. No chewing gum is permitted in the pool or on the pool deck area.
16. For the comfort of others, the changing of diapers or clothes is not allowed poolside.
17. No one shall pollute the pool. Anyone who pollutes the pool will be liable for any costs incurred in treating and reopening the pool.
18. Radio controlled watercraft are not allowed in the pool area.
19. Pool entrances must be kept clear at all times.
20. No swinging on ladders, fences, or railings is allowed.
21. Pool furniture is not to be removed from the pool area.
22. Loud, profane, or abusive language is prohibited.
23. No physical or verbal abuse will be tolerated.
24. Tobacco products are not allowed in the pool/spa area.
25. Illegal drugs are not permitted.
26. Smoking or vaping on pool deck is prohibited.
27. The District is not responsible for lost or stolen items.
28. Chemicals used in the pool/spa may affect certain hair or fabric colors. The District is not responsible for these effects.
29. The Clubhouse pool, spa and deck area may not be rented at any time; however, access may be limited at certain times for various District functions, as approved by the Board and/or Facility Manager.

SPA RULES

NO LIFEGUARD ON DUTY -- BATHE AT YOUR OWN RISK

1. All previous safety issues under pool rules apply to the spa.
2. No Children under the age of fifteen (15) may use the spa.
3. Maximum capacity: Seven (7) people.
4. No food or drinks are allowed to be consumed while in the pool/spa or at the wet deck which is 4' around the perimeter of the pool and spa.
5. Tobacco products are not allowed in the spa.
6. No aquatic apparatus or toys allowed at any time in spa.
7. Avoid drinking alcohol before using spa.
8. Do not use spa if ill. Pregnant women should consult a physician before using the spa.

SWIMMING POOL: THUNDERSTORM POLICY

The Facility Manager will control whether swimming is permitted in inclement weather, and the pool facility may be closed or opened at his or her discretion.

FITNESS CENTER POLICIES

Eligible Users: Patrons and Guests fifteen (15) years of age and older are permitted to use the fitness center during designated operating hours. No one under the age of fifteen (15) is allowed in the fitness center at any time without direct adult supervision.

Food and Beverage: Food is not permitted within the fitness centers. Beverages, however, are permitted in the fitness center if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted. Smoking is not permitted in the fitness center.

1. Appropriate attire and footwear (Example: Fitness Footwear) must be worn at all times in the fitness center. Appropriate attire includes t-shirts, tank tops, shorts, and/or athletic wear (no swimsuits).
2. Each individual is responsible for wiping off fitness equipment after use using antiseptic wipes provided by the District.
3. All personal trainers must be certified and employed by the Amenity Management Company.
4. Hand chalk is not permitted to be used in the fitness center.
5. Radios, tape players, MP3 players and CD players are not permitted unless they are personal units equipped with headphones.
6. No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment use hooks provided by the Amenity Center.
7. Fitness equipment may not be removed from the fitness center. Weights must remain in the designated free weights area.
8. Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
9. Please be respectful of others. Allow other Patrons and Guests to also use equipment, especially the cardiovascular equipment.
10. Please replace weights to their proper location after use.
11. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights and must be kept in designated area.
12. Any fitness program operated, established and run by the Facility Manager may have priority over other users of the District fitness centers.
13. Vaping in the fitness center is prohibited.

GENERAL FACILITY RESERVATION POLICY

1. The Amenity Facilities may be rented by the following individuals/groups:
 - A. ~~Lakeside Plantation~~ Residents (includes both events held by the Resident and events sponsored by the Resident).
 - B. ~~Lakeside Plantation~~ Renters (includes both events held by the Renter and events sponsored by the Renter).

- C. Non-Resident Members (includes both events held by the Non-Resident Member and events sponsored by the Non-Resident Member).
 - D. Lakeside Plantation Homeowners Associations.
 - E. **Lakeside Plantation Community Clubs.**
2. Staff will take reservations in advance for the Amenity Facilities. Reservations are on a first come, first served basis and can be made only in person at the Clubhouse by filling out a reservation form. Reservations must be made at least thirty (30) days in advance.
 3. Reservations are available for up to six (6) hours for all facilities listed in the reservation policy. After the initial six (6) hours, reservations may continue in thirty (30) minute increments.
 4. Late arrivals or no shows: we will hold your reservation for fifteen (15) minutes past your scheduled start time before re-assigning the reservation time slot.
 5. There are no personal "standing" reservations allowed for the facilities listed in the reservation policy.

TENNIS FACILITY POLICIES

As a courtesy to other Patrons, we ask that all players please recognize and abide by these policies. Remember, not only is tennis a lifetime sport, it is also a game of sportsmanship, proper etiquette and fair play.

GENERAL POLICIES

1. The use of profanity, yelling or loud/disruptive behavior is prohibited.
2. Proper tennis shoes and clothing attire are always required while at the tennis facility.
3. Following the rules of use of the courts, players are reminded to discard any used/unwanted balls, trash, paper cups, plastic bottles, ball/drink cans etc. into their designated receptacles provided on the courts. Remember to take any/all personal belongings (i.e., iPhone, tennis equipment, clothing, etc.) when leaving the tennis facility.
4. Court hazards or damages, such as popped line nails, need to be reported to the Clubhouse office staff as soon as possible.
5. Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited at the tennis facility.
6. Beverages are permitted at the tennis facility if they are contained in non-breakable containers and remain off tennis courts.
7. Only chairs provided by the District can be used at the tennis courts and are to be used in the gathering area, and near the exit/entry gates of courts one and four.
8. Children under the age of fifteen (15) are not allowed to use the tennis facility unless accompanied by an adult eighteen (18) years of age or older.
9. A tennis court reservation system may be utilized and implemented by the Facility Manager, in his or her discretion or at the direction of the Board.

~~9.10.~~ The tennis courts may be reserved by the Facility Manager~~District~~ for District-sponsored events or functions and/or for tennis tournaments, at which times use of the tennis courts may be restricted.

~~11.~~ All tennis players are responsible to participate in the grooming of their court (i.e., brush-raking the clay and cleaning the lines) when finished playing.~~If nearing the end of your court time and other players are expected to start playing on your court at a designated time, your court must be brushed, re-lined and be available for others by the beginning of their starting time.~~

~~12.~~ Smoking and vaping is prohibited anywhere in the tennis facility.

~~13.~~ The Facility Manager is hereby authorized to develop additional guidelines and procedures governing play at the tennis facilities in order to implement the applicable policies herein, including but not limited to encouraging sportsmanship, proper etiquette and fair play.

Commented [SS2]: Specific policies re grooming are in the tennis guidelines. Think a general statement like this is more appropriate for the Amenity Policies

NON-RESIDENT TENNIS PROGRAM (TENNIS MEMBERS)

The District offers a non-resident tennis program, whereby any Non-Resident that pays the Tennis Member Annual User Fee shall be entitled to use the District's Tennis Facilities as set forth in the Amenity Facilities Policies. Tennis Member Annual User Fees may be offered at individual and family rates. Tennis Members may not use of the District's pool, Clubhouse, or any other Amenity Facility besides the Tennis Facilities.

GUEST POLICY

1. Patrons may invite Guests to play tennis ("**Tennis Guests**"). All Tennis Guests must be registered in the office and always accompanied by the Patron.

a. Residents, Non-Resident Members, and Renters: May invite up to three (3) Tennis Guests per day to a single court.

b. Tennis Members: Tennis Members may invite one (1) Tennis Guest per day, and the Tennis Guest must purchase a Daily Guest Pass.

2. A Daily Guest Pass fee of \$10.00 per Tennis Guest will be collected from the Patron or Tennis Guest at the time of registration. Patrons must always accompany their Tennis Guest.

3. Tennis Guests that play more than twice a week must either become a Tennis Member or purchase a Daily Guest Pass.

4. This Pay to Play policy and the limitation on Tennis Guests does not apply to registered Guests staying in a Resident or Renter's home located within the District for a period of time.

~~5.1.~~ Smoking and vaping is prohibited anywhere in the tennis facility. **[MOVED UNDER GENERAL POLICIES]**

~~6.~~ The facility manager will control whether tennis is permitted in inclement weather, and the tennis courts may be closed or opened at their discretion. **[ALSO STATED BELOW]**

Commented [SS3]: Items needing clarification:

1. Does the Daily Guest Pass fee apply to Tennis Guests of Residents/Renters?

2. Is the Daily Guest Pass fee the same for guests of Tennis Members & Residents?

TENNIS COURTS: THUNDERSTORM POLICY

The Facility Manager will control whether tennis is permitted in inclement weather, and the tennis courts may be closed or opened at their discretion.

BASKETBALL FACILITY POLICIES

1. Basketballs, if available, may be obtained from the Clubhouse office.
2. Proper basketball etiquette shall be always adhered to. The use of profanity or disruptive behavior is prohibited.
3. Proper basketball or athletic shoes and attire are required at all times while on the courts. Shirts must be worn.
4. The basketball facility is for the play of approved sports only. Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited from use at the facility.
5. Beverages are permitted at the basketball facility if they are contained in non-breakable containers with screw top or sealed lids.
6. No chairs are permitted on the basketball courts.
7. Please clean up court after use.
8. Smoking or vaping on basketball courts is prohibited.
9. Children under fifteen (15) years of age must be supervised by an adult.

PICKLEBALL FACILITY POLICIES

When not subject to a reservation, the pickleball courts are available on a first come, first served basis. It is recommended that Patrons desiring to use the pickleball courts check with the staff to verify availability. Use of a pickleball court is limited to one hour when others are waiting. If no one is waiting, play may continue. As a courtesy to other Patrons, we ask that all players please recognize and abide by these rules and guidelines. Remember, not only is pickleball a lifetime sport, it is also a game of sportsmanship, proper etiquette and fair play.

1. Proper pickleball etiquette shall be adhered to at all times. The use of profanity, yelling or loud/disruptive behavior is prohibited.
2. Proper court shoes and attire, as determined by the Amenity Manager, are required at all times while on the courts. Shirts must be worn at all times.
3. Pickleball courts are for Patrons and Guests only. Patrons may invite Guests to play pickleball subject to the following limitations:
 - a. Patrons may invite up to three (3) Tennis Guests per day to a single court.
 - b. Each Guest may not play more than twice a week.
 - c. All Guests must be registered in the office and always accompanied by the Patron.
4. No jumping over nets.

5. Players must clean up after play. This includes “dead” balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
6. Court hazards or damages need to be reported to the Amenity Manager for repair.
7. No smoking or vaping on pickleball courts.
8. Persons using the pickleball facility must supply their own equipment except for a limited supply of rackets, balls, etc.
9. The pickleball facility is for the play of approved sports only. Pets, roller blades, bikes, skates, skateboards and scooters are prohibited at the pickleball facility.
10. No permanent boundary markers or lines may be placed on the courts, other than the existing lines.
11. Beverages are permitted at the facility if they are contained in non-breakable containers with screw top or sealed lids. No food or glass containers are permitted on the tennis courts.
12. No chairs, other than those provided by the District, are permitted on the pickleball courts.
13. Children under the age of fifteen (15) are not allowed to use the pickleball facility unless supervised by a Patron eighteen (18) years of age or older.

BOCCE POLICIES

1. Bocce equipment, if available, may be checked-out from the Clubhouse office.
2. Appropriate dress is required on the court; this includes no bare feet and cover-ups for swimwear.
3. Bocce balls should not be tossed or thrown outside of the court.
4. Players on the opposite end of the playing or thrower’s end should stand outside of the court walls. Sitting on the walls is permissible provided one’s legs are on the outside of the walls. Please report any loose boards, protruding nails, etc., to the staff.
5. Children under fifteen (15) years of age must be supervised by an adult who understands the rules of the game.
6. The bocce courts may be reserved by the District for District-sponsored events or functions.

CARD ROOM AND BILLIARDS ROOM POLICIES

1. Reservations for the card/billiards room can be made through the Facility Manager’s office.
2. Many different card and billiard games are held at regularly scheduled times. Please contact the Clubhouse office for a list of scheduled activities. When group activities are scheduled, please be courteous of others. Random play is acceptable when the rooms are not scheduled for group activities.

3. The card/billiards room may be reserved by the District for District-sponsored events or functions.
4. Children under fifteen (15) years of age must be supervised by an adult.

FISHING POLICY

Residents may fish from any District owned lake/retention pond within the Lakeside Plantation Community Development District. Please check with the Facility Manager for rules and regulations pertaining to fishing and for proper access points to these bodies of water. The District has a “catch and release” policy for all fish caught in these waters. No watercrafts of any kind are allowed in these bodies of water. Swimming is also prohibited in any of the waters.

WILDLIFE POLICY

When using the Amenity Facilities, including especially outdoor areas and open spaces, please adhere to the following guidelines in regards to non-domesticated animals (“Wildlife”):

1. Wildlife encountered within the Amenity Facilities should never be approached.
2. Never leave small children unattended.
3. Never feed Wildlife, or leave food/garbage unattended.
4. Wildlife is likely to be present in all natural waters or wetlands. Please take caution and be vigilant when close to such areas.

Please visit the Florida Fish and Wildlife Conservation Commission’s website for more information regarding interaction with Wildlife common to Florida, found here: <https://myfwc.com/conservation/you- conserve/wildlife/>

SUSPENSION AND TERMINATION OF PRIVILEGES

1. Privileges at the Amenity Facilities can be subject to suspension or termination by the Board of Supervisors if a Patron or a Patron’s family member or Guest:
 - Submits false information on the application for a fob.
 - Permits unauthorized use of a fob.
 - Exhibits unsatisfactory behavior, deportment or appearance.
 - Fails to abide by the District’s rules or policies established for the use of District’s facilities, including the Amenity Facilities Policies.
 - Treats the District’s personnel or employees in an unreasonable or abusive manner.
 - Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the District or its management.
2. The District shall follow the following process for suspending or terminating the Amenity Facilities privileges of a Patron or a Patron’s family member or Guest:

- a. First Offense: Verbal and Written warning by the Facility Manager and Suspension from the Amenity Facilities for the remainder of the day on which the violation occurs.
 - b. Second Offense: Automatic suspension of all Amenity Facilities privileges for one (1) week from the commencement of the suspension, with the preparation by the Facility Manager of a written report to be signed by the Patron and filed in the Amenity Facilities office.
 - c. Third Offense: Suspension of all Amenity Facilities privileges from the time the violation occurs to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of suspension of the Patron's privileges for one (1) calendar year. The length of the suspension or termination is in the discretion of the Board and may be for less than one year.
3. Each offense shall expire one (1) year after such offense was committed, at which time the number of offenses on record for the Patron or Patron's family member or Guest shall be reduced by one (1). For example, if a Patron commits a first offense on February 1 and second offense on August 1, the Patron will have two (2) offenses on record until February 1 of the following year, at which time the first offense will expire and the second offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph 3 shall not at any time serve to reduce any suspensions or terminations pursuant to Paragraph 2.c, above or Paragraph 4, below, which may have been imposed prior to the expiration of any offenses.
 4. Notwithstanding the foregoing, any time a Patron, or Patron's family member or Guest, is arrested for an act committed, or allegedly committed, while on the premises of the Amenity Facilities, or violates these Policies in a manner that, in the discretion of the District Manager and/or Facility Manager upon consultation with one (1) Board member, justifies suspension beyond the guidelines set forth above, such Patron shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the Patron's privileges, which suspension or termination may include members of the Patron's household.
 5. Any suspension or termination of Amenity Center privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final.

Lakeside Plantation CDD
AMENITIES RATES, DEPOSITS & FEES

Law Implemented: ss. 190.011, 190.035, Fla. Stat.
 Effective Date: November 20, 2024

In accordance with Chapter 190 of the Florida Statutes, and on the Effective Date set forth above, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Lakeside Plantation Community Development District adopted the following rules. All prior rules / policies of the District governing this subject matter are hereby rescinded.

1. Introduction. This rule addresses various rates, fees and charges associated with the Amenities Facilities owned and managed by the Lakeside Plantation Community Development District. All capitalized terms not otherwise defined herein have the definitions ascribed to them in the District’s Amenity Facilities Policies.

2. Non-Resident Annual User Fee. Any Non-Resident that pays the Non-Resident Annual User Fee shall be entitled to use the Amenity Facilities as set forth in the Amenity Facilities Policies. The Non-Resident Annual User Fee is equal to one-and-one-half times the highest operating and maintenance and debt service assessments added together, and such Non-Resident Annual User Fee shall include privileges for up to two people total. This payment must be paid in full at the time of completion of the Non-Resident application and the corresponding agreement. The Non-Resident Annual User Fee will cover membership to all Amenity Facilities for one (1) fiscal year, October 1st through September 30th of the following year (pro-rated if applicable). Each subsequent annual Non-Resident Annual User Fee shall be paid in full by October 1st. Such Non-Resident Annual User Fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the Amenity Facilities. This membership is not available for commercial purposes.

3. General Rates. The following rates apply to usage of the Amenity Facilities:

Access Key Fobs	Adopted Fee
First Two Fobs	Complimentary
Each Additional or Replacement Fob	\$25.00
Guest Fob	\$50.00 (refundable deposit only)
Tennis Guest Fee	\$10.00 per Tennis Guest per day

Rental Rates	Adopted Fee*	Deposit
Standard Rental of Great Room (<i>maximum of 6 hours</i>)	Patron: \$500 - \$750 Non-Resident: \$750 - \$1,000	Patron: \$300.00 Non-Resident: \$450
Standard Rental of Multi-Purpose Room / Library (<i>minimum of 1 hour; maximum of 6 hours</i>)	Patron: \$30.00/hour Non-Resident: \$45/hour	Patron: \$50.00 Non-Resident: \$75
Additional "Closing Charge" (<i>if renter requires additional clean-up time after rental expires, or for events after 8 p.m.</i>)	Patron: \$50/half hour Non-Resident: \$75/ half hour	N/A
Additional Fee for Events with Alcoholic Beverages (<i>additional fee and deposit charged to renters of the Amenity Facilities for events with alcoholic beverages; such events are subject to advance approval by amenity staff and are subject to the District's Policies</i>)	Patron: \$500 Non-Resident: \$750	Patron: \$500 Non-Resident: \$750
Additional Staffing & Services Fee	Patrons & Non-Residents: District cost plus up to an additional 20%	N/A
Fee for Access to Set-Up Rented Room before start of rental time	Patron: \$30.00/hour Non-Resident: \$45/hour	N/A
Rental of Tables/Chairs without room rental	\$10.00/day for 1 table and 6 chair	\$50.00
Kitchen Use Fee (<i>additional fee charged to renters of the Amenity Facilities for events that need to use the Kitchen</i>)	Patron: \$150 Non-Resident: \$150 - \$250	N/A
Set Up / Take Down Fee (<i>upon management approval and staff availability</i>)	Patron: \$150 Non-Resident: \$150 - \$250	N/A
<u>Additional Fee for use of AV Equipment (with or without room rental)</u>	<u>Patron: \$</u> <u>Non-Resident: \$</u>	

Commented [S54]: Need Board Direction re: Add rental rate level for HOAs and/or Community Clubs? Rate levels for AV Equipment Rental

*The Facility Manager has authority to adjust fees within any ranges set forth herein based on the anticipated size of the rental event.

Tennis Membership Rates							
	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	Fee Maximum
Singles							
1 Month	\$75	\$77	\$80	\$82	\$84		\$111
3 Month	\$165	\$170	\$175	\$180	\$186		\$334
6 Month	\$320	\$330	\$339	\$350	\$360		\$790
12 Month	\$640	\$659	\$679	\$699	\$720		\$989
Daily Guest Pass	\$10	\$10	\$10	\$10	\$10		\$10
Family							
1 Month	\$150	\$155	\$159	\$164	\$169		\$1,004

3 Month	\$315	\$324	\$334	\$344	\$355		\$1,004
6 Month	\$630	\$649	\$668	\$688	\$709		\$1,101
12 Month	\$1,200	\$1,236	\$1,273	\$1,311	\$1,351		\$2,000
<u>Tennis Lesson Pass for Non-Residents.</u>					\$10	\$10	\$10

*Allots for an annual 3% increase effective October 1 each year shown; Board may revise rates in its discretion up to the Fee Maximum; Fee Maximum reflects maximum rate adopted by the Board on 9/15/2021.

4. Resident Programs, Activities, Services and Goods Fees. A wide variety of programs, activities, services and goods are offered by the District. The fees will be based on market rates, taking into account the nature of the program, activity, service or good, as well as the costs to the District in providing the same, all as determined by the Facility Manager in his or her sole discretion.

5. Non-Resident Programs, Activities, Services and Goods Fees. As set forth in more detail in the District's Amenity Facilities Policies, and as a general rule, only Patrons and Guests are authorized to use the District's Amenity Facilities and enroll in community programming. That said, where authorized by the District, Non-Residents may attend certain events or programs and purchase goods and services of the District. Unless otherwise provided herein, Non-Residents participating in a program will pay the price of the program plus an additional 15%; however, they will not be required to pay the Non-Resident Annual User Fee. Non-Residents will pay for goods at the same prices as Patrons.

6. Rental Rates. Any Patron or Non-Resident wishing to rent portions of the Amenity Facilities must pay the appropriate fee and submit a security deposit in the amounts set forth in the chart above and, in the Facility Manager's sole discretion, be required to enter into a rental agreement with the District. Non-Residents renting the Amenity Facilities are not required to pay the Non-Resident Annual User Fee. All required deposits shall be paid in advance of the event in accordance with the District's Amenity Facilities Policies. The Facility Manager and renter shall coordinate and participate in pre- and post-event inspections of any rented Amenity Facility. The refunding of the Deposit, if any, shall not occur until the District representative has verified that the rented Amenity Facility is in the same or better condition than indicated on the pre-inspection checklist. All fees shall be non-refundable after receipt by the District except when notice of cancellation is received at least one (1) month in advance of the reserved date; provided however, exceptions to the refund policy may be made from time to time, in the Facilities Manager's sole discretion. The Board may adjust by resolution adopted at a duly noticed public meeting any of the rental fees set forth herein by not more than ten percent (10%) per year to reflect actual costs of operation of the amenities, to promote use of the amenities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may in its discretion authorize discounts.

7. Rental Events with Alcoholic Beverages. The District is NOT licensed for the sale of alcoholic beverages. Any Patron or Non-Resident renting the Amenity Facilities ("Facility

Renter”) that desires to provide alcoholic beverages for consumption during the rental event must abide by the following:

- i. Facility Renter must notify the Facility Manager in advance and receive approval for the service of alcoholic beverages at rental events, which the Facility Manager may approve in its sole discretion.
- ii. Facility Renters must adhere to all federal and state laws regulating the service of alcoholic beverages, including but not limited to any required licenses or other approvals necessary for the service of alcoholic beverages.
- iii. Facility Renters acknowledges and agrees it assumes the risk and holds the District, its supervisors, offices, agents, and staff harmless from any and all liability arising out of the use of alcohol at rental events.
- iv. Facility Renter shall provide (or cause a licensed bar service vendor) to provide liquor liability insurance in an amount no less than \$1,000,000 or event insurance acceptable to the District in an amount no less than \$1,000,000. The District shall be named as an additional insured party on any such policy. Facility Renter shall furnish a certificate to the District showing compliance prior to any rental event with alcohol.
- v. Rental event attendees must be at least twenty-one (21) years of age to be served alcohol and must present valid picture identification at the request of District staff.
- vi. The District reserves the right to ask intoxicated persons to leave the District’s property or to require the suspension of service of alcohol at rental events at any time, in its sole discretion.

8. Special Provisions for Rental Events. The District may in its sole discretion require additional staffing, cleaning, security, or other service for any given event. If such additional services are provided through the District, the District may charge an additional fee for the event equal to the cost of such staffing, cleaning, security or service plus up to an additional 20%, as determined by the Facility Manager. Alternatively, the District may require Facility Renters directly contract for such services; provided the District must approve the contracted vendor. Unless identified herein, no other amenities or facilities of the District may be rented.

9. Insurance for Rental Events. The District may in its sole discretion require Facility Renter obtain, at Facility Renter’s cost, additional liability insurance coverage for any given rental event. The District shall be named on these policies as an additional insured party.

10. Rental by Homeowner’s Associations. Each Homeowner’s Association serving the community within the District may be allowed to reserve the Great Room at no charge up to once per month (as space permits, and in the sole discretion of the Facilities Manager) and up to 12 months in advance, for the purpose of holding meetings of the Homeowner’s Association. The District may limit or terminate a Homeowner’s Association’s right to use the Amenity Facilities at any time. Each Homeowner’s Association shall execute any applicable rental forms and be responsible for, among other things, any damage to the Amenity Facilities occurring during any rental by the Homeowner’s Association. Any Homeowners Association that uses the Amenity

Commented [S55]: Need Board direction on the following types of room rentals for HOAs:
 HOA meetings - unlimited? Monthly? Do not allow?
 HOA Sponsored Community Events - allow unlimited?
 Allow with limitations (e.g., 2 times per year)? Do not allow?

Facilities shall be responsible for the cost of repairing any damage to the Amenity Facilities occurring during Homeowners' Association events

11. Adjustment of Rates. The Facility Manager has authority to establish fees within any ranges set forth herein. Further, the Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth herein by not more than ten percent per year to reflect actual costs of operation of the amenities, to promote use of the Amenity Facilities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts.

12. Prior Rules. Any prior rules setting amenities rates are hereby rescinded to the extent such rules are in conflict with the rules set forth herein.

13. Severability. The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

SECTION VI

Subsection D

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE SARASOTA COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT’S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Sarasota County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the general election (“**General Election**”).

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

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Devon Poulos, Seat 2, currently held by Alan Sabol, and Seat 3, currently held by Patrick Lavoy are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Sarasota County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District’s General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District’s Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 19th day of November, 2025.

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

SECRETARY/ASSISTANT SECRETARY

EXHIBIT A**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Lakeside Plantation Community Development District (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Sarasota County Supervisor of Elections located at Biscayne Plaza, 13640 Tamiami Trail, North Port, Florida 34287; Ph: (941) 423-9540. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Sarasota County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Lakeside Plantation Community Development District has three (3) seats up for election, specifically seats 1, 2, and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Sarasota County Supervisor of Elections.

Publish on or before May 27, 2026.

SECTION VIII

Subsection B-1

Lakeside Plantation Community Development District

Amenity Management Report

11/19/2025



HAROLD MYERS

AMENITY MANAGER LAKESIDE PLANTATION
GMS, LLC



Lakeside Plantation
Community Development District

Amenity Management Report
November 19, 2025

To: The Board of Supervisors

From: Harold Myers, Amenity Manager Lakeside Plantation

RE: Lakeside Plantation CDD Amenity Management Report, November 19, 2025

--Amenities Events Revenues for October 2025 were \$10,082.00. Of this amount tennis was \$4,969.00. October sales for 2024 were \$4,115.00



Recent Updates to the Community

- Monster Pool went over all the functions of new pool equipment with three employees as well as Pat Lavoy
- Stone was placed around the pool equipment area, this has taken care of the area being muddy during heavy rains.
- Palm trees at clubhouse parking lot that were dead have been taken down.
- Front porch railing has been power washed, sanded and repainted.
- Two white columns at pool gazebo have been sanded and repainted, paint was chipping and blowing into pool.



Work in Progress

--New Fencing for around the pool equipment should be ready to install by the end of November- Mid December. They are still waiting on an order of some materials to arrive.

--Spoke to Sport Surfaces and Tennis Courts are slated for Mid-November.

--Power Washing CDD Sidewalks from Scarlett to the Entrance November 24th.

--Power Washing Pavers and concrete under and around Pergolas at entrance.

--Still waiting on a firm date from Sport Surfaces to complete the work on the tennis courts.

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

November 2025



SABRINA'S COMPLETE CLEANING
COMMERCIAL - RESIDENTIAL

Service Proposal
Vinyl floor deep cleaning

Sabrina Harris Owner/Operator
sabinacleans941@gmail
+941-465-2472



Commercial Cleaning Service Estimate
Owner/Operator Sabrina Harris
941-465-2472
sabrinateans941@gmail.com

SABRINA'S COMPLETE CLEANING

*Deep
Cleaning Vinyl
Floors every
6 months*

Client Information

Client/Property: Lakeside Plantation Community Clubhouse
Address: 2200 Plantation Blvd North Port, FL
Date of Estimate: 11/05/2025
Estimate Number: 369

Project Overview

Service Type: Commercial Vinyl Floor Cleaning
Service Location: 2200 Plantation Blvd. (Community Clubhouse)
Flooring Type: Vinyl
Estimated Service Date: [To Be Scheduled]
Frequency: [One-time service deep clean service / Ongoing maintenance twice a year.]

Scope of Work

Description Estimated 4,000- 5,000 sqft

Initial Deep Cleaning Price \$1,600
Every 6 months maintenance \$1,200

Terms & Conditions

Estimate is valid for 30 days.

Final payment due upon completion of services.

Approval

By signing below, the client agrees to the scope, pricing, and terms outlined above.

Client Signature: _____
Date: _____

SECTION VIII
Subsection B-3-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

November 19th, 2025

Updates

- **Significant weeds were identified outside the Tennis Courts and in Tree Rings throughout the community. These areas have been sprayed and treated at this time.**



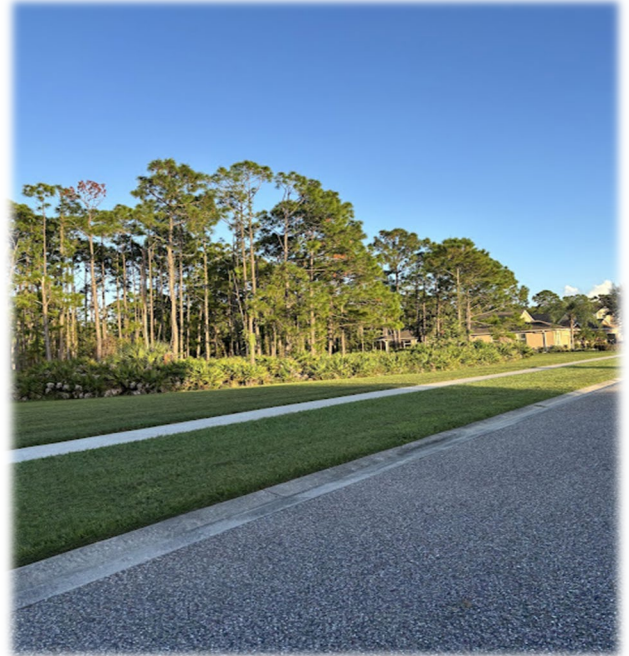
- **Irrigation repairs to the system and heads have been made to prevent flooding in the Tennis Court Areas. Irrigation times have also been increased to reflect the upcoming dry season. We will monitor this as needed.**



- **Pond maintenance is being conducted routinely. We are focusing on keeping grass and debris clear from the lakes and ponds. Dry Season will allow us to maintain the edges of lakes and ponds with much more precision.**



- **Regular maintenance is being kept up with. Edging, Blowing, Whacking, Mowing, and Hedging are all being conducted within the normal weekly schedule. We have contact with Harold, should any issues needing immediate care arise.**



- **As always, please let us know if there are any questions or concerns!
We hope everyone at Lakeside Plantation has a Happy Thanksgiving!**